

PLYMPTON TOWN PROPERTIES COMMITTEE

Minutes, January 18, 2024, 2023, 6:30 PM

MEMBERS PRESENT: Nancy Butler, Ross MacPherson, Colleen Thompson, John Traynor, Mark Wallis, Jon Wilhelmsen (Chair)

GUESTS PRESENT: Library at 6:30 - Mike Slawson, Schools at 7:15 - Jason Fraser (SLRSD and Dennett School Committees) and Michael Lawless (SLRSD Director of Facilities)

NOTES:

- Participants are referred to by their initials. LD refers to Town Administrator Liz Dennehy.
- When possible, action items will be noted in **BOLDED** letters.
- “We” may refer to this committee, but it may also refer more broadly to the Town as a whole.
- Agenda items not discussed are not included in the minutes unless they were specifically mentioned.

JW opened the meeting at 6:39

1. FIRE STATION PROJECT/TOWN COMPLEX INFRASTRUCTURE – No discussion

2. UPDATE/BUILDING NEEDS –

- A. Library – MS shared and reviewed five documents: (1) a list of completed, in process, and needed projects; (2) photos of children’s room furniture; (3-5) estimates for heating system options. See attached documents, Pages 5-10. We are happy to be reminded of how much has already been accomplished at the library. The library is an important resource for all Plympton residents. The in-process projects should be completed by the end of March. MS is working with PPD Chief Ahl to get the Sheriff’s department in to help with some painting.

Discussion about the children’s room book shelving and furniture – The earmark from the State was cut by 50% after the items had been ordered. This is disappointing but MS talked with LD about other funding sources (previously appropriated money for non-fiction bookshelves, possibility of other State money, and perhaps library “gift” money. Noted that people should be reminded that the library can accept gifts. It may be good to set up a non-profit Friends group for this purpose.

Discussion about the Libraries Transforming Communities grant application – MS should know soon about whether the grant application has been successful. This is a very competitive grant. Even though MS wrote the application with the exterior lighting and entrance ramp in mind, if the grant is received it is required that there be a public discussion about exactly how the funds will be used. JW mentioned that the lighting will be fully addressed when the parking lot and all town complex lighting is redesigned. There should be some short-term, inexpensive ways to improve the library entranceway lighting.

Discussion about Needs for FY’25 –

- 1) The exterior book drop is old, does not function properly (broken spring), is not watertight, and damages books. Replacement cost approximately \$6,500. **RM will look at the book drop.** Perhaps the current one could be repaired to protect the books until a new one is acquired.

2) The HVAC system – See attached estimates. The heat pump exterior unit has frozen over and is not working properly. This may be due to the extremely low temperatures, water (from the roof?) getting trapped, or a malfunction. **RM will look at the unit to see if he can determine the problem and suggest a solution.** He also said that if it is going to be cold, just leave the temperature set at 68-70 to maintain a constant temperature. A heat pump system does not function well when it needs to play catchup.

The back up system is the boiler which is old and not fully functional. The system also relies on air handlers installed in the ceiling. These convert hot water from the boiler into forced hot air in the winter and work in the summer to help with air conditioning. There is also limited and inadequate baseboard heating in most rooms.

Some contractors suggest installing only heat pumps. There are problems with this suggestion: heat pumps are not as efficient in older poorly insulated buildings; power outages would mean no heat leaving the building at risk; and we have duct work all over the building. The attic space is a tight crawl space. It would be nearly impossible to remove the air handlers and duct work, but we don't want to leave the building full of defunct equipment. **RM will look at the building system to make suggestions for one hybrid system – one boiler plus heat pumps – to take back to the contractors for new estimates.** JW said that this may end up being a phased project: boiler; heat pumps; and a/c condensers. The best way to remove the air handlers, if that is part of the final plan, is to do it when the new roof is installed. If we keep the duct work, it should be cleaned and sealed for better efficiency and cleaner air. RM also noted that there are new hvac ceiling systems that are meant to be installed and serviced from below.

Final thoughts – JW suggested that MS come up with a full list of reasonable asks for the library. Things can be reduced or removed if funding is not available.

B. Schools – JW explained the purpose of the TPC to ML.

SLRSD General Discussion – There will be no articles for capital outlays this year. ML said that he has changed the way project bids are recorded to keep the numbers under control.

Future Projects – JF said that they will be looking to put in a roundabout at Station and Lake Streets using SLRSD capital account, State, and Federal funds. This will not be a school budget item or come from the town of Kingston. The project will likely take five years from conception to completions and cost approximately \$2 million.

Administration Building – JW asked if there has been any movement on this proposed project. JF said that the internal debate is still going on. They either have to make the current building ADA compliant or build a new building (in the lot behind the current building) while still using the current one. The cost would be between \$8.5 and \$10 million. This would not be coming to the towns until the school debt rolls off (2 ½ - 3 ½ years). This needs to be done. The front doorstep is hazardous (many people trip and there has been at least one person fall through the glass door) and a new hire of a handicapped person would require immediate ADA compliance. Administration buildings are not eligible for state funding.

Other SLRSD – It is expected that some of the debt roll-off will go to upgrade the athletic fields.

Dennett School Issues -

1) Roof – This will need to be done in the next few years. If there is no state funding, we will have to phase the project by the individual roofs.

2) Siding – Two areas of the siding are in rough shape. These are the playground side and the gym gabled end. ML is getting estimates for the playground side. They are looking at vinyl and other options to decide which is better. ML is also looking at options to clean/pressure wash and paint the siding to extend the life.

3) Fire Alarm Panel – There have been several false alarms. The panel needs to be replaced. ML is getting estimates.

4) Classroom floors – This is an ongoing need. ML is not sure if Principal Peter Veneto is looking to do more this year or if they will skip a year. It may depend on what is doable with funding this year.

5) Grease Trap in Kitchen – Needs replacement. Food Services probably has funding.

6) HVAC units – The replacement of one failed unit was funded with CARES Act money. It will be replaced as soon as it is available from the manufacturer. There are five other units that will need to be replaced eventually. All units are 20+ years old. JW asked ML to triage the units to decide if anything is pressing. We need to know this ASAP to have the possibility of using ARPA funds. Even if all our ARPA funding is used, there is the possibility of getting more if other towns have not claimed the money and we are ready with a proposal. ML said that the HVAC company is coming during February vacation.

3. TPC FAQs – JW has been working on the answers.

4. PRESENTATION DRAFT DISCUSSION – This will be based on the previous presentation. JW is working on updating it.

5. MINUTES FOR APPROVAL – NB moved that the minutes for 1-11-24 be approved as written. JT seconded. All aye.

6. OTHER DISCUSSION

- a. LD is working on a list that shows all the grants the town has received. People need to be reminded that our Town Administrator and various departments (Fire, Highway, Police, Library, etc.) routinely save the town money by finding grants to meet our needs.

NOTE: No other agenda items were discussed.

7. The next meeting will be on January 25, 2024. Police Chief Matt Ahl will be our guest presenter. We also need to schedule the Highway Dept. and the Recreation Committee.

The meeting adjourned at 8:06

Notice of Meeting

POSTED IN ACCORDANCE WITH THE PROVISIONS OF MGL 30A, §§ 18-25

Town Properties Committee			
Date:	01/18/24	Day of Week:	Thursday
Time:	6:30 PM	Place:	Dillon Training Room - PPD, 7 Palmer Road
AGENDA			
EXPECTED GUEST(S):		Mike Slawson (Library) - 6:30pm Jason Fraser/Michael Lawless (Schools) - 7:15pm	
DISCUSSION - Votes may be taken on one or more of the following:		<ol style="list-style-type: none">1. Fire Station Project/Town Complex Infrastructure2. Update/Building Needs (Library/Schools)3. Active Projects<ol style="list-style-type: none">a. Town House Roof #1b. Town House - Front Entry (CPA)4. Future Projects<ol style="list-style-type: none">a. Storage Building5. TPC FAQs6. Presentation Draft Discussion7. Tracking Spreadsheet Review<ol style="list-style-type: none">a. Existing Item Reviewb. New Items	
OTHER		<ol style="list-style-type: none">1. Any other business that might legally come before this committee	
MINUTES FOR APPROVAL		01/11/24	
UPCOMING MEETING DATES		01/25/24	

Signature: Jon Wilhelmsen

Date 01/16/24

Town Properties Committee - Library Update - 1/18/2024

Completed Projects

- Hot water heater replacement.
- New lighting in adult fiction.
- Front ramp repair and non-slip coating.
- New carpet in the children's room.
- New fiction shelving in the children's room.
- New emergency exit and exit doors in children's room.
- Heat pump installation.
- New leaching field.
- Girl Scout raised garden beds.
- Parking lines repainted.
- Back patio power wash and refill polymeric sand.

In Progress

- New non-fiction and picture book shelving and new furniture in children's room.
- New carpet throughout building (except children's room).
- Refinish wood flooring.
- New paint in several places.

Grant Applications in Progress

- Libraries Transforming Communities: Accessible Small & Rural Libraries.
 - Grant request is for \$20,000 for lighting and front entrance ramp

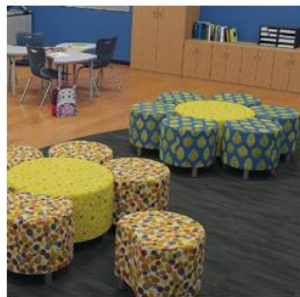
For FY25

- Heating/AC system.
 - See attached estimates
- New outdoor book drop.
 - Asking \$6,500

New picture book and non-fiction shelving.



New Furniture in Children's Room



Surefire Heating
71 Fuller St
Middleboro, MA 02346 US
jeff@surefireheating.com
https://www.Surefireheating.com

Possible
2 head mini split for
offices.



Estimate

ADDRESS

Mike Slawson
Plympton Library
248 Main st
Plympton, Ma 02367

SHIP TO

Mike Slawson
Plympton Library
248 Main st
Plympton, Ma 02367

ESTIMATE # 1132

DATE 01/15/2024

SERVICE	DESCRIPTION	AMOUNT
Ductless mini split	2- Fujitsu AOU 24RLXFWH ultra heating condenser (Study) - main building	75,000.00T
Inverter	2- Fujitsu ASU 24RLF 2 ton wall inverters (Study)	0.00
Ductless mini split	1- Fujitsu AOU30RLXEH 2.5 ton ultra heating condenser (Childrens room)	0.00
Inverter	1- Fujitsu ASU30 RLE 2.5 ton wall inverter (Childrens room)	0.00
Ductless mini split	1- Fujitsu AOU36RLXFZH 3.0 ton ultra heating condenser (Old part)	0.00
Inverter	2- Fujitsu ASUH18LPAS 1.5 ton wall inverters (Old part)	0.00
Condenser Stand	4- 12' condenser stands	0.00
Lineset	4- Insulated copper line set's	0.00
White slim duct	40 ft of white slim duct	0.00
Communication cable	150 ft of 4 wire communication cable	0.00
Electrical work	All electrical work to be done by licensed electrician	0.00
Equipment Removal	Remove old condensers and boilers	0.00
General work	Move existing ductwork on the new heat pump to front left room, off main floor cut in 6 new registers.	0.00

This will be a total of 4 condensers and 5 wall inverters, along with new ductwork for the front left room, this will cover the entire building with high efficiency heat pumps and air conditioning. Going through Mas Save program you will be eligible for \$2500 per ton, which you will have a total of 9.5 tons. I will email you an optional quote for a 2 head mini split system for the two small offices if you feel that that is necessary and a piece of electric baseboard for the vestibule.

SUBTOTAL

TAX

TOTAL

75,000.00

4,687.50

\$79,687.50

Casey Heating and Air Conditioning Inc
1 A Marion Drive
Units 1 & 2
Carver, MA 02330



PROPOSAL

Presented to:
Plympton Public Library
248 Main St
Plympton, MA 02367

Customer Contact:
M: (781) 585-4551
E: mslawson@salsinc.org

Job # 21166
Job Name Sales Lead
Proposal # P-21166-2
Technician Ryan Springhetti
Issue Date Jan 17 2024

Service Location:
248 Main St
Plympton, MA 02367

Your Price: \$92,959.00

Description	Qty	Price
Mitsubishi Heat Pump	1	\$92,959.00
<p>Install 5 outdoor Mitsubishi Hyper Heat heat pump units on composite pads in 12 inch stands Install Mitsubishi wall units throughout the library to condition all the common areas Bathrooms and front entry will require a separate heating source Install Mitsubishi branch box units for SM model heat pumps Install refrigeration lines in pressurize Refrigeration lines will be covered on the outside of the building with white paintable line Install wiring from the panel to the equipment Install communication cables to each indoor unit Install drain lines to terminate outside Pull required permits Startup systems and show owner tutorial</p>		
Equipment		
Old building		
MXZ - SM36NAMHZ		
MSZ - GS18NA		
MSZ - GS18NA		
Children's room		
MXZ - SM36NAMHZ		
MSZ - GS18NA		
MSZ - GS18NA		
Meeting room		
MUZ - GS18NAHZ		
MSZ - GS18NA		
Middle and front office area		
MXZ - 3C24NAHZ4		
MSZ - GS12NA		
MSZ - GS06NA		
MSZ - GS06NA		
MXZ - SM48NAMHZ		
MSZ - GS18NA		
MSZ - GS18NA		
MSZ - GS12NA		
Mitsubishi Commercial Warranties		
5 years parts		
7 years compressor		
1 year installation		
\$23,000 due upon authorized agreement		
\$23,000 due upon equipment delivery		
\$23,000 due upon rough installation		
\$23,000 due upon completion of installation		
\$959 due upon system start up		

Your Price	\$92,959.00
Additional Rebates	\$33,333.00
Your Total Cost	\$59,626.00

Review and Sign

Proposal Notes:

- Exact system locations and design will be done prior to installation
- The electrical service to the building must be upgraded prior to turning on all systems
- The electrical service upgrade will be done by other contractors and is not included in this estimate

Customer Approval:

☐ I accept this proposal and agree to the terms and conditions.

Rebates:

Name	Description	Amount
Mass Save	Commercial	33,333.00

Contract Terms:

Casey Standard HVAC Contract Terms

01. Terms & Conditions

- By accepting delivery of products provided from or by engaging Casey Heating and Air Conditioning, Inc. ("Casey") to provide product(s) or perform services, Customer agrees to be bound by and accepts these Terms and Conditions unless Customer and Casey have signed a separate agreement, in which case the separate agreement will govern.
- The Terms and Conditions of product sales and service projects are limited to those contained herein. Any additional or different terms or conditions in any form delivered by the Customer is hereby deemed to be material alterations and notice of objection to them and rejection of them is hereby given.
- These Terms and Conditions constitutes a binding contract between Customer and Casey and are referred to herein as either "Terms and Conditions" or this "Agreement." Customer accepts these Terms and Conditions by making a purchase from or placing an order with Casey or engaging Casey to perform or procure any services.
- This proposal may be withdrawn by Casey at any time prior to receipt of notice of acceptance by Casey's Customer and/or if it is not approved by a properly appointed officer of Casey.

02. Payment Terms

- Prices quoted by Casey are good for 30 days only.
- Payment terms, included deposit are set forth in Proposal.
- Final payment is immediately due and payable upon "Substantial Completion" which is defined as the time when equipment is installed and operating.
- Customer is not permitted to withhold payment for warranty items or damages or delay in performance of services.
- Customer agrees to pay all invoices rendered by Casey for work performed on behalf of Customer subject to the terms herein.
- Customer acknowledges that from time to time Casey may offer promotional discounts of varying amounts. The Proposal executed by Customer includes all promotions available at that time. Promotions that occur after execution of proposal will not be applicable and will not affect contract price.
- By manually signing (including electronic signature) customer acknowledges and authorizes Casey to retain and / or store any payment information provided such as credit card and / or electronic banking information in Casey HVAC software and accounting systems. The customer also acknowledges that they are authorized and have authority to authorize Casey to store this payment information.

03. Mechanics Liens. Under the state's Mechanics Lien Law any contractor, subcontractor, laborer, supplier or other person who helps to

Casey Heating and Air Conditioning Inc
1 A Marion Drive
Units 1 & 2
Carver, MA 02330



PROPOSAL

Boiler Replacement

Presented to:
Plympton Public Library
248 Main St
Plympton, MA 02367

Job # 21166
Job Name Sales Lead
Proposal # P-21166-1
Technician Ryan Springhetti
Issue Date Jan 17 2024

Customer Contact:
M: (781) 585-4551
E: mslawson@caseyhvac.com

Service Location:
248 Main St
Plympton, MA 02367

Your Price: \$39,305.00

Description	Qty	Price
Burnham Boilers Install 2 Burnham 95% Alpine high efficient boilers Install outdoor temperature sensor for maximum efficiency Install new near boiler piping Install new piping to connect to the existing system piping Install new expansion tank, auto feeder, backflow preventer, and air separator Keep the existing circulator pumps for the system Install new electrical wiring and controls as needed Install glycol to the system to help prevent pipes from freezing Install new air intake pipe Install new exhaust pipe with approved material Fruit install new condensate pumps and drain lines Remove the existing heating systems Pull required permits Start up systems and show owner controls Equipment 2- Burnham Alpine 150 Burnham warranties 1 year parts 10 years heat exchanger 1 year installation 50% due upon authorize agreement 50% due upon completion of installation	1	\$39,305.00

Your Price \$39,305.00

Review and Sign

Customer Approval:

☐ I accept this proposal and agree to the terms and conditions.

Contract Terms:

Casey Standard HVAC Contract Terms

Contact Us: (508) 580-7753 office@caseyhvac.com www.caseyhvac.com