

2006 Building Committee Annual Report

The Building Committee operated during the year under the updated charter with nine members. Representing the School Committee were John White and Pat Adelman, representing the Planning Board was Paul McAlduff; attorney representative was Ed Conroy, architect representative was David Crawley, construction industry representative was Christian Grant, and the three at-large representatives were David Peck, Thomas Fugazzi and Jason Silva. The Committee reorganized in August 2006, continuing with David Peck as chair, Christian Grant as vice-chair and Pat Adelman as clerk.

During 2006, the Committee met 16 times, and continued the efforts of prior years on multiple projects:

Facility Master Plan: The pressing needs for appropriately sized facilities at both high schools, now under a warning status from the accrediting agency, has been the catalyst for a town wide long range master plan which considers high school, municipal offices, senior center, school administration, DPW and other support spaces. The first phase of planning had begun in 2005. In early 2006, a series of public meetings was held to review six options for solving the high school facility needs. The selected option included upgrade and additions at Plymouth North, and included a new senior center, and a new high school on the Plymouth South site. This proposal was endorsed by Town Meeting, and a debt override approved in a September town-wide vote. Detailed school planning since the vote has been deferred until details of the state's reimbursement of school construction costs are developed. It is anticipated final school plans will be developed and submitted to the state during 2007.

During the fall, master planning focused on the municipal side of facility needs, which are being considered in collaborative planning with the County. The master plan will also develop a strategy to add, creatively reuse or sell off facilities to meet the long term needs of the entire town. The final plan will be presented to the public in 2007.

The Building Committee has participated in all joint meetings with the Selectmen, Planning Board and School Committee, and worked with consultant HMFH in developing that Facility Master Plan.

Senior Center: During 2005, consultants were selected through an RFP process. Working with the Council on Aging and the Committee, they developed a space program for a new Senior Center of approximately 18,000 square feet. A site selection matrix was prepared analyzing multiple sites. A preliminary design was tested on a site at Forges Field and at Plymouth North High School. After review with the Selectmen and others, it was agreed to merge the Senior Center project into the comprehensive Facility Master Plan (see above), and an RFP for short term leased space was prepared. Cordage Park was the successful respondent, and the Senior Center relocated to their new home in early November.

Plymouth South High School Roof: The Committee worked closely during 2005 and early 2006 through the RFP process and design development with consultant CBI. The process reviewed alternative roofing systems and corresponding estimated costs, both short and long term, and developed a recommended option. Competitive bids were

received during spring 2006, but it was decided to forego requesting funding for construction and fold this project into the Facility Master Plan, where it could qualify for some state reimbursement.

Plymouth Community Intermediate School HVAC Study: Due to recent changes in legislation regarding publicly funded construction, the first step in the process was a selection of Project Manager via the RFP process. Gentry Associates was selected, and in turn, they developed the design criteria and RFP to select the engineering designer. T. D. Kimball Associates was selected, and developed the bidding documents for a complete new gas fired heating, ventilating and air conditioning system for PCIS, to replace the obsolete all electric system at that school. Bid alternates included replacing old kitchen equipment and the domestic hot water system with gas energy. Construction bids were received in December 2006, within budget, and are in analysis and review. Construction would take place principally during the summers of 2007 and 2008, in order to minimize the impact on school operations.

Cemetery Master Plan/Crematorium: The Committee met with the Department of Public Works several times during the year, and had a chance to review and comment on the draft Cemetery Master Plan, which includes a recommendation for a Crematorium. Several years ago, the Committee had worked on a plan for a Crematorium at Vine Hills, and looks forward to the opportunity to work on this building project should it move forward.

Plymouth South Middle School Remediation: The Committee met several times with the Permanent School Building Committee to support their efforts to identify causes of the water infiltration, and strategies to correct the conditions.

Other Business:

- The chairman of the Energy Committee was invited as a guest to one meeting
- Planning for replacement of the HVAC system at West Elementary School has been started