

**PUBLIC SAFETY FACILITY COMMITTEE  
MAY 24, 2022  
TOWN MANAGER'S CONFERENCE ROOM**

CALL TO ORDER

Chair R. Weatherall called the meeting to order at 7:04 p.m. with the following members present: D. Morris, C. Surpitski, Chief P. Nikas, H. Schwartz, P. Dziadose, K. Buhl, J. Fay, J. Emerson, and (at 7:40) T. Jones. Also, Chief P. Parisi joined on Zoom from Chicago, Joe Sullivan and Kayla Gallo (OPM CHA firm), and guest John Sarni were present. Absent: R. Donahue and R. Harb.

APPROVAL OF MINUTES

Kendall moved, seconded by Charlie, to approve Minutes of April 14, 2022.

UNANIMOUS.

Charlie moved, seconded by Kendall, to approve Minutes of May 12, 2022. Abstaining: Chief Nikas. UNANIMOUS.

DISCUSSION RE ANSWERS TO QUESTIONS PUT FORTH BY PSFC FROM LAVALLEE/BRENSINGER (LBA) AND THE GALANTE ARCHITECTURE STUDIO (TGAS)

Joe Sullivan commented that the eleven questions were original with follow-up questions. The summations which were sent to all members gave a little more insight. It all comes down to three points: a group whom PSFC will work with for 3-5 years, how the group communicates; that is, do we have the ability to let the architect know what we are looking for in program needs, etc. , and on the matter of accreditation, did they meet your commitments for the next 50 years? It is important to have the information to make the right decisions.

Charlie asked Joe, based on his experience, if he found one with better experienced than the other. Joe worked with TGAS and respects them and said LBA has a great team, too.

Kendall commented that LBA's answer to the first question re fire facilities leaned heavily on operational input, and Joe explained that LBA is working with a group of firefighters. Joe said that you want to make sure that each department's dynamics are designed for looking forward, not the way they have done it in the past. The difficulty is that once you have a preferred project, you then don't see everything. The departments need to say how their programs operate. Harvey commented about the same "paragraph verbatim" within the answers.

Chief Parisi and Chief Nikas both were comfortable with TGAS. They have talked to people who are working and have worked with TGAS. The way we will operate and the way our operation is designed, we need to be assertive on what we need, Nikas said.

The beauty of looking at other projects, Joe commented, is that you get to see something that you don't have. Joe needs to see how the departments work, because some are so different from others, and police and fire as so different from each other.

Bob spoke of the TGAS work in the Wareham area when the Town of Wareham gave them only \$8 million when they wanted \$14 million. Bob spoke of the strong points in some of the areas of both architectural firms, and Joe responded that it comes down to who you think you can work with and what value and integrity is going to come to Ipswich. Dan commented

that LBA had “good job” reports in Wells and Dover and that the dispatch center in Tewksbury was a “good job”.

Chief Nikas reported that the Belmont project was well done. TGAS made a sally port which fit into the plan with its historical-district restrictions. Bob said that, in talking to Northbridge’s Chief and Town Manager, there was a good experience with TGAS: they were paced, easy to get hold of, and had a good follow-up.

John Sarni (of the Design Review Board, and Reuse Committee Board) asked what these buildings are going to look like when all is said and done. Joe explained that it is important to have discussions and contacts with the townspeople. Kendall remarked that TGAS’ comment is that you work with any buildings that the Town wants. Bob said that both firms address the design phase well, and the community will have opportunities to watch where we are. Bob visited towns where LBA worked, one of which was building “dorms” and was called a “tremendous partner.” In another case, he heard that LBA was really responsive. He heard the same thing from TGAS clients: very attentive, listener, and responds to input.

Presently in Chicago, Chief Parisi spoke on Zoom and reported on a call to Quincy which is not yet built and in New Bedford where he wasn’t a fan of the façade, but they felt that it was a good experience. He referred to Belmont’s sally port as well. Ted Galante (TGAS) is presenting in Chicago as a fire/police architect. He has done some pretty impressive work in Iowa and NYCity, and we might be able to bring him back to a historical building. While Tammy wondered about TGAS traveling all over the country; others said TGAS is available and they are not going anywhere.

Harvey asked if anybody is against either firm. Bob said that he likes TGAS and LBA. Looking at LBA’s body of work and the group that they brought to the interview, he was impressed and indicated that if we gave them the project, the firm would bring us a building that we would be pleased with. Overall, with their broader experience, they are the best for this town. Chief Nikas said, given the constraints of the land, he felt LBA could not build better than TGAS who has built more public safety buildings. He could go with either one but personally likes TGAS.

Chief Parisi commented that after the interview, he was thinking that TGAS was his only choice, but in talking with LBA’s other clients, he has come to be more comfortable with their work. Nevertheless, he thinks that TGAS is the way to go. They have the credibility and the knowledge. From other chiefs, he has heard that TGAS and CHA are a great team and work well together. Nikas and he will be in this project every day and married to these guys!

Tammy, saying that you won’t go wrong with either, remarked that we have to trust their abilities and she has faith in both, and chose LBA. Kendall feels that TGAS has a better understanding of what we do. He recalled that they have come in under budget. We do know that we have a good many challenges. Joe remarked that prices pre-pandemic were \$600/sq ft and now are \$800/sq ft. Kendall, referring to talking with other Chiefs, said that “mill towns” got what they wanted and not the “big city” complex. Jean, referring to one of TGAS’ answers to the follow-up questions in regard to Ipswich’s Climate Resiliency Committee working with

FinCom, DPW, SelectBoard, and Public Safety to get town-wide support of geothermal, said she was in favor of TGAS. Harvey, saying he had a good reaction to LBA, asked himself why he should think differently when both Chiefs agree on TGAS. He had been put off by TGAS' traveling and lecturing. Bob said TGAS does a lot of renovations, and Paul Nikas commented that TGAS lectures across the country on public safety design. Bob added that in this world with these technology-advanced buildings, when the firm's manager can defer to another expert, it is advantageous. Charlie agreed that it is important that the two Ipswich Chiefs are comfortable, and he likes Joe's response re who is the better listener (TGAS).

Dan's decision came about after having spent several hours in Wells, ME and Dover, NH police facilities designed by Lavallee. With TGAS the good point was that always every project that was handled came in at or below budget. They have worked with Joe. In talking to his counterparts in other districts, TGAS finds creative ways to fix a problem.

Jamie liked LBA in the interviews. Their diversity of architecture is great. Chief Parisi's evaluation of Wells was disheartening. We must have a building that reflects Ipswich. The Chiefs have to have confidence and Jamie reluctantly went with TGAS.

Bob spoke of what the buildings should look like. He referred to Chief Parisi's bad reviews of New Bedford. Peter looked at Wells and Dover facilities with Dan. He liked the answer that TGAS made to question #9: "Our goal is to make this the Town's building, part of the fabric of Ipswich." TGAS will be able to make the cuts so that it will work. Peter asked that Dan's 6+ pages re the visits taken on 5/15/22 by the two men to Wells and Dover be available. (Jean has two copies).

Joe expressed desire for Ipswich to be proud of the facility—the bottom line. The end user must be happy with the design and its architectural integrity.

#### FORMAL VOTE

It was stated that once voted, the group can't go back.

Kendall moved, seconded by Chief Nikas, to vote in favor of The Gallante Architecture Studio, Inc. as the architect for the Ipswich combined public safety facility. IN FAVOR- Parisi, Dziadose, Buhl, Morris, Schwartz, Surpitski, Nikas, Fay, and Emerson.

Tammy moved for reconsideration in favor of Lavallee/Bensinger as the architect for the Ipswich combined public safety project, seconded by Bob. IN FAVOR- Weatherall, Jones, and Donahue (in absentia).

The Interim Town Manager will get ready to do negotiations. The question came up that if we don't come to an agreement with TGAS, what do we do? And Joe replied that it is implied that, if you don't come to an agreement, you go to #2. Bob set a tentative date of June 21 for the next meeting.

There was discussion re the wetland flagging. Chief Nikas said that a third party came in so that there is agreement. Bob confirmed that it was a really diligent and proper process with no failure. Joe stated that they are on it with borings to be done.

ADJOURNMENT: Kendall moved, seconded by Paul N., to adjourn at 8:50 p.m. UNANIMOUS.