

## Plympton Public Safety Building Committee

### Meeting Summary – 1/4/17

- Meeting called to order at 5:58pm. Members Present: Colleen Thompson, Nancy Butler, Jon Wilhelmsen, Bob Karling (depart 6:38pm), Art Morin (depart 7:03pm), Harry Weikel, Jake Jacobson and Ross MacPherson. Advisors Present: Pat Dillon, Warren Borsari. Rob Todesco, Jeff Shaw and Zeljko Tonicic.
- RM to look into minutes not posted online.
- Donham & Sweeney review the schematic design of the latest draft. No stair inside the building to the lower level, only exterior stairs. General storage room in basement was not included in original program. Due to basement construction this space was created. Included is a preliminary sketch of what the exterior could look like. JS says to disregard colors and to focus on form, windows and overall shape. JS notes that they tried to make the building fit within the campus and not overpower the campus. Preliminary sketch has metal roof, a brief discussion of metal roofs and costs. JS suggests including metal roof as an add/alternate option in the bid package due to the longevity of the metal roof for the committee to make a decision at a later date. JS notes that the longest asphalt roof could last at most 30 years. RT asks whether a ramp is needed at the exterior stair to access the basement. JS says that they are continuing to look at that requirement. JW notes a condensing of interior facilities to reduce the overall footprint and that the layout of this design is better than previous designs. JS says that his only concern with this design is the evidence storage and the long narrow design. JW asks Chief Dillon how this design compares with the current evidence storage. Chief responds that the existing space is approximately 10'x25' (250 sf). RM suggests bulky items could be stored in part of the basement general storage. Chiefs concerns – 3<sup>rd</sup> exit, additional parking and a sergeant's office that is private.
- Funding discussion. AM brings up funding of the project saying that we have approximately \$300,000 in capital stabilization to work with. AM refers to ModSpace plan for comparison that their plan is approximately 6300 sf. AM says that when he works at the transfer station he has received complaints from residents about the size of the proposed building. AM notes that the next tax bill is due just before town meeting and that unless we can fund the building using only capital stabilization he feels it would be rejected by town meeting. AM wants to price ModSpace plan. RM gives the committee an apples to apples comparison of ModSpace and D&S space use. RM notes that ModSpace plan omits facilities necessary for the building (boiler room, electrical room etc.). AM says that we have a budget and need to stay within that budget. JW says that we have a workable program and need to get cost estimates for that program, also notes that no one on the committee has ever suggested an override to build the police station. Chief Dillon says that we are very close to the point where eliminating further programming would not warrant constructing the building. RT notes that this building meet the town needs for at least 50 years. HW would like to see a modular option for the current program.
- Cost estimate discussion. JS says that the next step is to approach several types of vendors, including conventional (stick), panelized and modular. Once those prices come in we can compare the pricing of the different construction options. JS says that modular procurement is

slightly different. First option is to buy off the shelf components already approved by the state and combine them to our police station. The committee could have to live with a design that is not exactly what the committee is looking for. Second option is to have the modular company adjust the off the shelf components and submit for state approval, which can take time. Once all pricing comes back the committee can review the benefits and draw backs of each path. RT notes that depending on the complexity of the design, modular may not be the cheapest option and referenced the Hampden police station.

- Discussion of programming. AM asks Chief Dillion if the men's locker room needs 26 lockers and whether space could be cut. Chief responds that yes but there are 9 full time officers, 6 part time officers and 6 special officers (21 total) who need lockers. Chief says that staffing needs for the next 70 years should be taken into consideration. Chief says that the current design draft is about at the limit of what can be cut. AM notes that there is a budget and surpassing it will kill this project. JW says that he doesn't feel there is disagreement with that sentiment. JW further notes that until we have a workable number we don't know the actual costs of trimming bits here and there. JJ says that the committee may be getting ahead of itself before we get a number. ZT points out that a slab on grade is the cheapest option. Chief Dillon notes that he basically has the proposed filled with his existing needs. Brief discussion of additional exterior door and its location, JS says that they will look at it in relation to the site plan and make a recommendation.
- Site plan discussion. JS notes that with the existing site boundaries the building is forced to the space between the town house and highway department. They are trying to keep the building as close to the town house as possible. There is a discussion on curb cuts for the police station that are dependent on the choice of one or two story building. AM asks for clarification on the drawn entry driveways. Committee like the idea of rotating the proposed building 90 degrees to improve entry ways. There is a brief discussion about campus parking/curb cuts. JW likes that D&S made some preliminary conceptual drawings of overall site entries. JW notes that the existing fire station is in the middle of the campus and will impact overall site layout. JS suggests that the committee work on the overall site plan while pricing estimates are coming in to save time.
- JS would like a decision on the basement. JW is concerned about future space needs if a station is built and is at capacity right away. Suggests that we get a little more information before making a final decision. JS offers that they can get some notional pricing with the other estimates to give the committee the information needed at the next meeting.
- Brief discussion about campus parking and overlapping needs. JW and NB note that the parking lots should be flexible for different uses while maintaining safety for children. Brief discussion about the future location of the fire station, whether it stays or moves and its impact on the campus plan.
- D&S to work on pricing and more design development for the next meetings.
- Next meetings 1/25/2017 and 2/1/2017.
- Meeting adjourned at 7:08pm on the motion of HW, second NB, 6-0-0.