

## **2008 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; the attorney representative was Ed Conroy, the architect representative was David Peck, the construction industry representative was Al Anderson, and the three at-large representatives were Christine Murphy, Thomas Fugazzi and Jason Silva. During the year, David Crawley and Christian Grant left the committee, and were thanked for their generous service. Staff is provided ably by Pam Hagler, the Town's Procurement Officer and Joanne McNulty, as Secretary. The Committee reorganized in September 2008, with David Peck as chair, Paul McAlduff as vice-chair and Dennis Begley as clerk.

During 2008, the Committee met 20 times, and continued the efforts of prior years on multiple projects:

**Plymouth Community Intermediate School HVAC Replacement Project:** The Building Committee continued to work with Ted Gentry Associates as Project Manager, and T. D. Kimball Associates as Engineer, to complete the second year of the phased construction project. The contractor has been the Enterprise Equipment Company. Two houses were completed during the summer of 2007, and portions of the core areas during the following school year. The final two houses were completed during the summer of 2008. The project is now complete. Final energy rebates totaling \$323,789 were negotiated with NSTAR, and have been delivered to the Town. Overall, the project was completed more than \$1 million under budget. The Building Committee held many of their meetings at PCIS, and held several joint meetings and tours with the School Committee.

**Crematorium:** The Committee worked with the Department of Public Works throughout the year in developing the final bidding documents for the Crematorium, directing competitive bidding, and monitoring the construction. Architect Bradley Associates, who had assisted on the Cemetery Master Plan, has served as architect. The contractor selected through competitive bidding is Elizabeth Construction Company. The facility has two retorts, with space for two additional ones in the future. The Committee advertised for, interviewed, and selected the firm of PMA to serve as project representative. They have been observing the construction, preparing reports, and reviewing monthly requisitions. The project is currently expected to complete construction by March 2009.

**School Infrastructure Study:** The Committee, working with School administration, developed a Request for Proposal (RFP) for a consultant to review and audit all school facilities and their systems and infrastructure. The consultant will develop final reports, in written and electronic form, outlining the specific capital needs, their cost and recommended timing. Four firms responded to the RFP; from these responses, two finalist firms were interviewed by the Building Committee, and the firm of EMG Associates was selected. The selected consultant is in the process of assessing 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. Preliminary reports were reviewed in December; the final reports are due in February 2009.

**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. Seven responses for project manager were received, three were interviewed by the Designer Selection Committee, from whom the firm of Ted Gentry Associates was selected. Working with him, an RFP was prepared to select a designer. Five Engineering firms responded, from whom three were shortlisted. The Designer Selection Committee selected RDK Engineers, who had served as engineers for PCIS. Active design for the West Elementary School is underway, with a goal to bring the estimated capital costs to Spring Town Meeting 2009 for approval, in time for summer 2009 implementation at the West Elementary School.

**Plymouth North High School Planning/MSBA Reimbursement:** During 2008, the State directed the Town to prioritize their High School needs, asking the Town to choose between Plymouth North and Plymouth South. Despite pressing needs at both schools, the Town reluctantly selected Plymouth North, and based upon the one school's needs, submitted to the State the Statement of Needs for Plymouth North. This was approved by the State, and the Town authorized to advertise for an Owners Project Manager (OPM). The Committee and School administration prepared an RFP for OPM for the project, the next step in obtaining approval and reimbursement for the planning for replacement or significant renovation of Plymouth North High School. The RFP was approved by the State, and was advertised. Six firms responded and the responses rated by the Building Committee, which was enhanced with representatives from the School Administration and Town Manager. Three firms were interviewed in November, and the firm of Ted Gentry Associates recommended to the State for approval, which was received in late December.. It is hoped that 2009 will see completion of the feasibility study (new building versus renovation, size of school), designer selection and development of final designs for competitive bidding.

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

**Plymouth South Middle School (PSMS) Remediation:** The Committee met with a consulting engineering firm, Gale Engineering, who was engaged to study the causes of the water infiltration, and do test cuts to observe concealed conditions. The report was submitted to attorneys for the Town, and remains in negotiation with the parties in the litigation. In late December, additional tests were performed at PSMS, witnessed by representatives from all parties involved in the litigation. It is hoped this testing will lead toward successful results in this multi-year litigation.

Submitted on behalf of the Building Committee:

David B Peck, Chair