

2013 Building Committee Annual Report

The Building Committee membership underwent modest change during 2013. Member Bob Bielen was replaced by Debra Betz, representing the School Committee; however, Bob returned to the committee as an at-large member, replacing John White who resigned. In addition, Attorney Andrew Golden joined the committee, filling the seat vacated by Ed Conroy who resigned early in the year. The other members continued to serve through the entire year: Merlin Ladd as Construction Industry representative; Christie Murphy and Tom Fugazzi as members at large, Margie Burgess as 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 September 5, 2013, 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 North High School (PNHS) Building Committee, and will move into a similar role in the planning for Plymouth South High School (PSHS). This larger, Extended Building Committee includes Selectman Mathew Muratore, Town Manager Melissa Arrighi, Finance Director Lynne Barrett, Superintendent Gary Maestas, former Superintendent Barry Haskell, School Facilities Director Arthur Montrond, PNHS Principal Kathleen McSweeney (for PNHS) and PSHS Principal Patricia Fry (for PSHS) joined the Committee.

During 2013, the Committee met 14 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. The school had opened on September 4, 2012. The focus of 2013 work was completion of the athletic fields and dugouts at the site of the old high school (demolished in 2012), and closeout of the overall project.

Efforts by the Extended Building Committee during 2013 included: final decisions on the addition of lights to the baseball and softball fields, which will allow even more flexible and extended use for students and the public, investigation of sound issues raised by neighbors, which prompted identification of sound system improvements to be addressed in 2014, support for a zoning change which allowed the installation of the digitally illuminated front entrance sign, an added well for improved irrigation, and upgrades to the emergency electrical system to improve the facility's ability to serve as an emergency shelter. The Committee welcomed the news that the Plymouth North High School project has been tentatively identified as qualifying for LEED Gold certification.

Senior Center: Our same project team of Owner's Project Manager Ted Gentry Associates, Ai3 Architects, and J&J Contractors completed construction of the new Senior Center in September 2012. The project was dedicated on December 8, 2012. In 2013, punch list issues were addressed and a few minor supplemental expenditures were approved, for furniture and equipment, and a carpet mat at the front entrance.

The cost of the overall project, including construction, furniture, equipment and fees, was \$9.8 Million, versus the original budget of \$10.0 Million.

New Long Pond Road Pump Station: The Building Committee assisted the DPW in the funding for and design of the new Long Pond Road Pump Station. Since the new Pump Station is to improve the infrastructure for the sewer system serving the new High School and Senior Center, both projects contributed a portion of their capital budgets to support the new station. The project was completed during 2013.

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.

The first step in the process was the selection of an Owner's Project Manager. A Request for Proposals (RFP) was prepared in January, and 10 responses were received on February 28, 2013. The Extended Building Committee reviewed the responses over two meetings in early March, and selected 5 organizations for follow-up interviews, which were held on March 21, 2013. Based on the quality of the responses to the RFP and the interviews, the Extended Building Committee recommended Ted Gentry Associates. The MSBA approved that recommendation on May 16, 2013.

With the Project Manager selected, the next step was Architect selection. As with the Project Manager process, an RFP was prepared for the architects in June, to which 7 firms responded. The Extended Building Committee reviewed the proposals on July 11, and informally ranked the top 3, with the top recommendation for the firm of Ai3, which had done Plymouth North. Final decision on Architects, however, rested with the MSBA, who met on July 23. After review of all the architect's RFP responses, they agreed with the Building Committee recommendation, and confirmed the selection of Ai3.

During the balance of 2013, the team of Ted Gentry Associates and Ai3 has been working on the first phase of the Feasibility Study for Plymouth South High School, which is developing the space program for the new school and assessing the physical condition of the existing high school. The Feasibility Study must investigate both options of an entirely new school and a renovation/addition.

A summary of the first phase was presented to a combined meeting of the Selectmen, School Committee and Building Committee on November 12, at which the first phase study was approved for submission to the MSBA. Two future phases must be developed and reviewed with Town leadership prior to final submission to the MSBA. The current goal is a review of a phase 2 would be in February 2014 and a final recommendation of new school or renovation/addition in June 2014.

Plymouth South Middle School (PSMS) Remediation: This project of masonry and waterproofing replacement was basically completed in 2012. However, during that project, several areas of existing construction not part of the additional repair scope were identified for repair or remediation, and this work was done during the summer of 2013.

The Owner's Project Manager was Pomroy Associates, designer was Gale Associates and the contractor was Commercial Masonry.

The overall project closed over \$500,000 below the original budget of \$3,840,000.

Indian Brook School HVAC: This project was a continuation of the renovation efforts first begun with the West Elementary School, using Ted Gentry Associates as project manager and engineer RDK Associates via amendment to their original contracts. The project was bid in late 2011 with the successful bidder Enterprise Equipment, who had done both PCIS and West. Construction took place during evening, school vacations and the summer. It was completed on August 20, 2012. However, one open issue remained: the noise in the rooftop unit compressor. Investigations and measurements took place during late 2012 and 2013, and a remediation strategy developed and implemented successfully, at no extra cost to the Town. Final bills were paid in 2013, the project closed out. The overall project cost for renovations and fees is \$5.6 million, \$900,000 below budget. NSTAR issued a rebate in the amount of \$17,000.

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 is out to bid with responses due January 2014. As with the others, the goal will be for work to take place evenings, school vacations and during the summer, with completion before school opens in September 2014. The project may qualify for MSBA reimbursement; it will be submitted to them in February 2014.

1820 Courthouse: The Building Committee has been involved in an advisory role as an 1820 Courthouse Committee, organized by the Town Manager, has been developing a Feasibility Study to study use of the 1820 Courthouse as a new Town Hall. The Committee includes representatives of the Planning Board, Plymouth Redevelopment Authority, Building Committee and others. A Feasibility RFP was prepared in April and responses received on May 16. Responses were received from four architects, who were interviewed by the Designer Selection Board on June 11. The firm of Durkee, Brown, Viveiros and Werenfels, architects in Providence, RI were selected. A recommended design and associated budget were developed by early September.

The initial goal was a presentation of the Feasibility Study to Fall 2013 Town Meeting, but was postponed to Spring 2014 Town Meeting to allow time for more public outreach and discussion. A public presentation of the Feasibility Study results was held at Plymouth South High School on November 13.

Miscellaneous:

1. The Committee has been kept briefed during 2013 on the possibility of a **new garage** structure behind Memorial Hall. The PGDC and GATRA are leading the design and pricing process, which may need to run through Town procurement processes, including the Building Committee, if Town funding is involved. Sources of funding remain in review.
2. The Committee may be involved in the potential **new bathroom at White Horse Beach** and any new structures at **Stephens Field**, both in study and review.

3. The Committee was briefed on a redesign and renovation project of the **Circulation Desk** at the Library, which will be privately funded through a bequest.

Submitted on behalf of the Building Committee:

David B Peck, Chair