

## Plympton Public Safety Building Committee

### Meeting Summary – 11/30/16

- Meeting called to order at 6:07pm. Members Present: Colleen Thompson, Nancy Butler, Jon Wilhelmsen, Bob Karling, Art Morin, Harry Weikel, Jake Jacobson and Ross MacPherson. Advisors Present: Pat Dillon, Warren Borsari. Jeff Shaw and Zeljko Tonicic (arrive 6:26pm)
- Minutes from 10/26/16 approved on the motion of NB, second HW, 6-0-2
- Minutes from 11/9/2016 approved as amended on motion of NB, second AM, 8-0-0
- Invoice from Donham & Sweeney approved on the motion of HW, second AM, 8-0-0.
- Update on the potential property purchase behind town hall. CT reports no movement from the seller, to her knowledge the seller is waiting on a clear title.
- Discussion of plans provided by D&S. JJ and BK are in favor of installing a full basement for ease of utility installation and future expansion. Discussion of access options for police department staff; options included walk out, chair lift and elevator. Committee to ask D&S for input on cost and legal requirements. JJ points out that mechanicals can be located in the basement. JJ and RM discuss the cost estimates provided by D&S noting that while basement space can cost less it is not a 1 for 1 savings by moving facilities to the basement.
- Discussion of overall cost estimates. JW notes that there may be sticker shock from the prices we receive and that P3 and D&S advise that early rough estimates received may be too low. AM notes that the initial estimates were from the Modspace company before this study and were based on a 5800 square foot station with prices between \$176/sf and \$225/sf. AM further notes that there are additional costs beyond the physical structure including site development, building outfitting etc. AM starts a brief discussion about sources of funding for the project including capital stabilization and tax increases. JW notes that the intention has been to avoid an increase in taxes while providing the police department what they need.
- Discussion of design development. New plans from D&S have come down in square footage to about 8000 sf. RM notes that based on Chief Dillon's discussions and D&S recommendations that it would be hard to reduce the station below 7200-7500 sf based on needs and the laws about those spaces. AM suggests that we revisit Modspace as their plan is smaller and apparently provides the same thing with less square feet.
- D&S walk the committee through the newest design. JS notes the reductions made through consultation with Chief Dillon including the conference room, one detention cell and administrative office. RM notes that the garage and sally port are included in the 8000 sf. CT raises concern about removing one detention cell. JS notes that in discussion with Chief Dillon that the Chief was comfortable with the two remaining cells.

- Revisiting the discussion of basement with D&S present. BK asks about what can realistically go in the basement. JS suggests that it could be a combination of slab and full basement; he further suggests that places needing to be regularly accessed should be located on the main level. RM notes that if topography allows, the garage could be located in the basement level and could break up the façade of the building. Now that D&S has the survey of the existing site they can begin to incorporate topography into the design development. NB asks the Chief about his support for a garage in the basement, the Chief says that he would support a garage anywhere. Chief further notes that residents have advised him that if the costs are too high that the residents would not support it. Chief says that we need to be able to have a building that meets needs and also has the support of the residents. JW notes that we have a needs study and we now need to get costs for that need.
- Revisiting the sprinkler discussion. JJ asks about separating the cells and reducing the sprinkler size. JS advises that the two spaces would have to be completely separate buildings and that the costs associated would exceed the savings of a smaller sprinkler system.
- Revisiting the space reduction. ZT suggests that the committee would have to look at reducing the building program that the committee had agreed on. AM suggests removing the fitness room and reducing the men's locker room. JS notes that the men's locker room is driven by the size of the existing force and cuts would involve discussions about which officers get lockers. AM relays to JS and ZT the concerns of how to sell the police station to Town Meeting. JS notes that there is a certain amount of space that a police station needs to function. JS notes that putting programming in the basement, while cheaper per sf, may require more basement than programming need which could negate the potential savings. CT notes that we could cut a square foot from each space to reduce overall space as HW suggested at a previous meeting.
- D&S to incorporate the design development with the topography and survey for the next meeting and the next drawing should be a more accurate than the free hand development drawings provided so far. JS notes that he would prefer to put programming like ground storage in the basement where it is cheaper. RM suggests that the areas which could be cut are most likely only the fitness room and a small portion of the men's locker room, netting approximately 475 sf and the related grossing factor. RM questions what else could be cut to reduce square footage. JS recommends a decision on the fitness room and the Chief says that to get the building he would give up the fitness room.
- Next meeting 12/20/2016.
- Meeting adjourned at 7:02pm on the motion of JW, second BK, 8-0-0.