

## **2016 Building Committee Annual Report**

The Building Committee membership remained the same as in 2015. Members included Andrew Golden as Attorney representative, Merlin Ladd as Construction Industry representative; Tim Grandy, Christie Murphy and Tom Fugazzi as members at large, Margie Burgess and Jim Sorenson as the representatives 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 and Laurie Maiolini-Ayotte (each for part of the year) as Administrative Assistant. The Committee reorganized on July 14, with David Peck reelected as chair, Paul McAlduff reelected as vice-chair and Christie Murphy reelected as clerk.

The Building Committee, with additional members approved by the Massachusetts School Building Authority (MSBA), served as the approved Plymouth South High School (PSHS) Building Committee. This larger, Extended Building Committee included, during 2016, Town Manager Melissa Arrighi, Finance Director Lynne Barrett, Superintendent Gary Maestas, former Superintendent Barry Haskell, School Facilities Director Arthur Montrond, and Assistant Superintendent Patricia Fry (formerly PSHS Principal)

During 2016, the Committee met 12 times, plus several site visits during the year, 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 the new Plymouth South High School (PSHS) now in construction. Working with the Extended Building Committee, the project started construction in July 2015 with general contractor Agostini Bacon, coordinated by our Owner's Project Manager Ted Gentry Associates and Architect Ai3. These same two firms worked with the Extended Building Committee and School Administration on the successful Plymouth North High School. The overall project budget for the new Plymouth South High School is \$107,800,000; construction costs are \$90,266,700 and so far contingency use is under ½%.

Structural steel was completed in February, with a topping off celebration held on February 23, 2016. Since then, during 2016, roofing, exterior walls and windows, and interior partitions are well underway, or completed. The daily construction workforce on the project has been up to 200 workers. In addition, the football field and new half time facility were completed in August, in time for the first home football game on September 4. The new high school building is slated to be completed in the late spring of 2017, furnished and equipped during the summer, and open in September 2017. Thereafter, the old Plymouth South High School will be demolished, and that footprint converted to new soccer, baseball and softball fields, to be completed in 2018. At this point, the project budget does not include artificial turf on the baseball and soccer fields, and field lighting for these fields; these are currently in review for supplemental sources of funding.

In addition to being present at the topping off ceremony in February, the Building and School Committees toured the building site in June and October.

**New Town Hall/1820 Courthouse:** Since kicking off the planning process that began in 2013, the Building Committee has been working with architects Durkee, Brown, Viveiros and Werenfels (DBVW), of Providence, RI and Owner's Project Manager STV Associates, and General Contractor

Fontaine Brothers, selected through competitive bidding. The overall budget for the project is \$37,776,000, funded by a meals tax of .75% and a Community Preservation Committee (CPC) commitment of \$5 million.

Demolition was completed by a separate contractor in early 2015, and site preparation by Fontaine Brothers began in late 2015. A groundbreaking ceremony was held on December 11, 2015. Since then, construction has proceeded with extensive renovations to the interior and exterior of the 1820 Courthouse Building. New construction on the Town Hall portion of the project, behind the 1820 building, is approximately 60% completed. The overall project is currently expected to be substantially complete in June 2017, and occupied by the Town in late summer or early fall, after furnishing and equipment installed.

The original weathervane on the 1820 Courthouse was removed, restored, regilded with gold and reinstalled, funded by the CPC.

**Simes House:** The Simes House in Manomet had been acquired and had an initial round of renovations through CPC funds in earlier years. During 2015, the governance of the project had reverted to the Selectmen, and supplemental CPC funds were sought from Fall Town Meeting. This overall project budget for this phase of the renovations of the Simes House is \$3,250,000. The Building Committee has been working with Owner's Project Manager Ted Gentry Associates, selected by competitive process, and Architect Red Hawk Studio, who had been working earlier with the Simes Foundation. In April 2016, the 90% complete documents were priced, scope adjusted to fit available funding. Documents were completed in June, subcontractor bids received July 28 and general contractor bids received August 11. Based on these competitive bid results, Northern Contracting Corporation was selected. The construction cost based on the bid results is \$2,558,000. Construction began in September, and is expected to be completed in May 2017.

#### **Other Projects:**

**South Russell Street Parking Deck:** The Plymouth Growth and Development Corporation (PGDC) has been doing feasibility studies for potential locations for structured parking, and asked the 1820 Courthouse Architects, DBVW, working with Simon Design Engineers, to prepare a conceptual design and budget for a two level parking deck on the site of the existing surface parking lot. The two level design would add 89 car capacity to the site (from 61 cars to 152 cars). The feasibility study was completed in July, and reviewed and approved for further detailed study and pricing by PGDC. Based on initial estimates of construction costs in the range of \$3.2 million, the PGDC believes the project can be funded through operations, rather than real estate taxes. The conceptual design was also reviewed with and approved by the Building Committee and Historic District Commission. The PGDC is funding the further design through the competitive bidding of contract documents, at which point the financial feasibility will again be reviewed.

**Memorial Hall Parking Garage:** The PGDC and GATRA have developed the designs for 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. The project has three times applied for a Federal TIGER grant to fund the majority of the project, but has been unsuccessful to date. However, PGDC does intend to pursue alternative sources of funding, and the project may be reactivated in the future.

**White Horse Beach:** The CPC, working with White Horse Beach neighbors, developed a preliminary design for rest rooms and showers at White Horse Beach. The Building Committee

reviewed the preliminary design options, and has endorsed a conceptual design. The design may need to change based on new FEMA regulations and flood zone requirements (ie may need to get taller and thus need more ramping). A septic system design has been approved by the Conservation Commission and Board of Health, but the costs of that infrastructure, as well as the implications to the final architectural design, have delayed progress. The project may need additional funding, and thus remains on hold.

**Airport Administration Building:** A new Airport Administration Building, to be 95% funded by the FAA and 5% from the Airport Enterprise Fund, is in preliminary planning. An overview of the project and a conceptual design was shared with and approved by the Building Committee. The timing of FAA grant availability is uncertain, and may be in 2018 or beyond. This project therefore remains on hold.

**Maritime (Harbormaster) Facility:** Preliminary planning for a new Maritime (Harbormaster) Building, has been shared with the Building Committee. There is sufficient grant funding available to further develop the design and obtain pricing; additional grants would be needed for construction. A competitive Owner's Project Manager (OPM) process was undertaken, through the Designer Selection Board. The Vertex Companies, who are serving as OPM on a similar project for Marshfield, and the Town Manager have successfully negotiated a project management fee. A project kickoff meeting is scheduled for January.

**North Plymouth Fire Station:** The Building Committee was briefed that Town leadership is in the early planning stages for a new North Plymouth Fire Station, since the existing one is too small for current equipment and responsibilities. Town Meeting has approved the first steps in this potential project: acquisition of an appropriate site on Hedge Road. A new Fire Station on the site would likely be similar to the one at the Pine Hills. This may become a future project.

**Reuse of 11 Lincoln Street (Current Town Hall):** Looking ahead, the Building Committee may be involved in design for and renovations of the current Town Hall once it is vacated into the new Town Hall by the Fall of 2017. One initial plan has been for School Administration to move in, freeing up South Meadow Road for sale. If the School Administration doesn't move, the Building Committee could be involved in renovations for alternate uses, or for disposition of the building.

Submitted on behalf of the Building Committee:

David B Peck, Chair