

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

**MEETING MINUTES  
March 14, 2022**

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

**MFAC Design Team Absent:** N/A

**Ex Officio Members in Attendance:** Ed Morris, Town Manager

**Ex Officio Members in Absent:** Shirley Green, Library Trustee

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

Called to order at 3:32 PM

**BUSINESS**

Ed Morris explained that there had been some changes that have arisen because of the research conducted for the Congressional Direct Spending Grants (CDS) that the Town had applied for. While applying for the grants, work was done to cost the difference between propane Roof Top Units (RTU) and heat pumps for the heating and cooling of the building. While researching the cost difference there were some concerns on final development of the structure because there would be differences depending on what system we went with. Even bigger than that was the concerning information Andrew was hearing about contractors not being willing to bid on the project because they were already scheduling out for the year. Ed Morris and Andrew decided Friday March 10, 2023, that the best approach at this point may be to slow down and change the building schedule to be more competitive and give time for the grants to work themselves out.

Ed Morris turned the discussion over to Andrew Martin. Andrew explained that slowing down to speed up would be the best approach in his opinion. He thought we should change our goal to pour the foundation in the fall with plans to get the design completed and high lead time items ordered. This will allow us to start early spring with vertical construction and would reduce the need for winter heating and weatherization expenses for construction.

Andrew explained that in looking at heat pumps BRD had worked with Ed Pearson a retired Mechanical Engineer to help cost the differences.

Reed Bergwall asked about RFS, as they were the original MEP Engineer.

Andrew Martin discussed the separation from RFS when the MFAC Committee made the determination to move away from the net zero concept, when it was realized that Net Zero would push the project way over budget.

There was further discussion on this topic and the need to determine who Ed Pearson was and if that is who we would like to design the system. Reed Bergwall expressed his concern about needing an engineer to design the system and did not want to wait through the summer to make a decision.

Ed Morris explained that we are very early in the pivot. He reminded the committee that the decision to move in this direction was made just a few days ago, and we wanted to bring this to the committee as soon as possible.

Tate Picard asked what this would mean to the total timeline? Andrew answered that we did not have a full calendar developed yet, but the slow down to speed up concept meant that actual construction should happen quicker than the original schedule if planned right. He would expect that the extended timeline would be minimal but would have to finalize that as we move forward.

Reed Bergwall expressed his concern to make sure we had a fully developed plan and good numbers before breaking ground.

There was a question asked of Travis Boucher about the electrical implications, which is a big part of the change from RTU to heat pumps. Travis explained that heat pumps would have a much larger service load need and that installation of the heat pumps would take more labor. The larger service load would mean much different equipment such as switches, mor breakers, etc.

Andrew asked if Ed Morris would distribute the letter he wrote for the committee. Ed stated he had them printed out and would distribute them.

Gary Hutchins (member of the public) asked what the kPa of the proposed building will be? Ed Morris stated he did not know that number at this time. After some discussion, BRD answered that the public safety building will be designed to Vermont minimum standards of efficiency which are higher than the New Hampshire standards. They will have a kPa in the office of around .25 kPa, and it should not be much more, but would not be that good in the bay section of the building.

Kim discussed working with Andrew Hatch to have an analyst come help design standards for the building. There was also discussion about setting a kPa goal.

Tracy Young mentioned that he would like to see us not wait for the grant and to focus on designing the building to the higher load need and structurally for the heat pump design. According to the cost estimate the difference was just over \$250,000 more and he feels the Select Board goal of being as close to net zero as possible would be honored. He also stated that knowing the estimate was a conservative initial estimate and would lie to see what the actual estimate would come in at. Ed Morris agreed that we should move forward with this design, and he feels they could find that in the budget somewhere. There was continued discussion, but overall consensus was that the committee would like to move forward in this direction.

Gary Hutchins voiced his concern with the building not being ICF construction and net zero. It was reiterated that the building estimated and discussed at Town Meeting was a wood framed structure

with conventional fossil fuel heat. The committee was working as hard as they could to build the most efficient building as possible, while staying within the confines of the budget.

#### **WHITNEY HALL UPDATE**

Ed Morris updated the Committee that the Design Build Contractor RFQ for the Whitney Hall was released and was due on March 22, 2023. HE stated we may not move the process forward as fast as the original process, but thought we could work during and possibly between design meetings to choose a contractor. He would like to get someone on board to design the building without rushing them through design. The Contractor chosen will need to work with the committee to transition between the two projects as seamlessly as possible.

Meeting adjourned at 5.25