



Town of Plainville

COMMONWEALTH OF MASSACHUSETTS

Plainville Town Hall 142 South Street, PO Box 1717, Plainville, MA 02762

Phone: (508) 695-3010 Mon-Thurs 8:00am to 4:30pm, Mon Evenings 5:00pm to 8:00pm, Closed Fridays

PLAINVILLE PERMANENT BUILDING COMMITTEE

Members:

Jesse Wright, Chairman

Justin Alexander, Fire Chief

Mark Bertonassi, Building Inspector

Maggie Clark, School Committee

Jennifer Thompson, Town Manager

Luke Travis, Clerk

Thomas Kenyon

Meeting Minutes of November 2, 2016

Members Present: Jesse Wright, Justin Alexander (Fire Chief), Maggie Clarke , Jennifer Thompson, (Town Administrator), Mark Bertonassi (Building Inspector); Thomas Kenyon; Luke P Travis

Observers Present: Ad Hoc member: Jack Shepardson, Andrea Soucy

Guests present: Kevin Witzell, David G. McKinley, – Kaestle Boos Architects
Peter J Turowski and William S. Sylvia, Jr. - T2 Architects
Christopher Yarworth, Town Planner

Chairman opened the meeting at 7:02 PM. All individuals present introduced themselves to the group.

Justin made a motion to approve minutes for May 25, 2016, August 25, 2016, October 12, 2016 and October 26, 2016.

This Motion was seconded and with 7:0:0 vote passed

Mark discussed the need to relocate the access and egress from the public safety building. David McKinley discussed and reviewed the option for roadway locations and alternative access points from the public safety building.

David showed the location of a speed table/walkway from the library to town hall. There was discussion regarding the location of drop off areas for the library and town hall, existing tree locations and parking delineations. There was discussion regarding the proposed buffer areas.

Peter J Turowski gave a presentation of the town hall levels and layouts for the first floor. Jesse inquired about office square footage needs for the various departments. Andrea inquired regarding the ease of access to public meeting and voting spaces by elders. Peter and Jesse discussed the configuration of stairway locations. There was discussion regarding the locations of clerk, assessor, collection and health departments on the first floor. There was discussion regarding natural lighting to various areas.

Peter continues to present the layout of the second floor where planning, building, administrator and accounting offices would be located. There was discussion regarding the configuration of



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departments and access and egress. Finally, Peter presented possible elevation presentations of the front façade.

Kevin Witzell then began his presentation of the floor layouts for the public safety building. Kevin showed the access to each department and layouts of various rooms and spaces for personnel and equipment. Kevin explained the uses of various spaces and economies of shares spaces between the departments. Kevin presented the uses on the second floor for fire and police spaces for offices, bunk areas, living spaces and food services.

Kevin presented the proposal of costs for demolition of the old wood school and related costs. Kevin indicated that re-use of the old-wood school is not feasible given current codes and need for all new mechanical and structural elements. The cost for re-use will far exceed new construction.

Kevin indicated that he would need a 3 week lead time to prepare a bid package for demolition and another 2 weeks to receive bids and then 2-3 months for remediation and abatement to be completed. Demolition would require approximately one month. Kevin indicated that demolition of the old wood school could take place while a start on construction of the town hall could begin simultaneously. Total cost was shown at \$1,450,000.

Jesse, Jennifer and Justin discussed the timing of a town meeting for requesting funding for demolition and whether it should separate between remediation and demolition versus a onetime request for all costs. There was further discussion regarding the timing of town meetings and need to be sensitive to the vote to be taken for open space first.

Kevin indicated that a traffic engineer will be needed for the project to deal with the light to be placed at the main access point to the site. He has received three bids for the job and will be considering the costs before out next meeting.

Kevin indicates that due to the cost of the project being in excess of \$10M, that state law requires the creation of a Pre-Qualification subcommittee comprised of 4 members: the OPM (Mark), architect and two members of the building committee. The subcommittee is required to rate all contractors and subcontractors based on a set criteria and to fill out evaluations based on background investigations and references. The committee will require 30 hours of meeting time over a three week period. Jesse and Justin tentatively volunteered to be the members designated by the building committee.



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Next meeting date set for 7:00 pm on Wednesday, November 9, 2016.

Motion to Adjourn was made.

This Motion was seconded and with 7:0:0 vote passed

Submitted by:

Luke P Travis



New Building Project Plainville Public Safety & Town Hall



Plainville, Massachusetts
November 2, 2016

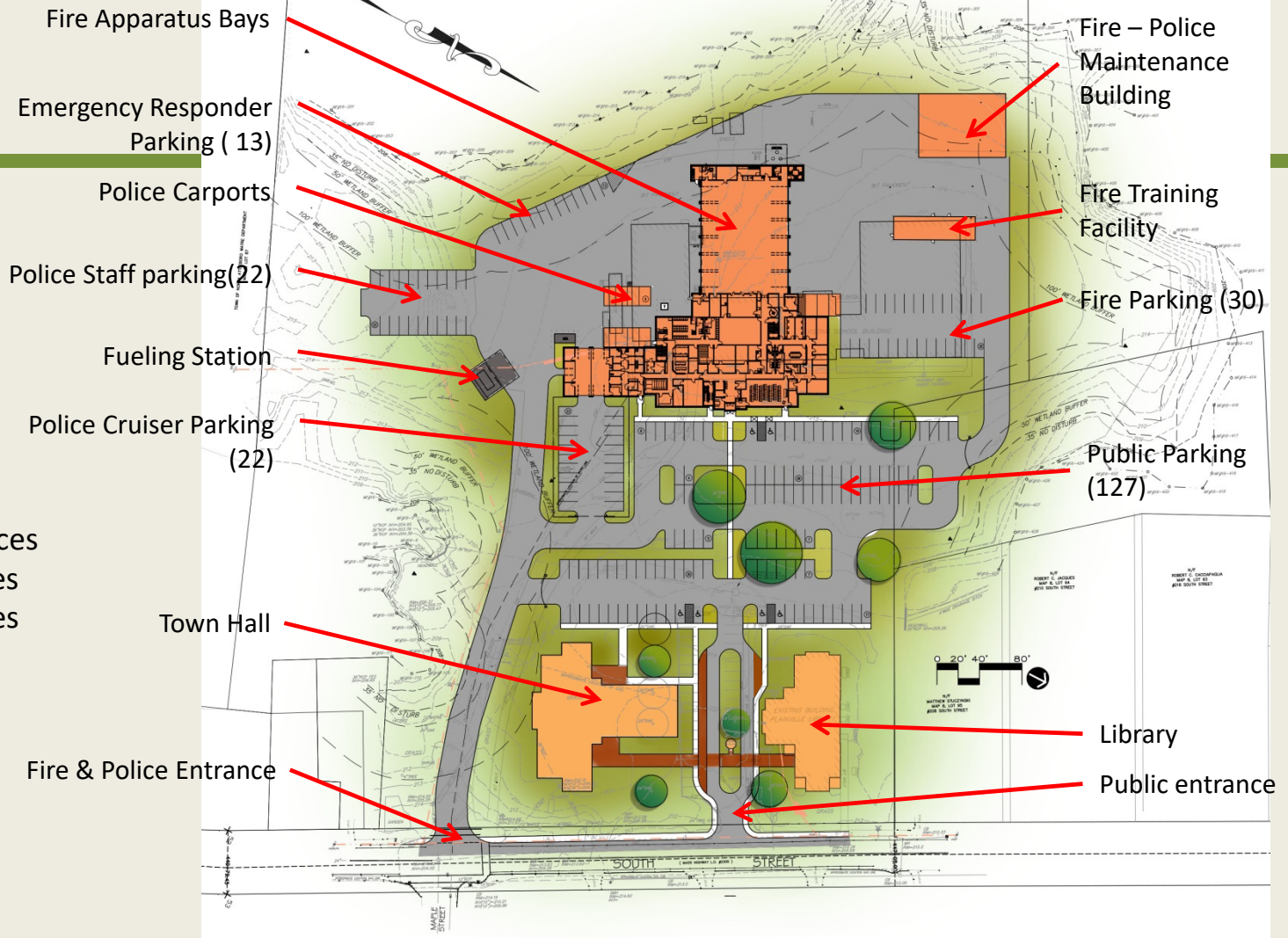
SITE PLAN

Parking

Central Parking 127 spaces

Police Parking 52 spaces

Fire Parking 43 spaces



SITE PLAN

SITE PLAN ENLARGEMENT

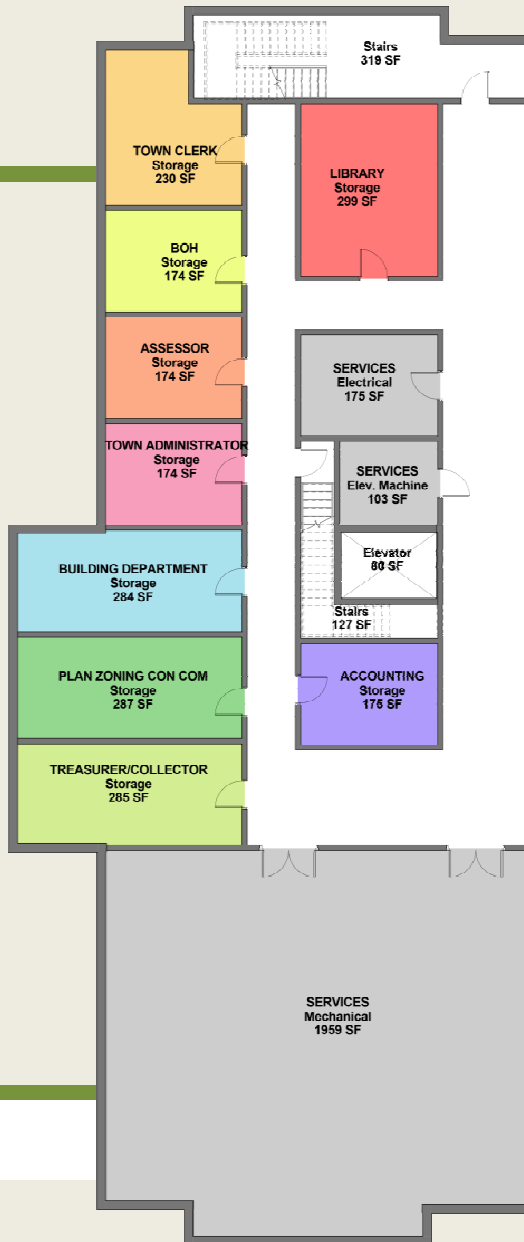
Town Hall or Library 15
minute parking
Brick pavers



Speed Table



**SITE PLAN –
TOWN HALL & LIBRARY**



BASEMENT:

7,060 GSF

BASEMENT LEVEL

- Remote storage spaces for all departments including Library
- Mechanical Spaces
- Elevator Accessible

**TOWN HALL
BASEMENT LEVEL**

MAIN LEVEL:

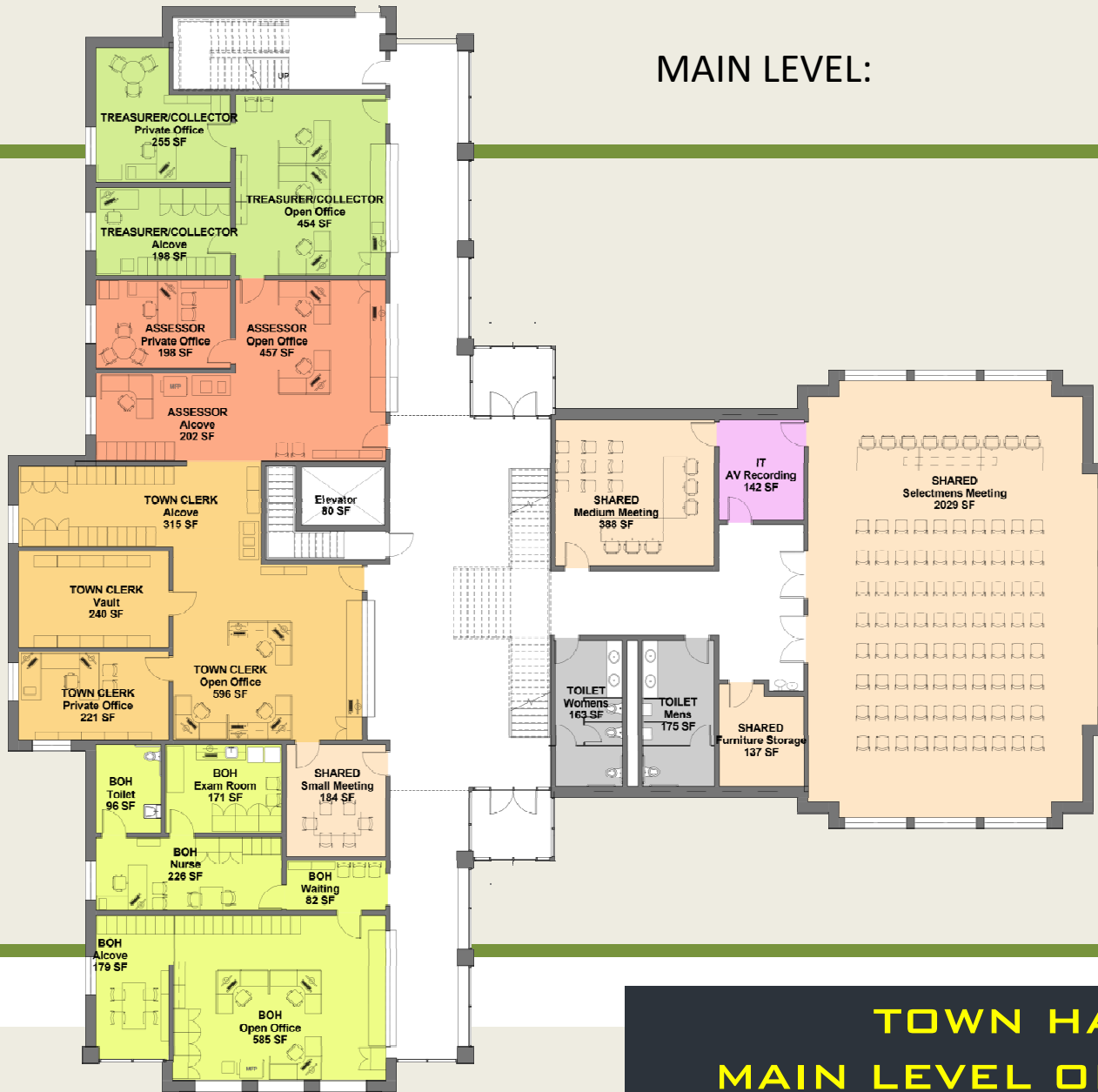
11,800 GSF



**TOWN HALL
MAIN LEVEL OPTION A1
A-SYMMETRY**

MAIN LEVEL:

11,800 GSF



**TOWN HALL
MAIN LEVEL OPTION A2
SYMMETRICAL**



UPPERLEVEL:

7,250 GSF

TOTAL GSF 1ST & 2ND:

19,050 GSF

TOTAL BUILDING GSF:

26,110 GSF

**TOWN HALL
UPPER LEVEL**

TOTAL GSF 1ST & 2ND:

19,050 GSF

TOTAL BUILDING GSF:

26,110 GSF



**TOWN HALL
3D MASSING**



**TOWN HALL
ELEVATION-OPTION 1**



**TOWN HALL
ELEVATION-OPTION 2**

PUBLIC SAFETY BUILDING

First Floor : 30,745 GSF

COLOR LEGEND

- BUILDING SUPPORT
- DISPATCH
- FIRE
- POLICE PATROL
- PRISONER PROCESSING
- PUBLIC/ SHARED
- SHARED SPACES



PUBLIC SAFETY BUILDING

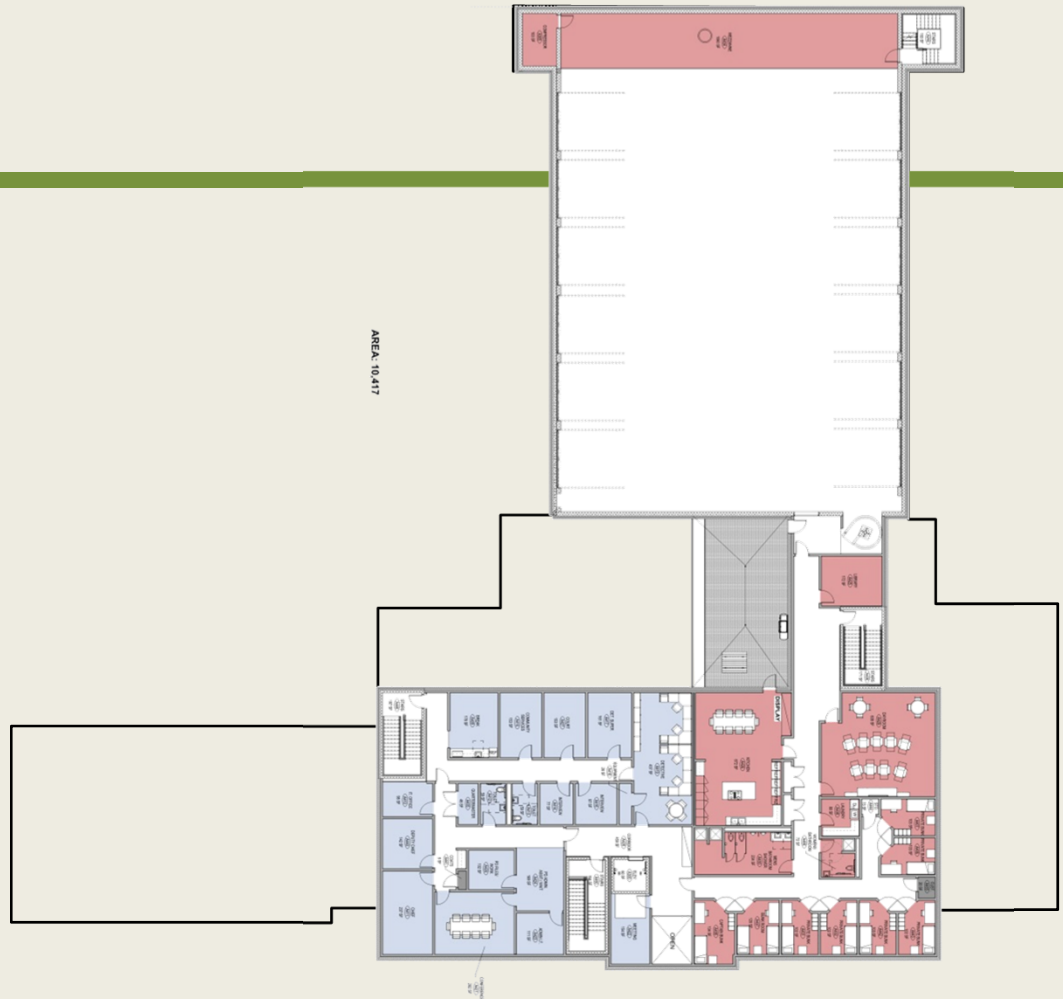
PUBLIC SAFETY BUILDING

Second Floor : 10,417 GSF

COLOR LEGEND

- BUILDING SUPPORT
- FIRE
- POLICE PATROL

PUBLIC SAFETY BUILDING
Total: 41,162 GSF



PUBLIC SAFETY BUILDING