

**TOWN OF ENFIELD
MUNICIPAL FACILITIES ADVISORY COMMITTEE
DESIGN TEAM**

**MEETING MINUTES
February 14, 2022**

MFAC Design Team in Attendance: Tracy Young, Tate Picard, and Kim Quirk, Reed Bergwall and Travis Boucher

MFAC Design Team Absent: N/A

Ex Officio Members in Attendance: Ed Morris, Town Manager Shirley Green, Library Trustee

Ex Officio Members in Absent: N/A

Town Staff in Attendance: Police Chief Roy Holland and Fire Chief Phil Neily

Called to order at 3:30 PM

Minutes – The minutes of December 13, 2022, were approved by consensus.

WHITNEY HALL FINANCING UPDATE

Ed Morris updated the Committee on the Whitney Hall Financing. Financing has been completed and approved by the Select Board with the same terms as the Public Safety Building except the interest rate which was locked in a little higher at 4%.

BUSINESS

Ed Morris discussed that the plan that we sent to final design and costing in December came back above budget closer to 8 million dollars than the 6 million dollar construction budget we had. Andrew Martin contacted Ed Morris to discuss this in January, and he and the Police and Fire Chiefs worked with Neagley and Chase (N&C) and Black River Designs (BRD) to remove wants from the project and minimize size of the building to reduce costs. Ed then explained that they did not compromise the building in ways to cut costs that would cause problems in the future such as the cuts on the DPW building. He stated they just removed items like the extra Sally port, larger locker rooms, and minimized the size of certain areas to meet the needs of the departments.

Ed Morris turned the meeting over to Andrew Martin from Neagley and Chase.

Andrew Martin reiterated that we did not compromise on the structural integrity of the building but made the needed changes to the footprint and spaces inside the building to reduce costs. HE emphasized that there were many items added in this design that were not in the Breadloaf design, that with the addition of Net Zero and the unprecedented inflation, has put us in the situation we are in.

There was some concern about the change away from full electric to using fossil fuels, but overall the committee understood the need.

BRD, went through the floor plan changes and explained why and how some of the floor plan changed. The new floor plan was presented to show the changes:

- The added fire bay was removed bringing the bay total back to five bays.
- The added drive thru feature was changed back to back in bays.
- The bays were pushed back on the site plan, improving the ramp to Route 4.
- EMS storage was moved into the building and secure EMS storage space was reduced.
- The locker room areas were reduced.
- The break room was removed.
- Some square footage was removed from the EOC.
- The Armory size was reduced.
- One sally port/garage was removed from the police side of the building, bringing the total indoor parking back to two bays.
- Added bunk rooms were removed along with the prosecutor's office, but replaced with less square footage with one extra office that can be used for a bunk room or office if needed.
- Other than that the building was rearranged to maximize flow and quadrant the building into usable areas.

BRD emphasized that all the changes were talk through with the Town Manager and Chiefs as the changes were being made. The Fire Chief and Police Chief agreed and explained some of the changes and the minimal effect they would have on operations. Police Chief Holland explained that this is the 50 year building we explained to the residents last year at Town meeting. Ed Morris, stated that is the committee looks at the floor plan, we are just about back to the same items, and just a little less square footage than the original Breadloaf plan.

BRD explained during their presentation that we went from the December floor plan of 19,857 sqft to this plan at just over 15,120 sqft (NOTE: the BreadLoaf plan was 18,780 sqft).

The MFAC Committee discussed with the Consultants the importance of keeping the building air tight, well insulated and as efficient as possible. Dan Kiley (in the audience) restated the need to keep long term costs as low as possible. Andrew Martin stated he understood and let the group know they would maintain an airtight building and insulate the best they could. There was a slight discussion about building and planning options that can be implemented if the budget allows or a future date.

By consensus the MFAC agreed with the new floor plan and we asked the contractors to prepare the detailed price list.

Ed Morris explained that the Committee would keep the every two week meeting schedule, but if the preparation for the next meeting was not complete, they would cancel.

Meeting adjourned at 4:47