

**IPSWICH PUBLIC SAFETY FACILITY COMMITTEE**  
**OCTOBER 12, 2022**  
**ROOM C, TOWN HALL**

CALL TO ORDER

Chair R. Weatherall called the meeting to order at 6:10 p.m. with the following members present: Chief P. Nikas, Chief P. Parisi, C. Surpitski, T. Jones, J. Fay, H. Schwartz and J. Emerson. Also present were Dep. Chief Prentiss, John Sarni (Design Review Board), Mary Delai (Climate Resiliency Committee), Joe Sullivan (CHA Project Manager), Ted Gallante and Kayla Gallo (TGAS, architectural firm). Absent were D. Morris, P. Dziadose, R. Donahue, and K. Buhl.

CITIZEN QUERIES

None.

DISCUSSION OF DESIGN DEVELOPMENT (SCHEMATIC PLAN AND FLOOR PLANS)

The Working Group's meeting on October 6 had reviewed on Zoom the most recent changes and studied the up-to-date version so that the design is getting smaller and doing so without losing any key pieces. Engineers from various fields are fully engaged. The current figure for the building is just under \$21 million for 30,693 square feet. Interior finishes are included as part of the construction costs @\$650 per square foot. To Joe's question regarding the current bidding number, Ted explained that it is \$615 per sq. ft. but going up, and anything added to the building will increase the costs. To Joe's question of alternate plans, Ted remarked that with escalation increasing, the effort is to build into the current number.

To Mary's question about heating, Ted answered "It will be an all electric building. Ground-source heat will be very difficult and very expensive on this site because of the wetland." While Ted seemed to be dismissing the use of geothermal heat, Jamie said he did not want geothermal to be dismissed.

In viewing the schematic design projected, the group listened to Ted's plan with 50' allotted for egress of fire apparatus to Linebrook Road. There was considerable discussion when Tammy brought up the new Essex facility having provision for "gender-neutral" experience, the flexibility needed, and her comments with possible suits to happen. Ted decided to move that item into the development phase. Harvey agreed that every bathroom has to be "gender neutral."

Rooftop units (RTU) are being worked on for dimensions, and conversation took place about communication towers. One of the programs needed from the Town is the height that a tower needs to be. A meeting will be held with the Communications Department re towers, separate from the architect. Mary asked about solar array.

A plan has not been developed for parking and, when Jamie did not understand why there is no grading plan yet, Joe expressed frustration with repeated calls to the surveyors without results. Tammy mentioned the need for parking for the "community room" attendees. Parking along Pine Swamp Road for visitors and a possible retaining wall can be worked out by

Chief Nikas and the Public Works Director for Ted's information. Once the group agrees to the total parking design, it will be presented to the Planning Board.

In the discussion of Schedules, the following dates were projected:

Schematic Design	8/2/22 – 10/28/22
Design Development	10/32/22 – 2/3/23
Construction Document	2/6/23 -- 6/30/23
Bidding	7/3/23 – 9/5/23
Construction Administration	9/6/23 – 12/20/24

Joe suggested a meeting with the Planning Board and building inspector at the beginning of November, 2022, and further discussion evolved re the method of setting meetings with other committees and with the public. Suggestion: Public Forum in Room A, Town Hall, the week of November 16, to be confirmed with TGAS.

To Mary's question on the basis of the design, Joe stated that we are building with the energy code and climate consultant under the new State Building Code.

#### NEXT MEETING

The Working Group will meet at 9 a.m. on Zoom on October 20 and the whole PSFC group will meet on October 26, which, Ted commented, "is pretty close to the final design."

#### APPROVAL OF MINUTES

Jamie moved, seconded by Harvey, to approve Minutes of September 29, 2022.  
UNANIMOUS.

#### ADJOURNMENT

Tammy moved, seconded by Bob, to adjourn the meeting at 7:54 p.m. UNANIMOUS.