

IPSWICH PUBLIC SAFETY FACILITY COMMITTEE
MARCH 7, 2023
RESOURCE ROOM, TOWN HALL

CALL TO ORDER

Chair R. Weatherall called the meeting to order at 6:06 with the following members present: Chief P. Parisi, Chief P. Nikas, H. Schwartz, R. Donahue, D. Morris (who dismissed himself in acknowledging David Irvine of Dispatch in the Police Department as his replacement), and J. Emerson. Also in attendance were Town Manager Crane, Michael Johnson of the Resiliency Committee, CHA Joe Sullivan and Laura Jolly, TGAS' T. Gallante and Brian Elyo, Nick Fair and several others involved in the planning of the building of public safety facilities. Absent were K. Buhl, C. Surpitski, T. Jones, J. Fay, and P. Dziadose.

PRESENTATION OF DESIGN DEVELOPMENT

Ted Gallante began with the statement that we are heavily into the design-development stage; minor changes are easy and big ones are very hard. In the overall program in the next three weeks, there will be a proposal to change the intersection of the road from Linebrook to Pine Swamp Road so that vehicles coming out from Public Safety will be seen. Relocation of firefighter parking spaces and the fourth bay are shown. The mechanical drawings are getting larger, first floor and the upper floor were described, and the building envelope of duct work, piping systems, lighting, and fire alarms are included in this new model. The use of geo thermal versus photo voltaic on the roof of the building is a decision that has to be made soon.

Harvey asked if electric-vehicle parking is dedicated for police cruisers and was told that six spots for electric vehicles are indicated in the general area, and police has a couple of extra locations. Access will be available when it is more popular--some as "rapid chargers", others not. A partnership exists with the Electric Light Department working together with everyone's best interests. There was discussion of developing the "undevelopable land" for parking. Chief Nikas spoke with the designer about police cars backing in so that they can get out faster from the Fire Department side.

The best drainage for stormwater is up near Linebrook Road. The resident on the east side nearest the new facility requests that the trees which are currently there be preserved, and Ted promised to respond to this issue.

In three weeks, Ted will have plans for each room drawn with significant code issues flagged, cost of building the envelope wall and design, and level of insulation (R-value). Chief Nikas asked and was told that the outside elevations would take at least a week. A new building code will be law by July 1. Mike Johnson asked for the kind of insulation, and Ted replied that it depends on construction, in process. When Mr. Sarni asked about the fourth bay (now depicted), Bob said that it is to be carried as an alternate, but working it as if it was in there.

Bob asked Nick Fair to run through his current thinking, and Nick spoke of the Planning Board, the Conservation Committee, and others who are involved, whereupon Bob cited the need to get into filing deadlines by the end of April into May, and the “permitting” parts must be accelerated. Nick opined that the unique challenges of Public Safety are greater than other facilities, and the Building Committee must react quickly. The heat-pump chiller on one of the lower roofs is most efficient. The challenge with geo-thermal is that wells take money and space: one well for every thousand feet @\$25,000 per well. The water discharge is on top of wetlands, and he would add close to a \$1 million figure. (30 wells equals \$50,000 plus delays, etc. equaling \$1 million). The Federal IRA Act will provide 30%, but there is presently no vehicle to get a grant. Nick advised that Ipswich would go much further with the photovoltaic system under a Power Purchase Agreement (PPA). While he loves “geo”, he doesn’t see it as a way of saving money. He also mentioned that a heat pump’s life is 25 years.

In two weeks, the cost of the building is needed. Joe asked for one week to put the plan together. TM Crane gave the assignment of looking at the geo-thermal plan. Mike Johnson agreed that the analysis should come first, and Chief Nikas commented that this all must be done in the next three weeks. Harvey added that we can’t go back to the Town. Joe commented that time hinges on a redesign, pushing the schedule ahead, and an increase in cost every month. Nick agreed that pushing the schedule out adds to the cost and, without the funding, geo is not good compared to photovoltaic. Green Engineer’s opinion is that geo doesn’t work on this property.

Bob suggested that the subject be left there and said that the citizens would need direction by a vote by PSFC. Mr. Crane suggested a public meeting for public comment.

APPROVAL OF MINUTES

Harvey moved, seconded by Chief Nikas, to approve Minutes of February 13, 2023.
UNANIMOUS.

NEXT MEETING -- pending.

ADJOURNMENT

Harvey moved, seconded by Chief Nikas, to adjourn @ 7.52 p.m. UNANIMOUS.