

**PUBLIC SAFETY FACILITY COMMITTEE
JULY 5, 2022
RESOURCE ROOM, TOWN HALL**

CALL TO ORDER

Chair R. Weatherall call the meeting to order at 7:11 p.m. with the following members present: P. Dziadose, D. Morris, J. Fay, T. Jones, K. Buhl, C. Surpitski, Chief P. Nikas, and Chief P. Parisi. Also present were OPM Joe Sullivan, architect Ted Galante, Kylee Simpson of TGAS, and citizens John Sarni and Julian Colville. It was noted that Jean Emerson was missing her first meeting since the inception of the Committee, due to Covid. Absent also were R. Donahue, R. Harb, and H. Schwartz.

CITIZEN QUERIES

John Sarni of the Design Review Board and Reuse Board said he is attending meetings because he is interested in the outside design of the building. Joe said the Committee has been very invested in making a building the Town can be proud of and welcomes input.

Citizen Julian Colville said he and his mother were attending because they are abutters of the site and are concerned about losing the open space and with what will be replacing it.

DISCUSSION OF THE DESIGN PROCESS

Joe said the process will be very deliberate and thorough, with all the i's dotted and t's crossed to make sure that all of the Departments' space needs are met. Ted said a lot of consideration is going into transforming the current site, in terms of sustainability and resiliency.

Ted then introduced the Program Book which contains every room in the facility as identified in the previous study. The Chiefs and Union representatives are looking through it to make changes. The goal is to make the building as efficient as possible for its uses. The site (parking, generators, dumpsters, etc.) will be programmed later.

Ted showed a slide of the site with its perimeter juxtaposed against the currently identified wetlands. The wetlands boundary has been moved, negatively for the Town. Ted said the Town must provide a legal document defining the wetlands. Another slide shows a white line identifying the setback dictated by Town bylaws. Joe said, if necessary, the Committee can seek a hardship variance.

A third slide showed the elevation of the site and where the most significant fill needs to be. Ted is concerned with "how wet" the site is, how high the water table is, and whether it might necessitate filling farther back than planned. In discussion of the history of the site, namely, its former use as a farm, Joe said more test pits might need to be bored to determine the suitability of the soil. If a lot of organics are identified, that soil might have to be relocated.

The next slide showed the Program Book, reflecting the previous study, not necessarily what the end design will be and "not accurate in any way" (Ted's comment). The square footage and layout of each room are prompts for the Departments to look over. Chiefs Nikas and Parisi have been asked to give their input by July 12.

Jamie expressed concern about the Town's new storm water bylaw which could significantly impact the project or even scuttle it and recommended that the impact be studied

now. Joe said, even if the footprint is shrunk significantly, square footage can be kept by a vertical build.

QUESTIONS

Bob asked Joe and Ted what their thoughts are on the budget, given inflation and rising interest rates. Joe said they are tracing both trends on a daily basis based on current projects. Ted said the price per square foot is “inextricably tied at the hip” to the aesthetics of the final building. The more elaborate, the more expensive. Joe said some “difficult discussions” will be had and some concessions will have to be made. The tight budget makes eliminating future changes to the design all the more important.

Joe and Ted discussed early bid packages. One example is buying materials early if we know costs will go up. Ted said an “early site package” would involve clearing the site prior to the project going out for bidding so that GCs would have a better idea about the entailment of the job.

Bob asked for a “loose look” at what the months ahead will look like.

From Joe: Schematics: two months; Design Development: three months;
Construction Documents: two months; Bidding: eight weeks

Joe added that there will be an update each week and there should be a public forum between each phase. Forums should be scheduled three-to-four weeks out. Jamie would like the schedule to be published. Bob said that updates will be shared on the Committee website.

To Peter’s question of who is making the calls to move the wetlands question forward, Joe replied that he will be in touch with Coneco and DeRosa.

COMMITTEE PICTURES

Attendees then looked at pictures (submitted by members) of various structures and landscapes around town that summed up the Ipswich aesthetic for them. Ted said he found these very helpful. Members were encouraged to send more pictures to Kendall, to be published at “ipswichsafety.com/2022/06/29/this-is-IPSWICH”. The password to view this is “IPSWICH”.

NEXT MEETING

PSFC will next meet on Tuesday, July 19, at 6 p.m.

ADJOURNMENT

Kendall moved, seconded by Tammy, to adjourn at 8:55 p.m. UNANIMOUS.

Reviewed and adjusted by Jean Emerson (7/24/22)