

TOWN OF PLYMOUTH
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OFFICE OF TOWN MANAGER
MEMORANDUM

To: Board of Selectmen
Advisory and Finance Committee

From: Melissa G. Arrighi, Town Manager

Date: September 3, 2015

Re: Fall Town Meeting, Article 7

ARTICLE 7: To see if the Town will vote to amend Article 10 of the April 5, 2014 Annual Town Meeting to increase the appropriation from the sum of \$30,000,000 to \$32,776,000 to pay costs of the preservation, rehabilitation, restoration, reconstruction, equipment and furnishings and new construction of a new Municipal Center (Town Hall), including Town administrative offices, on town owned property located on Assessor's Map 19 as Lots 1,2,6 and 7, said amount to include funding the design and reconstruction of the parking areas surrounding that site, the services of a Project Manager to oversee the project; and all costs incidental and related thereto, and that to meet this appropriation, the Treasurer with the approval of the Selectmen, is authorized to borrow said amount under and pursuant to Chapter 44, Section 7(3) and Section 7 (3A) of the General Laws, or pursuant to any other enabling authority, and to issue bond or notes of the Town therefor, or take any other action relative thereto.

BOARD OF SELECTMEN

The Town Manager and Building Committee are working on the new town hall project. As is evident, the demolition portion of the project is complete. However, during that process, the Owner's Project Manager (STV) and Page Construction (demolition contractor) came across a significant amount of buried hazardous debris. This debris was the buried Cornish- Burton School and contained asbestos pipes and contaminated soil. This material could never have been anticipated and was absolutely unforeseen. Although it is understood that the practice of burying demolished materials was acceptable and commonplace years ago, clearly it was our responsibility to clean this up properly. However, that responsibility came at a cost of over 1 million dollars. In addition, the Town is seeing an uptick in the costs of construction since our presentation in Spring 2014 when we submitted for 35 million.

Finally, the Town has incurred some additional costs with the changes in design of the new Town Hall and also in the costs to preserve some of the historical integrity of the site. Both of which were warranted and worthy of additional investment.

Please accept this as a very brief summary of the reasons why we are requesting an additional 2.776M for the project. We will be providing a comprehensive presentation at your meeting to justify the warrant article. Thank you.