

## **2010 Building Committee Annual Report**

The Building Committee continued its service with the same members continuing from 2009. Representing the School Committee were John White and Dennis Begley, representing the Planning Board was Paul McAlduff; the attorney representative was Ed Conroy, the architect representative was David Peck, the construction industry representative was Al Anderson, and the three at-large representatives were Christine Murphy, Thomas Fugazzi and Jason Silva. Staff is ably provided by Pamela Hagler, the Town's Procurement Officer and Joanne McNulty, as Secretary. The Committee reorganized on July 15, 2010, with David Peck reelected as chair, Paul McAlduff reelected as vice-chair and Dennis Begley reelected as clerk.

In addition, the Building Committee, with additional members approved by the Massachusetts School Building Authority (MSBA), served as the approved Plymouth North High School (PNHS) Building Committee. This larger, Extended Building Committee includes Selectman Bill Hallisey, Town Manager Mark Stankiewicz, Finance Director Lynne Barrett, Superintendent Gary Maestas, former Superintendent Barry Haskell, School Facilities Director Arthur Montrond, and PNHS Principal Mary Mortensen. Upon Mary's retirement in June, new principal Kathleen McSweeney joined the Committee. This larger Committee provided the governance for the PNHS project only.

During 2010, the Committee met 17 times, and continued the efforts of prior years on multiple projects:

**Plymouth North High School:** The Extended Building Committee continued to work with Ted Gentry Associates as Project Manager, and Ai3 Architects as architect. It was a productive year for the Town and Building Committee on this largest single project, in size and cost, in the Town's history.

The winter and early spring was a time for finalizing school design, and outreach to the neighbors, with whom three separate meetings were held. It was also a period for negotiating the Project Funding Agreement (PFA) with the MSBA, during which they insisted on separating the timing of the bidding of the Senior Center from the School (see more below). The MSBA objective was to be sure there was clear separation of costs and no effort to get reimbursement of Senior Center construction costs. The Town reluctantly agreed, and the PFA was signed on February 16, 2010, with a state agreement to fund 58.24% of the approved school construction costs (which excepted some of the bidding alternates).

The project subcontractor bids were received March 4, and the general contractor bids on March 30. J & Contractors was the successful low bidder. The bids came in \$6.3 million under budget inclusive of all add alternates including the maintenance facility, bleachers, track surface, turf on football field, irrigation, and toilet/concession building.

Early construction started May 1, with fencing and site work. Ceremonial groundbreaking was held on June 9, attended by students and local and state leaders. Dramatic progress took place all summer, on soils, foundation work and steel structure. A topping off ceremony was held on November 3rd, with the final steel beam hoisted into place, painted

white and covered with signatures of students, faculty, School Committee, Building Committee and other Town Leaders. The new high school remains on schedule for occupancy September of 2012.

Some additional design and pricing efforts are underway. A principal effort was on the sewer line options. The base budget assumed upgrading the Nook Road line. But the DPW presented an alternate proposal that would route sewer an alternate route, to a new pump station at Exit 5, which would be better long term investment for the Town. After discussion, the Committee voted to approve up to \$1.2 million of the school budget toward the alternate route and system. Fall Annual Town meeting voted to appropriate \$800,000 toward the cost of the project.

Turf surface on the baseball and softball diamonds are being priced, and if affordable, would be included in the project. A wind turbine has been studied, but any decision has been deferred for at least a year. The historical plaques to be developed and installed along the main public corridor are starting design.

**Senior Center:** Our same Project Manager Ted Gentry Associates and Ai3 Architects, selected in 2009, worked with the Council on Aging to develop a design which complemented that of the new High School. It was the Committee's intent to bid concurrently with the High School, to achieve maximum cost effectiveness and efficiency. But MSBA insisted it not be "conjoined" as part of their funding agreement (see above), and the project was separately bid. Subcontractor bids were received April 29, and general contractor bids on May 13. J & J Construction, the High School contractor, was the successful low bidder. The bids for the Senior Center came in \$1.9 million over budget, but in aggregate with the underbudget High School bidding, the combined projects remain under original budget.

A separate ceremonial ground breaking for the Senior Center was held on June 11. The project is on schedule to complete in spring 2013.

**Emergency Operations Center:** The Owner's Project Manager, RA Pomroy Associates, was selected by the Designer Selection Board (DSB) in late 2009. In early 2010, the DSB selected The Carrell Group as architects, from 4 finalists. Fire Chief Ed Bradley and Emergency Management Director Aaron Wallace are the clients for this project, which will add an addition to the Cedarville Fire Station. Detailed design took place during the spring of 2010. Several unanticipated scope items were uncovered during the design: mold was encountered in portions of the existing Fire Station that will need to be remediated as part of this project, a new generator was needed, and a new septic system was needed.

Subcontractor bids were received August 26 and general contractor bids on September 9. Bids were generally on budget, and included two add alternates: a pedestal computer floor for the main operations room, and a separate trailer for the clerk of works. Seaver Construction Company is low general contractor bid, and started work in November. Completion is scheduled for late spring 2011. Emergency Management is requesting supplemental funding at Annual Town meeting to cover the costs of mold remediation and replacement of existing contaminated furniture.

**PCIS Roof Replacement:** Replacement of the 37 year old roof is a high priority, and was funded at 2010 Annual Town Meeting. An RFP for Owner's Project Manager was advertised, with 8 responses and 4 finalists interviewed by the Designer Selection Board. Ted Gentry Associates was selected as part of that process. An RFP to select a roof designer is in process, to be followed by preparation of bidding documents. The goal is to get roof work during the summer of 2011.

**West Elementary School HVAC:** This project, begun in 2009, completed on schedule and under budget. The job was successfully completed by the same team that managed, designed and construction PCIS HVAC improvements (concluded in 2008): Project Manager Ted Gentry Associates, RDK Engineers and Enterprise Equipment as the general contractor. New HVAC systems (gas fired), and new ceilings and lighting have transformed the thirty-five year old school. Closeout figures are being finalized; the project will be coming in under budget by \$1,000,000, and should generate an NStar rebate of \$100,000 or more.

**Crematorium:** The Crematorium opened in 2009, and has been in operation for more than a year. The Committee invited Ted Bubbins of the DPW to report on the operational results of the first year, which he indicated were exceeding expectations. The Committee also reviewed and paid final bills for some requested supplemental equipment, and closed the project, which came in \$48,939 under budget.

**Miscellaneous:** the Committee was asked to take the Conflict of Interest training and online test, and was reminded of the new Open Meeting Law and posting requirements, effective July 1.

**Plymouth South Middle School (PSMS) Remediation:** On October 15th the civil action pending against Kaestle Boos Associates Inc. and Gilbane Building Company was settled. The Town was awarded a total of \$404,000 for the purpose of remediation or renovations to address the deficiencies which have resulted in continuous water seepage into the building during rain.

Submitted on behalf of the Building Committee:

David B Peck, Chair