

## Building Consolidation Q&A

There will likely be a need to the Magic Carpet Bus to go to the Annex if that is where recreation will be. Can/does it go there?

The Magic Carpet Bus does currently stop at the Enfield Annex. We have also already discussed adding a stop directly at Alcorn if this plan were to go forward. We can alter the route as needed.

The Planning Department needs some more room, when the tax/assessor department goes to Enfield Express, could the probate court be moved to the lower floor?

This would require a detailed analysis of the Probate Court and their needs. The cost would be significantly more than the \$40,000 to do the much-needed conference room. The Probate Court has several private offices and a generous amount of room that would not be easily converted into the smaller space.

Building and Grounds going to Fermi was supposed to be temporary. B&G was supposed to move to Fermi then to the addition/construction on the Jablonski building once it is completed. This was the point of expanding and connecting Jablonski and the PD.

The BL Companies study did make this suggestion and the long-term goal would be to combine. This particular project would be a referendum. The BL presentation given to council also indicated this to be a 4+ year project for the renovation work, and 6+ years to complete the PD and EMS improvements. Design/bid document costs on this project could easily exceed a million for the initial renovation. The move proposed here would centralize B&G and enable the Town to market the Prospect Street property sooner. Budgeting and planning in more depth is required for a Moody Road complex. The next step would be to hire a firm to move conceptual plans from BL into design and estimate documents, similar to the Transfer Station project. With the centralization of multiple departments and development of the site this project should be planned and specified as one versus separate improvements between EMS, PD, and DPW due to the interconnectivity.

B&G going to the annex, will their equipment/trucks/etc impact the use of the parking lots and/or fields?

The proposed storage facility and vehicles would impact the parking lot. The parking availability offered at the Annex is very gracious and ample parking stalls would still be available for future programming.

On board with moving 110 High Street. Has BOE (Drezek) said there is enough room to add Social Services and Youth Services?

Yes. We have spoken with the Department of Social Services who is confident that this colocation will have positive benefits for both Youth Services and the Social Services Department as a whole. In addition, Youth Services will now have access to the basketball court, outdoor area, and community garden. When sharing the detailed presentation, we also sent a diagram of proposed locations for Youth/Social Services offices in Alcorn. Chris Drezek has been consulted during the planning stages and has done a walk through with our DPW

staff. His input has been used to formulate this plan. Some offices and files on the first floor will be moved to other floors of the Annex as a part of this move, as part of the Superintendent's feedback.

Your plan indicated doing the Gym at the church, which is fine. Higgins Park plans still need to be modified to NOT demo the softball field. I'd like to get an update on the new plans/design. The last concept plan shared for Higgins Park was approved by Town Council. We have not proceeded further with the design since that point. Once we conclude the consolidation, we will be reviewing the plan and budget for Higgins Park and will bring to Town Council for consideration.

Will any additional Magic Carpet/Dial a Ride routes/stops be needed around town after these changes are done in order to make sure people can get to the new locations? (I am unsure if any will be necessary)

The Magic Carpet Bus does currently stop at the Enfield Annex. We have also already discussed adding a stop directly at Alcorn if this plan were to go forward. We can work with Transportation Services to alter the bus route as needed.

Is this all of the CIP projects you want to do this year?

These projects can all be done within this current year without impact to the CIP. The exception is the purchase of the Enfield Express and demolition costs. There will be other projects proposed for the CIP when we begin budget discussions.

B&G to the Annex was proposed as temporary, until we could get everyone to the Jablonski.

The 10,000 SF Butler Building for storage of equipment can that be at the Jablonski site?

The Butler Building could be constructed at the Jablonski Complex but that would pose some significant logistical issues as there are not enough lockers, bathrooms, parking stalls, showers, ready rooms etc. for the B&G staff with current conditions. We would have to transport staff from the Annex to Jablonski in the morning then back to the Annex in the afternoon. Siting the building without a full campus design could also be problematic.

The BL study added 3 bays to the Fleet area of the building with no new equipment storage for B&G. The Butler building could be moved but the concrete slab could not be salvaged so we would need to redo that portion.

The Butler Building would be a great and valuable resource even after possible future expansion of the Jablonski Center. The Annex facility would allow for the storage of track and field pads especially for the high jump and other school athletic equipment. Currently, storage containers are used and rodent and water issues always occur causing damage. Town decorations and parade equipment could also be stored there in the future. Currently, these items are spread throughout Town. Park trash cans and other seasonal items would also have a home at the Annex facility. Off season equipment and machinery within other divisions could also be housed here. Highway and RRM store loaders, sanders, loader attachments, and trash trucks are stored outside as there is not enough room in the highway's garage and cold

storage. Currently DPW also stores trailers, mobile generators, towable pumps, emergency response trailers outdoors year-round. The Annex's Butler building would provide a storage location for more items that benefit from dry and secure storage that are seasonal.

The BL study recommendations did not address the growing needs of Highway & RRM. Also moving seasonal and less frequently used equipment off site will ease the congestion and flow that the expansion of Moody Road would cause. Being that the Annex is extremely close to the Jablonski Center, it does not impair overall operations for equipment to be located there.

Upgrades to the Transfer Station, are they still on track. I think water and septic is vital to that site.

This project will be discussed as part of the CIP plan in the upcoming budget.

Is there an impact on the CNA program at the Enfield Annex?

The move of the Recreation department will have no impact on the CNA program. The blue stars represent where Tons of Fun camp currently is located (Rec). The Yellow star represents where we propose to move Rec offices from the Lamagna Center. Lastly, the red stars are where the CNA program is located.



Will the detailed report be made available to the public before our next meeting, I am hoping so?

We do not plan to share the detailed presentation publicly.

Is it possible to move the dog pound over to DPW within this project?

This can be considered during the budget process.

Can we tie the Green Banks project with any of the buildings we are consolidating into?

The next step regarding solar is to have Green Bank meet with DPW regarding their programming. We would need to provide them with historical information for buildings and they would conduct an analysis of municipal sites, review energy demand, and develop system designs. If Town Council wants us to begin those conversations with Green Bank, we can certainly discuss the anticipated uses of the buildings (Alcorn & Annex especially) and see what their thoughts are. I've attached the CT Green Bank presentation as a refresher. Slide 5 has the next steps (Engage, Design, Review, and Execute).

Has Nelson Tereso looked into any possible historic related grants for the work that will occur at Alcorn?

The Alcorn School building may be considered by many here in Town has a historic structure due to its age (over 100 year old) but in order for the Town to be eligible to apply for state funded historic programs (which are mainly geared towards non-profits and developers) there are 2 eligibility requirements (among others) for obtaining this assistance:

- Buildings must be listed on the National or State Register of Historic Places, either individually or as part of a historic district.
- All work must comply with the [Secretary of the Interior's Standards for Rehabilitation](#).

The Alcorn School is currently not listed on the National or State Register of Historic Places or part of a historic district. And the proposed improvements as part of the consolidation would likely not comply with bullet #2.

Any reason we cannot vote on this at our next meeting, I would love to get it going as soon as possible?

The Town Council can voice their consensus to proceed with the plan and we will commence preparing resolutions and transfers at our next meetings.

Are we going to purchase the St. Adalbert gym or lease it?

The Option to Purchase expires at the end of 2021. Whether we purchase the building or renew the lease will be the decision of the Town Council.

Will funding for the building consolidation project have an impact on the upcoming budget (CIP)?

If the Town Council chooses to move forward with this plan and sell certain Town buildings, there will be \$2,275,000 savings to the CIP over the next 5 years. In upcoming budget deliberations, we will discuss CIP projects for Town Council consideration.

Will the plan adversely affect the children's livelihood in the Thompsonville area (more than likely their chances for getting to Hazardville area is limited)?

Historically, the Recreation Department does not have a lot of foot traffic to programming other than certain swim programs. The other programs offered at Lamagna (Over 40 Open Gym Basketball, Pickleball Sport and Social Club, Skyhawks Sports Camps, Chess Club, Playgroup, Babysitter Training, Summer Yoga, Vacation Programming) are typically attended by car. Historically, most Recreation programming is held off site from the Lamagna Center, typically at schools or at the Annex. Currently, Recreation holds the following programs at the Annex:

- Tons-O-Fun Summer Camp
- Children's Entertainment Series
- Enfield Youth Basketball League Practices and Games
- Open Gym Pickleball
- Yoga
- Swim Lessons
- Dolphins Swim Team
- Winter Open Swim
- Adult Open Gym Basketball
- Sports Clinics and Camps (Field Hockey / Skyhawks Sports Camps)

The Magic Carpet Bus has a stop in front of the Annex so Thompsonville residents who do not have their own transportation would have that service available to them.

The St Adalbert's Gym - purchase or Lease? How much would we initially put into the building? Would we then refurbish the entire building to go with the Higgins Park plans? The Option to Purchase expires at the end of 2021. Whether we purchase the building or renew the lease will be the decision of the Town Council. The cost to renovate the gymnasium is approximately \$400,000. We will discuss the options to purchase or lease at a future executive session.

Also, the dog pound - is it possible to put it out in back of DPW. I hate to drive on moody road and see the dog pound as the main attraction of the DPW complex.

This can be considered during the budget process.

When your team laid out this plan - is there wiggle room should certain areas grow? For example, if Social Services needs more space in 5 or 10 years is there enough room to expand if needed?

We believe that the current consolidation plan addresses the needs for at least the next decade. It is subject to review as needs and challenges arrive.

Social Services on High Street currently has 10 private offices. Are they all occupied? The move to Alcorn will provide them 8 private offices. Will this move be adequate for all staff?

We have formed this plan with the help of the Director of Social Services, including a physical walk through of the space at 110 High Street. There will be adequate room for staff at the new location.

Will the Building & Grounds current location be demolished, or property sold once they have relocated?

The property will be sold once they relocate.

Space at the Enfield Express appears abundant. Has any other smaller department at the Town Hall expressed interest or have been considered to move?

We did review this. It would be difficult to fit two divisions into the Express. In addition, the Tax and Assessors Office handles cash and checks from the public. We do not believe it is advisable to move another department into the Express with them at this point.

Will the public have any input to the consolidation conversation or will it be presented to the public strictly by the town website as an informational courtesy?

We plan to present to the public as informational material.

Can you detail the condition of the Strand and why demolition makes the most sense?

The facility has been neglected for well over 30 years besides for some minor repairs to the roof in the early 2000's. Demolition makes most sense due to the fact that the previous owner attempted to rehabilitate the structure and actually received a \$1M matching grant from the State of CT over 20 years ago. The owner was unable to raise the funding to match the grant and due to the extensive costs of rehabilitation the funds were ultimately given back to the State. The only realistic option for the Town would be demolition since it would be cheaper to knock the building down and market the land for new development.

On another note, the building needs to be properly assessed in regards to the soils, groundwater, and hazardous building materials. There is currently a underground storage tank in the parking lot of the Strand which was previously utilized to store heating oil. The condition of this tank is unknown. Also due to the age of the building there could be various toxic building materials located throughout the structure. The Office of Community Development is applying for a State Brownfield grant to cover the environmental assessment of the building and get the specifications prepared for the demolition. After this phase is completed later on this year we can then proceed with going out to bid for the demolition. If there are unforeseen contamination issues related to the underground storage tank (oil leak), we would be able to apply for an EPA Clean-up Grant in the fall to cover the cost over runs related to this type of clean-up.

DPW was last in the building 2 years ago. At the time, the building was full of mold, the ACM tiles are lifting, the ceiling is collapsing along with other features. DPW agrees that the only feasible solution is demolition.