

Plympton Public Safety Building Committee

Meeting Summary – 1/25/17

- Meeting called to order at 6:04pm. Members Present: Colleen Thompson, Nancy Butler, Jon Wilhelmsen, Art Morin (Arrive 6:07), Harry Weikel, and Ross MacPherson. Members Absent: Jake Jacobson and Bob Karling. Advisors Present: Pat Dillon, Rob Todesco, Dan Pallotta and Zeljko Tonic. Members of the public: 1.
- Minutes from 11/30/2016 approved on motion of CT, second HW, 5-0-3
- Minutes from 1/4/2017 approved on motion of CT, second HW, 5-0-3
- Donham & Sweeney review the schematic design of the latest draft. ZT reviews locker room reductions, addition of 3rd egress and a modified site plan.
- D&S reviewed design with panel and modular contractors to obtain a rough cost estimate, prices to come. DP explains the difference between modular and panel construction. DP searched for municipalities that used modular and found two communities that started with modular and ended up with stick built after bidding. NB asks if panel construction would drive design, DP says that panel construction can be used for any design.
- ZT reports that initial budget reported by cost estimator for stick built is \$500-\$550 per sf for this particular project in the current bidding climate. Estimator recommends carrying \$525 per sf. Estimator reports no cost savings for basement space with a sloped site. This number factors in site work which is one of the main drivers of this price. DP notes that the prevailing wage is a major handicap for a town construction project. DP reviews police stations recently completed near our area and their costs. DP offers ways to reduce cost of station and recommends OPM and D&S evaluate cost savings measures. DP notes that police stations are inherently costly due to required specialty facilities.
- Discussion of timeline. DP asks when warrant closes. JW notes that we need to know real costs of the needed space and discuss with FinCom and BOS before warrant closes. JW further notes that we need to compare costs of need with what can be afforded from Capital Stabilization Fund. DP to meet with Town Coordinator and Accountant to get an idea of funding sources and current Town situation.
- Further discussion of costs and price reduction. DP states that a basement is not affordable for the town. Without a basement, siting of the building to a flat grade is optimal. AM notes that previous discussions have steered the site to a flat grade closer to town house. DP and D&S to get a better breakdown of project costs for meeting in two weeks. With no basement the general storage and garage would be removed. RM notes that sally port could be extended to accommodate motorcycle and ATV. DP suggests locating HVAC and other utilities in the roof truss system. JW asks what the delta would be for a public meeting/training room. NB asks

when we would outgrow this building as drawn. DP says that this plan will suffice for the town for a couple decades at least.

- Discussion of site plan and parking. NB has concerns about adequate and safe parking spaces if the police station site moves closer to the town house. ZT notes that we can accommodate parking with any site location and plan to have appropriate parking with safety in mind. The fire station is a large driver in the parking lot design.
- Discussion of land purchase behind the town house. CT reports that the seller has a clear title and the lawyers are back in discussions.
- Committee charges OPM and D&S to find the most economical way to construct the building without sacrificing program. D&S to work on pricing and more design development for the next meetings.
- Next meeting 2/8/2017.
- Meeting adjourned at 6:52pm on the motion of NB, second HW, 6-0-2.