

2014 Building Committee Annual Report

The Building Committee membership basically remained the same as in 2013, with only modest change during 2014. Member Deb Betz was replaced by Jim Sorenson, representing the School Committee. The other members continued to serve through the entire year: Andrew Golden as Attorney representative, Merlin Ladd as Construction Industry representative; Bob Bielen, Christie Murphy and Tom Fugazzi as members at large, Margie Burgess as the other representative of the School Committee, Paul McAlduff as representative of the Planning Board, and David Peck as an architectural representative. Staff is ably provided by Pamela Hagler, the Town's Procurement Officer and Joanne McNulty, as Secretary. The Committee reorganized on July 10, 2014, with David Peck reelected as chair, Paul McAlduff reelected as vice-chair and Christie Murphy reelected as clerk.

In addition, the Building Committee, with additional members approved by the Massachusetts School Building Authority (MSBA), served as the approved Plymouth South High School (PNHS) Building Committee. This larger, Extended Building Committee included during 2014 Selectman Mathew Muratore, Town Manager Melissa Arrighi, Finance Director Lynne Barrett, Superintendent Gary Maestas, former Superintendent Barry Haskell, School Facilities Director Arthur Montrond, and Plymouth South High School (PSHS) Principal Patricia Fry.

During 2014, the Committee met 16 times, and continued the efforts of prior years on multiple projects:

Plymouth South High School: The original debt exclusion vote of 2006 included funds for a new Plymouth North High School (PNHS), new Senior Center, both now completed, and for a new Plymouth South High School (PSHS). The Massachusetts School Building Authority (MSBA) approved this project for a Feasibility Study on November 14, 2012. Working with the Extended Building Committee, the project continued programming and design development through 2014, led by our Owner's Project Manager Ted Gentry Associates and Architect Ai3. Both firms worked with the Extended Building Committee and School Administration on the successful Plymouth North High School.

In late 2013, the Massachusetts School Building Authority (MSBA) approved the Phase 1 Feasibility Study, and the project team moved into Phase 2 of more detailed design and budgeting for a new high school. This Phase 2 was submitted to and approved by the MSBA in February. Phase 3, with even more detailed design and budgeting, was reviewed in June by a joint meeting of School Committee, Selectmen and Building, and then submitted to and approved by the MSBA at the end of July.

In addition, the project has received approvals from the Board of Health (for an adjustment of fixture count in the half time facility) and the Massachusetts Architectural Access Board. The Plymouth Zoning Board of Appeals approved several special permit requests for the new high school December 3.

The current schedule includes subcontractor prequalification review in January and February, and MSBA approval of the final design in May 2015. Subcontractor bidding would be due in mid June, 2015 and general contractor bids due at the end of June.

Bidding will include five add alternates: upgrade of the sewage disposal system with a state of the art system, half time facilities, artificial turf on the football field & new track surface, artificial turf on the baseball and soccer fields, and field lighting for the baseball and soccer fields. The project is expected to be completed in time for school opening in September of 2017.

New Town Hall/1820 Courthouse: The Feasibility Study for the creation of a new Town Hall at the 1820 Courthouse had begun during 2013. Building Committee had been involved in an advisory role to the 1820 Courthouse Committee, led by the Town Manager, working with architect Durkee, Brown, Viveiros and Werenfels, of Providence, RI. A public presentation of the Feasibility Study results was held at Plymouth South High School on November 13, 2013, and the next few months were devoted to preparing for 2014 Spring Town Meeting.

At that Town Meeting, the project was approved at a budget of \$35 million, with \$5 million to be funded from Community Preservation funding, and \$30 million from an additional meals tax assessment of .75%. Once the project was approved and funded, an RFP for an Owner's Project Manager (OPM) was prepared, with proposals due mid May; fourteen firms expressed interest. The top six candidates were interviewed by the Designer Selection Board in June, and the firm of STV was recommended to the Town Manager.

The County Commissioners vacated the Commissioner's Building in early August. Extensive environmental testing of the 1820 Courthouse, Commissioners Building and former Police Station/DPW Building, took place throughout the summer months. These investigations did discover unanticipated material requiring mitigation, in particular in two infilled basements of two former school buildings at the top of Burial Hill. During the early fall, Town representatives and the Community Preservation Committee (CPC) did extensive inventorying of material (furniture, equipment and documents) left behind in the three buildings, to identify items to be saved or discarded. The CPC separately contracted for careful removal of courthouse furniture, doors, stained glass, and granite for potential reuse in the new Town Hall and restored Courthouse.

The schematic design for the project was reviewed by the Massachusetts Historic Commission, who approved the work and did not impose additional conditions on the project. All of the abutters were invited to a public meeting on October 28 to review the project and the planned construction logistics and mitigation.

Bids were received on the demolition and environmental mitigation package on December 2nd, with seven bids received, all under the original demolition estimate. Page Building and Construction is the low bidder, and the contract is in final review as these notes are written. Demolition is expected to run from January through April 2015.

Final design for the new construction and renovations to the 1820 Courthouse will continue through July 2015, and be competitively bid. Construction is expected to last approximately twenty-four months, and be ready for occupancy in the Fall of 2017.

Federal Furnace School HVAC: This is the third project (with West and Indian Brook) developed as a package with Ted Gentry Associates as project manager and engineer RDK Associates. The funding of \$7,125,000 was approved at Spring 2013 Town Meeting. Design was developed during the fall of 2013, and the project received bids at the end of January 2014. Four firms bid, with low bidder being Arden Engineering. Construction took place evenings, school vacations and during the summer, and was completed in time for school opening in September. Commissioning was completed in mid September, and the punch list completed at the end of October. The project was closed out at the end of November. The project is \$1.4 M below budget, and will receive a rebate from NStar of \$36,694.45.

Plymouth North High School: The project was essentially completed prior to 2014, but there were several small activities. An onsite bank was opened in January by the Southern Mass Credit Union. The Henry S. Cryer Jr. fields were dedicated in May. A few final bills, primarily for an irrigation system, were also paid in May.

Council on Aging (COA): The Building Committee learned of a concern about icing on some of the sidewalks at the COA. Although it wasn't clear if this was a design issue or maintenance issue, the Committee asked the designer and OPM to investigate, and just to be safer, a diverter system was recommended and installed.

Parking Garage: The PGDC and GATRA began, in 2013, the development of a potential structured parking garage behind Memorial Hall. Although not an official project at this point, the Building Committee has been kept apprised of progress of the design. Architect Jon McCredie presented the current schematic design to the Building Committee in July 2014. Current plans call for 368 regular parking spaces, 8 handicapped spaces, a bus transportation center for GATRA, and leasable space along the Water Street frontage. The project applied for a Federal grant to fund the majority of the project, but were unsuccessful during this phase. However, PGDC and GATRA do intend to continue with more detailed design, with an intent to reapply for grant funding in the future.

Miscellaneous:

1. The Committee may be involved in the potential **new bathroom at White Horse Beach** and any new structures (less likely) at **Stevens Field**, both in study and review.

Submitted on behalf of the Building Committee:

David B Peck, Chair