

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 design, demolition, 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 an additional \$2,776,000 or other sum 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

RECOMMENDATION: Approval \$2,776,000 (Unanimous, 11-0-1)

The Advisory & Finance Committee recommends Town Meeting approve Article 7. Town Meeting approval of this article, ranked #4 in priority for Fall by the Capital Improvements Committee, will provide an additional \$2,776,000 to complete the Town Hall project. Demolition and clean up of the site came in just over \$1 million more than anticipated, due to large amounts of unexpected buried hazardous debris that had to be removed. In addition, construction costs have escalated faster than expected, when the project budget was estimated in 2013. And finally, additional costs have been incurred to preserve historic integrity of the site and for design changes such as the addition of public restrooms outside the building. The additional funds will be raised by increased borrowing.

TOWN OF PLYMOUTH
11 Lincoln Street
Plymouth, MA 02360
(508) 747-1520

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.



PROPOSAL FOR
1820 COURTHOUSE GREEN
PLYMOUTH, MA.

ARTICLE 7 – REQUEST FOR ADDITIONAL 2.776M

Elizabeth Croden





Original Cost Estimate

COST ESTIMATE SUMMARY

Renovate 1820 Courthouse (\$345/sf)	\$ 4,220,000
New Addition (\$324/sf)	\$19,870,000
Optional Roof Terrace	\$ 255,000
Optional Green Roof	\$ 43,000
Site Development (Option A or B)	\$ 3,000,000
Soft Costs (28% of construction cost)	<u>\$ 7,668,000</u>
TOTAL (\$477/sf):	\$35,056,000

Current Cost Estimate

Phase I Demolition/Abatement Costs	\$ 1.314M
Phase II Construction Costs	<u>\$ 27.966M</u>
Total Estimated Construction Costs	\$ 29.280M
Soft Costs	\$ 6.345M
Construction Contingency	<u>\$ 2.151M</u>
Total Estimated Project Cost	\$37.776M

Budget as Presented at 2014 Town Meeting

Category	New Town Hall	New Public Restrooms	Total New Construction	Renovated 1820	Site Work	Grand Total
Square Footage	60,240	1,060	61,300	12,200	138,700	
Construction 2013 \$\$	\$15,872,865	\$279,435	\$16,152,300	\$3,452,000	\$2,453,992	\$22,058,292
Design Contingency @ 13.5%	\$2,142,837	\$37,724	\$2,180,561	\$457,390	\$325,154	\$2,963,833
Escalation @ 7%	\$1,261,099	\$22,201	\$1,283,300	\$273,657	\$194,540	\$1,751,498
Scope Contingency @ 5%	\$963,840	\$16,968	\$980,808	\$209,152	\$148,684	\$1,338,645
Construction Contingency @ 3%	\$578,304	\$10,181	\$588,485	\$125,491	\$89,211	\$803,187
Roof Terrace	\$255,000	\$0	\$255,000			\$255,000
Green Roof	\$43,000	\$0	\$43,000			\$43,000
Soft Costs @ 20%	\$4,223,389	\$73,302	\$4,296,691	\$903,538	\$642,316	\$5,842,545
Grand Total	\$25,340,334	\$439,810	\$25,780,144	\$5,421,229	\$3,853,897	\$35,056,000

Budget Updated to Estimate Costs of 5% Escalation to 2016

Category	New Town Hall	New Public Restrooms	Total New Construction	Renovated 1820	Site Work	Grand Total
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Construction 2013 \$\$	\$15,872,865	\$279,435	\$16,152,300	\$3,452,000	\$2,453,992	\$22,058,292
Design Contingency @ 13.5%	\$2,142,837	\$37,724	\$2,180,561	\$457,390	\$325,154	\$2,963,833
Scope Contingency @ 5%	\$793,643	\$13,972	\$807,615	\$172,600	\$122,700	\$1,102,915
Subtotal	\$18,809,345	\$331,130	\$19,140,476	\$4,081,990	\$2,901,846	\$26,125,040
Escalation 2013 to 2015 @ 6.8%	\$1,279,035	\$22,517	\$1,301,552	\$277,575	\$197,325	\$1,776,503
Subtotal	\$20,088,381	\$353,647	\$20,442,028	\$4,359,565	\$3,099,171	\$27,901,542
Escalation 2015 to 2016 @ 5%	\$1,004,419	\$17,682	\$1,022,101	\$217,978	\$154,959	\$1,395,077
Revised Estimated Construction	\$21,092,800	\$371,329	\$21,464,129	\$4,577,544	\$3,254,130	\$29,296,619
Construction Contingency @ 3%	\$632,784	\$11,140	\$643,924	\$137,326	\$97,624	\$878,899
Roof Terrace	\$255,000	\$0	\$255,000			\$255,000
Green Roof	\$0	\$0	\$0			\$0
Soft Costs @ 20% of Revised Total	\$4,218,560	\$74,266	\$4,292,826	\$915,509	\$650,826	\$5,859,324
Grand Total	\$26,199,144	\$456,735	\$26,655,879	\$5,630,379	\$4,002,579	\$36,289,842

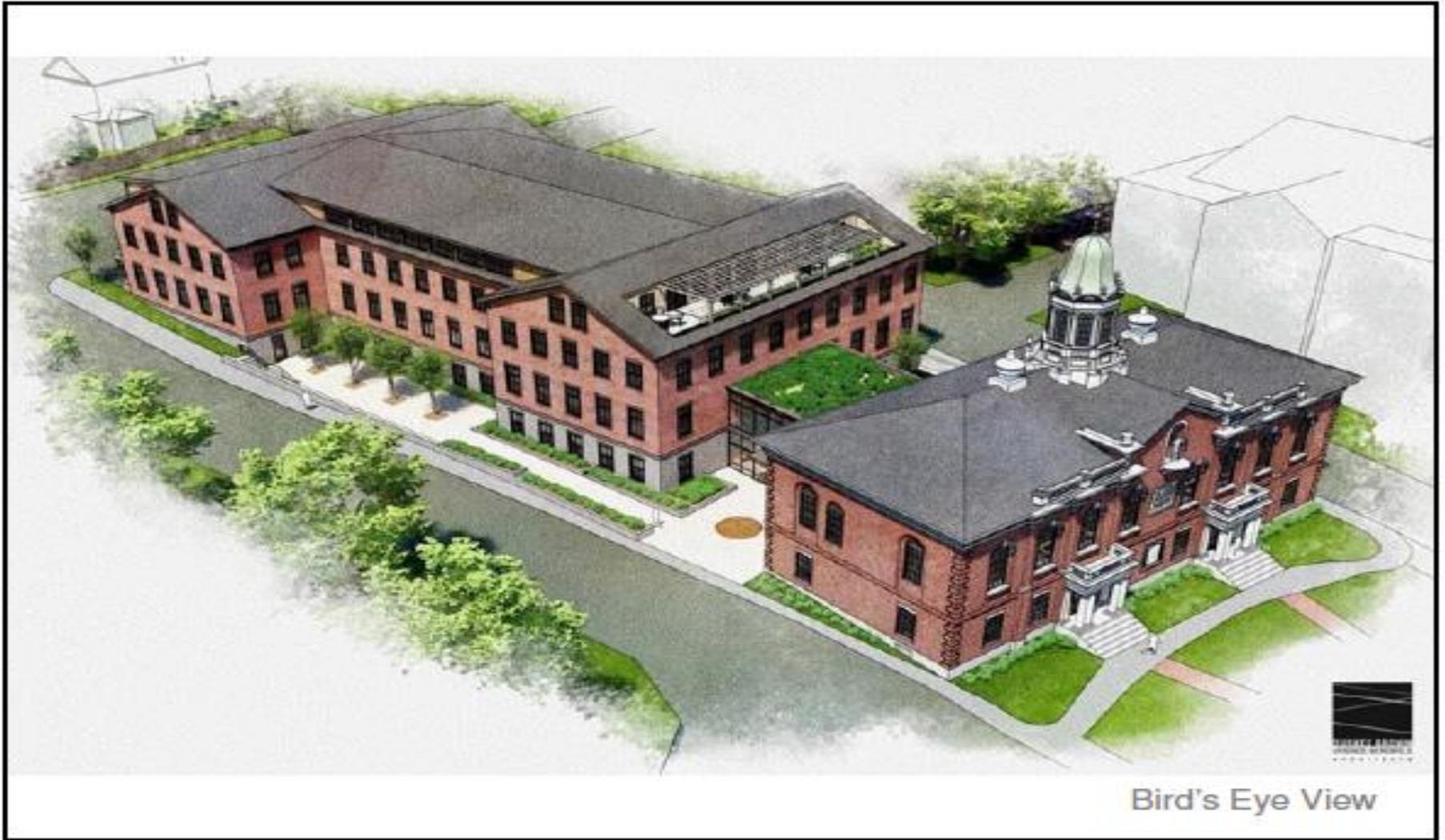
Unforeseen – HazMat & Demo

- **Burton & Cornish School Soils** **\$710,000**
 - 2,504 Tons ACM-Disposal to Ohio (EPA Approved) \$430,000
 - 479 Tons ACM-Disposal to New York (EPA Approved) \$90,000
 - 87 Tons ACM-Disposal to New Hampshire (EPA Approved) \$16,000
 - 3,070 Tons Soil Replacement \$40,000
 - LSP & Monitoring Services (DEP Requirement) \$18,000
 - Additional Soft Costs \$56,000
 - Bonds/Insurance/OH&P/General Conditions \$60,000
- **DPW, Commissioner's Bldg., 1820** **\$302,000**
- **Transite & ACM Utilities Piping** **\$ 18,000**
 - 20' Transite Disposal \$2,600
 - ACM Steam Piping Disposal @ Roadway \$12,200
 - Additional Soft Costs \$3,200

Other Cost Adjustments

- Design Change and Additional Historic Costs-\$600,000
- Interior to Exterior Restrooms - Important
- Historic preservation to restore alcove, save marble staircase, conduct in depth schematic analysis of Courtroom, structural issue

Design Change - Then



Design Change - Mid



Design Change – Opening Summer 2017



Funding Source – Meals Tax

- Meals Tax Higher than Projected
- Growth in Community for restaurants anticipated
- Escalation of 3% may be conservative, expect that it could be higher
- Scope and method of funding has not changed
- Meals Tax