**PLYMPTON TOWN PROPERTIES COMMITTEE**

Minutes, Thursday, July 21, 2022, 6:30 PM

MEMBERS PRESENT: Nancy Butler, Ross McPherson, Colleen Thompson, John Traynor,   
Jon Wilhelmsen (Chair).   
GUEST PRESENT: Dan Pallotta of P3

* This meeting was held via Zoom
* Committee members and guest will be referred to by their initials in these minutes
* Agenda items were discussed out of order.

OPENING – Jon Wilhelmsen opened the meeting at 6:30 p.m. by reading the Governor’s orders of 3/12 & 15/20, now extended through March 2023, which allow this Zoom meeting as a temporary change to Open Meeting Law. The meeting will be recorded to provide public access.

1. JW put the Context Architecture proposal for the fire station work on the screen. Dan Pallotta spoke with Context to see if they were interested in working with Plympton again. This time would be for a fire station, but the minimalist style used with the police station would still be in effect. Context said they were having trouble finding a civil engineer. DP put them in contact with Grady Engineering out of Kingston. Context put the attached proposal together.

On the police station project, we stopped working with Context at the schematic design. The fire station proposal goes beyond that, but our focus will be on the site work and design. DP hopes to spend no more than $50K on OPM services and no more than $200k on design services. This will allow us to go back to Town Meeting showing that we are being very careful and watchful of our funding.

DP wants no time constraints on the first five tasks. If it takes a few more meetings, that’s what it takes. He will talk to Context about this. The September date is to allow space for vacations and summer interruptions. DP really wants to nail down the civil engineering portion because that’s our biggest portion of this project, not the building of the fire station. For the police station we really didn’t do any site work. This will probably cost $75-100k±. $76k would be really good. That’s DP’s recommendation for the path forward.

We need to do all of the site work and bring this project to the schematic design stage – floor plan, elevations, systems, materials, etc. – to give us estimates which will be relatively accurate. JW noted that this is where our committee’s real work will begin, especially with interest rates increasing. DP said that steel is starting to come down, wood is stable and housing construction is slowing. Worse case is that we bond the project now and then re-bond it in five years when the interest rates drop again. That is not an unusual process for a town.

This is where we are at this point. JW noted that this project includes an overview of the entire center campus site, driveways, ball fields, even understanding of what all the wires are that connect to the various buildings. This will give us an overall understanding of what we can do, and when/where the costs will come in. Hopefully we can get through the schematic design and get the estimates we need while holding aside some of the money.

JT asked for a timeline of how this would roll out after we spend the first $300k. JW said we would be at the same place we were when we took the police station to Town Meeting. We will be able to tell TM this is what we are doing, and this is what it will cost. Our hope is to get a lot of this work done by the end of this calendar year and then spend the time preparing for TM to figure out how we’re going to pay for it. DP said that the only thing that is different about this project is that we will need to do the civil engineering side – the preliminary work, start the draw-down process with DEP to put in a public water supply, septic, etc. We did not need to do this for the police station. We absolutely need a new well for the fire station. The studies will provide geo-tech, water supply and septic design and location, percolation, etc. (this is excluded from the Context proposal and would be $10-12K). The water supply is the big question.

JT asked where this would take us with the $300k. DP said his goal would be to bring it all in by around $260k. He also does not like that Context has a set number of meetings so he will work with Context to change that. We will try to eliminate all of the expenses we can. If we get Grady signed on with the Architect, we’ll have a really good team. We may not have it all done by the end of the calendar year but certainly with plenty of time to get it ready for TM. We will be prepared and have everything explained so that TM will approve the project.

JW said that we should have enough by the end of the year to have good conversations with FinCom. Additionally, our debt will be falling off some and the issues with Free Cash that we had this year will be under control. If we can show that we can do this, we’ll be 85% of the way there.

JT asked DP if there is any grant money. DP said no, but there should be ARPA money and we should contact Kathy LaNatra immediately to tell her that we need money for this. NB asked about ARPA, DP explained where those funds come from and who decides how they will be used. JW also noted that some of our ARPA monies are already committed to the school. There may be some additional state ARPA funds that will become available. It makes good sense to start talking with Kathy LaNatra and DP will be willing to talk with her and write the narrative about the project to inform her. JT asked about Susan Moran. DP said that most of the funding begins in the House, but he will also be wiling to talk with Susan to get her on board. RM asked if the USDA grants are worth pursuing. DP said that the grant cycle timing doesn’t usually work out, but it would be good to try. Don’t count on those funds for part of the calculation but if they come in, they can be used to offset the taxation.

DP will work on the proposal with Context and asked if he has to bring it back to the entire committee or if we are willing to let the Chair give the okay. The Committee is comfortable with JW making the recommendation to the Board of Selectmen. DP will also provide the P3 proposal.

DP left the meeting at 7:02. He is looking forward to working with us again.

1. Spreadsheet review

* There was another issue with the Town House septic.
* The HVAC proposal was sent to the Senate to get the $35k ARPA funds.
* There was an issue with 2/4 of the “chillers” on the Dennett roof. This was covered by the 2022 budget surplus, and still return $110k to the Town.
* Other Dennett jobs are waiting for materials.
* The library should get the hot water done this week. They are seeking additional estimates for the carpeting. They are having trouble finding contractors to do the doors.
* Nothing new on the Old Town House.
* JW will meet with Police Chief Ahl. He wants to make sure that the Chief knows that RM is available to be a resource on the HVAC.
* The redesign of the main entrance to the Town House is subject to some more changes. It has been recommended that we may want to consider a vestibule to create a heat lock to make the project more energy efficient.
* JW talked with John Walker and learned that there may be an issue with asbestos in the wrappings on the HVAC heat pipes. JW talked with LD about getting this tested. JW noted that the most expensive portion of asbestos remediation is the setup costs. It will likely be more cost effective to do all of the remediation at the same time, if possible. This means we should look into tying this in with the waste pipe project since asbestos laden floors will be disturbed at that time.  
    
  JT is concerned that the whole asbestos problem could be huge. If it isn’t contaminating workspace now, can we push the remediation to a future time? RM said that generally if the asbestos isn’t disturbed it isn’t considered a problem. If you know it is there, then you have to fix it. This is true if you only disturb it to see if it is actually present.  
    
  JW said that there are three floor sections that are of concern: the basement, the main floor, and the upstairs. No one is currently working in the basement, so that can be put off. If we are going to do the main and second floors, the building is going to be tented. What should we add at that time (HVAC pipes?) to make the project most cost effective?
* Fire station project – Do we add the general storage building to the project since it will likely be placed between the police and fire stations? The general storage building will be used for a secure/covered impound lot for the police, storage to clear the sally port, and garaging of the two COA buildings.
* JT raised the possibility of creating a dog park in town. This is not high priority but is something that keeps coming up in conversations around the town. One idea is to put it on the Parsonage Road lot (about 1.5 acres) once the b-ball court is relocated to the center campus. This would be a relatively simple project and a visible win to create. JT suggests looking at the Provincetown Dog Park site. The P-Town park is listed as one of the best in the country.

1. Next meeting tentatively scheduled for Thursday, August 4. Meetings will be held in-person, by Zoom or possibly a hybrid to accommodate DP and other possible guests.

The meeting adjourned at 7:27 pm

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