

2007 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 Dennis Begley, 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. Staff is provided ably by Pam Hagler, the Town's Procurement Officer. The Committee reorganized in September 2007, with David Peck as chair, Christian Grant as vice-chair and Paul McAlduff as clerk.

During 2007, the Committee met 16 times, and continued the efforts of prior years on multiple projects:

Plymouth Community Intermediate School HVAC Replacement Project: The Building Committee worked with Ted Gentry Associates as Project Manager, and T. D. Kimball Associates as Engineer, to develop bidding documents bids in late 2006. Competitive bids were within budget. Two houses were completed during the summer of 2007, and some central areas during holidays. The project is now approximately 66% complete. Construction is expected to be completed at the end of the summer of 2008. Preliminary energy rebates totaling \$323,789 have been negotiated with NSTAR, and the first rebate check of \$35,000 was delivered to the Town in December. The Building Committee has been holding many of their meetings at PCIS, and held one joint meeting and tour with the School Committee.

Crematorium: The Committee worked with the Department of Public Works throughout the year in developing a program for the Crematorium. Architect Bradley Associates, who had assisted on the Cemetery Master Plan, was selected to continue developing the design and cost estimate for a 3,000 square foot Crematorium in the Vine Hills. The facility would have two retorts, with space for two additional ones in the future. The project will go out to bid in February 2008, with bids due in March and construction to be completed by Fall 2008, if the bids come within budget

Replacement of HVAC Systems at West, Indian Brook and Federal Furnace Elementary Schools: The Committee worked with the School administration and the Town's Procurement Officer to develop a Request for Proposal (RFP) for project management services on the replacement of the obsolescent HVAC systems on the West, Indian Brook and Federal Furnace Elementary Schools. The first step will be to select a designer, to be selected by the Designer Selection Committee, and then with that designer, to develop the bidding documents. The selected Project Manager will lead the process for construction of all three schools, which may be done in sequence or in combination. Seven proposals were received, three candidates interviewed, and ranked by the Designer Selection Committee. The recommended Project Manager is currently in negotiation with the Selectman's Office.

School Infrastructure Study: The Committee has been working with School administration to develop An RFP for a consultant to review and audit all school facilities and their systems and infrastructure is in final preparation, for advertising, during early 2008. The selected consultant will assess all elements of the walls, windows, roofs,

heating and cooling, wiring, plumbing systems etc, and develop cost estimates and prioritization to assist the School Department in multi-year capital planning.

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. The FY 09 Capital Outlay summary includes a reactivation of this project. Should it proceed, the Committee will work with Procurement and School Administration to update design and pricing, and move into implementation.

High School Planning/SBA Reimbursement: The Committee is kept apprised by its School Committee members and other consulting professionals of the status of State review of Plymouth's application for support for a new high school.

Note: optional inclusion. It might make sense to delete or limit to the first sentence only.

Plymouth South Middle School Remediation: The Committee met several times with the Permanent School Building Committee to support their efforts to identify causes and responsibilities for the observed leakage. A consulting engineering firm, Gale Engineering, was engaged to study the causes of the water infiltration, and do test cuts to observe concealed conditions. The study and physical investigation was done during the spring of 2007, and a draft report prepared during the fall. It is in review currently.