



Plympton Public Safety
Building Committee

Meeting Summary - 04/27/16

- Meeting called to order at 6:01pm. Members present Nancy Butler, Jake Jacobson, Bob Karling, Art Morin, Colleen Thompson, Harry Weikel and Jon Wilhelmsen (arrived late). Advisors present: Warren Borsari, Patrick Dillon and Dale Pleau. Residents present: Brian Cherry, Ross McPhearson, and Mark Russo. Representatives from ModSpace: David Scammon, Mike Carlson and Allison Connors.
- Minutes were accepted as written on the motion of JJ, second HW. 6-0-0 (JW had not yet arrived)
- ModSpace provided an overview of their business and services.
- The average costs for building a building such as the Police Station would be \$200/square foot. The design itself would dictate the actual costs - could be \$170 to \$175 /square foot. Building does not have to be rectangular - the designer can sketch what you need.
- Discussion around slab/crawl space/full foundation. They recommend full foundation due to plumbing, etc. They can do the foundation work. PD suggested that having a full basement may be advantageous. BK questioned whether there would be a higher cost for a full foundation. ModSpace prefers a full foundation for connecting services, etc.
- Green buildings? Will work with the Town - though LEED certification would cost more. Need to consider the Green Community standards. Would typically have an R52 for the ceilings and stretch energy code for walls and floors - fiberglass bats. Sally port and cell blocks would likely be site built.
- Manufacturer's warranties will apply - ModSpace would have a 1 year warrantee.
- What is the average life span - about the same as a conventionally built building. Recommend considering products such as plastic trim and hardiplank siding.
- No rule of thumb with respect to the modular units - though width would be limited to 14' wide and not much more than 66' long per unit. Roofs would be built on site with trusses built by ModSpace.
- With truss system - second floor would not be good for storage - but could be designed that way - though it gets expensive. Bid specs should include all items - including proper training to hand over the building. They would put together a binder of manuals to present at handover. This should, however, be in the RFP to make sure it is included. Question was asked about grants for building structures such as this. They advised that there are no real grants. Costs savings of modular vs. stick built was raised - they advised that cost would not typically be cheaper - about the same or a bit more. Time frame typically would be a lot less. And any building they designed and built would be a commercial modular building, and not residential. They can do site work as well and would sub it out. Can set a dollar amount for a design contract (\$15-20k) and that would be offset on the other end if we hired them. Potential savings would be in the time to build (typically 6 months versus 12 months for stick built - and a limit on the number of change orders. It is possible that they could deliver a building in under a year.
- They have not been successful in the Fire Station arena. ModSpace has done a couple of plans for Fire Stations, but they have difficulty in producing equipment bays that are modular. Possibility exists to make a potential office/quarters part of the station from modular construction and the equipment bays from conventional methods. This is how ModSpace has bid it in the past.

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- JW raised a concern with the wording of the warrant article given that there might be the possibility that we could hire ModSpace to design the Police Department and have the consultant oversee and design other parts of the project plan. JW questioned whether the wording was broad enough. MR to provide JW with the wording and he will document his concerns in an email to MR and CT. They will discuss with town counsel at their meeting on May 3, 2016.
- Next meeting tentatively scheduled for May 11, 2016 @ 6pm.
- Meeting adjourned at 7:04 pm on the motion of CT, second JJ. Vote: 7-0-0