**TOWN OF ENFIELD**

**MUNICIPAL FACILITIES ADVISORY COMMITTEE**

**DESIGN TEAM**

**MEETING MINUTES**

**October 10, 2023**

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

**MFAC Design Team Absent:** Tate Picard

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

**Ex Officio Members in Absent:** N/A

**Staff in Attendance:** Kate Minshall

Called to order at 3:30 PM

Minutes of September 12, 2023 were approved by consensus.

BUSINESS

Ed Morris turned the meeting over to Bread Loaf to review the budget and floor plan changes by Bread Loaf since the September 12th meeting. Fred Bellucci discussed what he has estimated in terms of budget. The budget has gone from over $600,000 over budget to about $250,000 over budget. Fred explained that that overage includes retrofit of the elevator which Stanley Elevator gave a quick placeholder number of $130,000 which is actually $145,000 with other fees. It also includes $55,000 for the helical piles needed for structural stability because of the poor organic soils behind Whitney Hall.

The conversation then turned to the Geotech findings from S.W. Cole of the organic fills in the soil and what that meant for the structural integrity of the building for the long term. Bread Loaf explained that the structural engineer had recommended helical piles along the structural walls, including the load bearing walls through the center of the new expansion area. This divides the building into three quadrants that will have smaller slab floors poured that could possibly see some settling.

The MFAC asked for other alternatives because they would like to see the possibility of decomposition settling eliminated. Bread Loaf explained that there was a possibility of adding more helical piles and the possibility of digging out approximately 10 feet of fill and replacing it with structural soils. They further explained the issue with soil removal was that the east side of Whitney Hall would need to be shored and protected from the undermining of the foundation when exposed. This alternative would add approximately $150,000 to the cost.

The conversation then focused on adding more helical piles between the structural walls to support the slabs. Bread Loaf agreed to go talk with the structural engineer and the contractor who quoted the helical piles to determine a cost for further support. Ed Morris told the MFAC he would send out the Geotechnical survey so they could see it.

After budget talks, the focus shifted to the floor plans and remodeling efforts for Whitney Hall. Consensus was that the floor plans were good barring a few minor changes that Ed Morris had pointed out (Town Office floor bathroom vestibule, a locked space around the elevator on the library floor, and a modification to the Supervisors of the Checklist Office on the top floor).

Kim Quirk asked what the insulation was going to be in the building. Breadloaf informed the committee that the plan was to spray foam the building except for behind the wainscoting. This ensued a discussion about where the wainscotting was located and what needed to be saved and what portion could be removed because it would be hidden from sight anyway. There was discussion about talking with the public about saving the original woodwork in the building. The MFAC had differing opinions about how much wainscoting to keep and where the balance between preservation and efficiency would be. After a lengthy discussion, it was determined that this could be a topic for future discussions.

Fred Bellucci mentioned that Alliance Mechanical and Defiance Electric was working on numbers and possible changes to the systems in the building to see where cost efficiencies could be found.

Bread Loaf exited the meeting.

The MFAC had a conversation about the letter received by Gary Hutchins and stated it was worth looking into because it raised some good questions. Ed Morris stated that this would be good for a conversation with N&C in the future. He also added that Groen Construction was the contractor that built the Farmington and Bristol Public Safety Buildings and was a leader in ICF construction in our area. He explained that he had multiple conversations with Groen Construction entering the 2022 Town meeting and even confirmed with them that the budget we were presenting was a good one. After Town meeting, Ed Morris continued communications with Groen Construction, and personally sent them an RFQ. Before the end of the RFQ time period, he received a call from Groen Construction who explained that they would not be submitting a bid packet for our project. Groen explained the amount of work they currently had and that the project was to far away from their location compared to the amount of work they had and could get closer.

Mr. Morris also explained that since Groen Construction had built Farmington’s Public Safety building and similar plans were being used for Bristol’s along with the fact that Groen Construction was able to design and conduct the work, there would be large cost savings there. He also stated that what was being built and the layout of the building would also play a factor in the construction costs. He stated that he agrees it is worth looking into, but wanted to make sure the MFAC understood that there are many variables that add into the construction costs, such as the sight (grade slope, location), building design such as the MFAC’s request that this building does not look like a square box, and what is included in the building design such as 5 bays, an EOC, full kitchen, etc.

Mr. Morris stated he had sent the letter to our contractors as well and it would be worth some discussion at our next meeting with them.

Meeting adjourned at 5:20