



Plympton Public Safety
Building Committee

Meeting Summary - 08/05/15

- Meeting called to order at 6:35pm. Members present Nancy Butler, Jake Jacobson, Art Morin, Colleen Thompson, Harry Weikel, and Jon Wilhelmsen. Members absent: Bob Karling. Advisors present: Pat Dillon, Jim Mulcahy and Dale Pleau. Advisors not present: Warren Borsari. Residents present: Mark Russo.
- Organization of the Committee:

JW moved the following motion which was seconded by NB:
Colleen Thompson be named chair of the Public Safety Building Committee.
Vote: 6-0-0

CT moved the following motion which was seconded by JJ:
Jon Wilhelmsen be named secretary of the Public Safety Building Committee.
Vote 6-0-0
- Introductions were made around the table. MR noted that while he may be a Board of Selectmen and CPC member, he is here as a private citizen and not representing any of his town duties.
- Discussion then turned to meeting times. Wednesday evenings were generally good for most folks, though NB noted that the second Wed of the month is generally problematic. Timing was also discussed and 6pm seemed to be a start time that worked for most folks. The next meeting was scheduled for 8/19 @ 6pm at the Town House. Meetings will generally be held Wednesday's every 2 weeks.
- CT noted the "Plympton Public Safety Building(s) - A Brief History and Future Hopes" which she provided via email earlier in the day (copy attached). She provided a brief synopsis of the work done to date and where we are now, including that the previous ad hoc committee had agreed that modular structures were the preferred way to proceed given costs, quality of building and speed to completion. PD spoke to the Committee regarding the work that had been done previously around the modular building concept. He showed a number of images from his files of various modular buildings and noted the visit that he and others including CT had to a modular police station in nearby Dartmouth, MA. The largest benefit of going the modular route is the cost. It was estimated that a 6000 sq ft police station could be constructed - all in - for around \$1.2M. It would meet all stretch building code requirements. That compares with between \$3M - \$4M based on the Plympton Town Complex Building Study. After some additional discussion, there was general agreement on pursuing the modular option.
- The discussion turned to location. DP advised Center Street is currently being evaluated for possible placement of the Fire Station. They were waiting to perk test the land in September. The Committee felt that they needed to understand the plausibility of this location sooner rather than later. Either the FD goes on Center Street or somewhere on the Town Center complex, or land has to be purchased to locate it. Understanding where Center Street lies is crucial to moving forward.

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- The Committee spent a lot of time talking through the Town Center complex. A distinct preference to retain all elements (both stations, ball fields, etc.) at this location was expressed by all members. Additional land would very likely be needed - how much was not yet clear - so that is an issue that needs to be explored. Additionally is the question as to whether one could fit it all on the parcel while saving at least one or more of the ball fields. CT inquired about the ball fields. She noted that there was some vocal opposition to moving them. JJ noted that Harry Jason Park could accommodate them. CT asked JW about the concerns and whether moving would present challenges to acceptance of the plans. JW advised that based on the residents he has heard from directly, there is a distinct preference to keep them in the Center. PD commented that he has heard much the same from residents and that some have expressed the preference to having the PD close to the fields. Discussion also touched on the Parsonage basketball court. Would it make sense to make a provision to move the basketball court to this location as well? General agreement was that it should be part of the discussion. JW noted that they get significant use, though the vandalism is clearly a recurring issue. It will be considered as the process progresses. location discussion re: center street main campus, ball fields (CT) , etc.
- At the request of CT, DP provided the Committee with an understanding of costs of financing. Payments over 20 years would be as follows (figures are for the first year which is generally the most expensive:

\$550k on 7m for 2.8%
\$630k on 7m % 4%
\$332k on 5m @ 3%

Capital Purpose Fund is taking in around \$600k/year, though that number will likely decrease some in the coming years as the value of Sysco amortizes. It is hoped that this project, including the fire station and reconfiguration of the campus would come in under \$4M, though it is likely that interest rates will have risen by the time this project would be bonded.

- MR addressed the Committee. He expressed his view that the center of town, the sense of community is highly important. Folks have a connection to the ball fields being here and that should not be ignored. Strongly in support of keeping them here and also working to design a complex that meets all needs. He further said that we need to nail down location. He believes this is the first step in this process.
- JW noted the need to get these general, full-scope ideas down on paper. Are they viable? How would they work? This is necessary to make the location decision. If it all doesn't fit - even with additional land, then the FD needs to be off site. A fair amount of discussion centered around this point and it was generally agreed that we should proceed with having an engineer draw up some ideas. JW questioned whether it would be possible to get the prior firm to draw them up given the work already done. DP suggested that we should request the raw files from the company and then we have the flexibility to use who we feel is best. It was agreed that DP will work to obtain the files.
- AM noted that Marshfield did temporary structures to house FD a few years back with huge quonset huts, & trailers. This could be an avenue to explore if we needed to remove the existing FD building to build new.
- NB noted that what we build needs to last for a long time. She recalled the building of the existing FD building and thinking that it would be more than what we needed for her lifetime. The Committee agreed and JW noted that the report's analysis was for buildings that would last for 30 years. JW also noted that the Committee should push to make sure that we build what we need. There should be no need to keep outdated buildings for storage. These buildings should be designed to meet all needs for the 30 year time period. Much less costly to build for the future than to add later.

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- FD would require a 14k sq ft building. Given that it was above 7k sq ft, it would need to have sprinklers. The PD would not need them given the size below the requirement. Cisterns, a well and pump would be required to support this need - and would be needed regardless of location.
- JW noted the Committee may need engineering work for water drawing from separate well to fill cisterns for sprinklers and to fill trucks. Would the filling of trucks be too much strain on the wells surrounding the FD location.
- HW questioned whether a combined building was off the table. PD explained preference for separate building and the Committee acknowledged his concerns. Also a combined building would necessitate sprinklers installed throughout - possibly negating any savings from combined mechanicals. JW noted concerns with scale. A 20k sq ft building would likely be difficult to fit in between the small library and Town House without dwarfing both.
- Next steps:
 - JW will reach out about the sheep farm land. Groups like the Cape Cod compact might be able to do something creative if this is a viable option.
 - Center Street work needs to be completed and DP will follow up with the engineers.
 - Request will be made to the BOS to allow drawings to show plausibility of keeping everything. Should use existing monies appropriated in 2014 for evaluation of town properties.
 - DP will request the schematics from the Plympton Town Complex Building Study architectural firm.
- JW moved the following motion which was seconded by JJ:

Dale Pleau will pursue the work on center street and to gather notional quotes on new drawing for the town complex JW JJ 6-0-0
- Meeting adjourned at 8:17pm on the motion of NB, second JW. Vote: 6-0-0