

2011 Building Committee Annual Report

The Building Committee experienced change in its membership during 2011, both in new members and in changed roles. Members Al Andersen, Dennis Begley and Jason Silva left, via resignation or expired term, and Merlin Ladd joined the Committee, as the new Construction Industry representative; John White was appointed as a member at large, as he had not run again for School Committee. The new representatives for the School Committee are Margie Burgess and Bob Morgan: continuing to represent the Planning Board is Paul McAlduff; the attorney representative is Ed Conroy, the architect representative is David Peck, and the two continuing at-large representatives are Christy Murphy and Thomas Fugazzi. Staff is ably provided by Pamela Hagler, the Town's Procurement Officer, and Joanne McNulty, as Secretary. The Committee reorganized on July 14, 2011, with David Peck reelected as chair, Paul McAlduff reelected as vice-chair and Christy Murphy elected 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 Kathleen McSweeney joined the Committee. This larger Committee provided the governance for the PNHS project only.

During 2011, the Committee met 13 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, Ai3 Architects as architect, and J+J Contractors as general contractor. 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 construction started during the spring of 2010, and phase one is scheduled to be completed in May of 2012, with the summer to be devoted to furniture and equipment and occupancy in September of 2012. This past year of 2011 was entirely devoted to construction, with substantial progress made. Major efforts by the Extended Building Committee during the year included: review and approval of the proposed photovoltaic system for the school, of the material and color finishes, and of the furniture and equipment for the school. Enhanced fire alarm systems were added to the school, and additional project scope was approved to provide artificial surfaces to all athletic fields, not just the football field. After significant discussion with neighbors and with the School Committee, the Committee decided to defer any action on potential wind turbine for the school. The Department of Public Works kept the Committee briefed on the status and schedule for the Nook Road sewer system upgrades, which will be addressed by a new pump station near Exit 5. The sewer work will be completed in time to service the new high school and Senior Center. The Extended Building Committee is working on the dedication plaque and on a memorial mosaic to include elements of the old Plymouth North High School.

Phase 2 of the project will involve road transitions to and from the school for the bus route, and partial demolition of the old Plymouth North High School building over the summer of 2012. Phase 3A will include the demolition of the balance of the old school and construction of the new parking lots by December 2012, and Phase 3A construction of baseball and softball fields, which will be completed by August 2013.

Senior Center: Our same project team of Owner's Project Manager Ted Gentry Associates, Ai3 Architects and J+J Contractors, selected in 2010, continued construction of the new Senior Center during 2011. A structural steel topping off ceremony was held on June 16, 2011. Overall construction is being coordinated with the work on the high school. Proposed materials and color finishes have been presented to the Council on Aging, and enthusiastically endorsed. Furniture and equipment will be selected and bid during 2012. The project is on schedule to be completed in May 2012. Furniture and equipment installed over the summer and technology in the fall 2012. Scheduled occupancy is expected in December 2012.

Emergency Operations Center: The construction of the new Emergency Operations Center (EOC) was completed during the summer of 2011, with an open house and dedication held July 16, 2011. The project team included Owner's Project Manager, Pomroy Associates, architect The Carrell Group, and contractor Seaver Construction. However, during the summer, it was noted that humidity control in the completed project was inconsistent, and an investigation begun using a third party peer review group, Wilkinson Associates. After a review of the report, and a firm deadline established by Committee to the contractor, architect and engineer, those parties have agreed to upgrade the installed systems with a ducted return system., at no additional cost to the Town. The project will not be closed out until an acceptable HVAC system is installed and verified. The building is in use, and has worked well as an Emergency Operations Center during Hurricane Irene.

PCIS Roof Replacement: The replacement of the 37 year old roof was designed, bid and constructed during 2011. Ted Gentry Associates was selected as Owners Project Manager; architect Knight Bagge and Anderson was the designer, and Gibson Roofing as contractor. Bids were received on June 16 and work began immediately, in order to be essentially completed by the end of the summer of 2011. The contractor applied for and received permission to work between 4 am and 2 pm, in order to be most efficient; the approval was conditional on no neighbor complaints, of which none were received. The overall project came in at approximately \$3.1 million, \$2.9 million under the \$6 million budgeted., and also qualified for a Green Schools reimbursement from the state of approximately \$1.4 million.

West Elementary School HVAC: This project completed on schedule and under budget. While most work took place in 2010, final closeouts were not completed until 2011. 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. The project came in under budget by approximately \$1 million, below the \$5.3 million budgeted, and generated energy rebates of approximately \$100,000 from Mass Save, which includes NStar. As with the PCIS roof project, this

project also successfully applied for Green Schools reimbursement, and received \$995,000 in reimbursement funding.

Indian Brook School HVAC: This project is a continuation of the renovation efforts first begun with the West Elementary School, using the same project manager and engineers via amendment to their original contracts. The project was bid on November 23, with the successful bidder Enterprise Equipment, who had done both PCIS and West. They are already underway, working during school vacations and evenings, and plan to have this school completed by the end of summer 2012. -. The low bidder came in at \$342,000 under the projected construction estimate.

Plymouth South Middle School (PSMS) Remediation: Spring Town Meeting 2010 approved funding of QQQ in order to remediate the periodically leaking exterior walls and windows on Plymouth South Middle School. This funding will be added to litigation award of \$404,000 from the original designer and contractor. The position of Owner's Project Manager was advertised, to which 7 candidates responded. Three were short listed and interviewed by the Designer Selection Board on November 21. The recommended candidate is in negotiations with the Town Manager. Overall, the goal is to develop designs during the spring of 2012 for implementation during the summer of 2012.

Miscellaneous: the Committee was briefed in December 2011 by the Department of Public Works about a potential future project involving renovation or replacement of DPW facilities. A tour for Building Committee members of DPW facilities will be scheduled in January 2012.

Submitted on behalf of the Building Committee:

David B Peck, Chair