Town of Brookfield
6 Central Street
Brookfield, MA 01506

Municipal Facilities Planning Committee

Minutes
6:30 pm Monday June 25th, 2012
Location: Town Hall Kitchen

Members Present:
Stephen J. Comtois II
Donald Faugno
Linda Lincoln
Jeanne Myers
William R. Simpson
Don Taft

Members Not Present:
Carol Plumb
Peter Martell

Citizens/Guests Present:
None

The meeting was called to order at 6:35 by Mr. Comtois followed by the pledge of allegiance.

Town Hall Discussion
Mr. Faugno reported that he was unable to make the last Selectmen's meeting, and therefore did not receive authorization to spend any money in consultation with the architect. He reported on conversations he did have with the architects representative Steve McAlister regarding the town hall. Mr. McAlister indicated that once the town of Warren gathers pricing for their elevator he will have up to date numbers for that cost.

Mr. Faugno recommended that Mr. McAlister review the drawings, visit the town hall and meet with the committee to discuss the options regarding design and pricing.

Mr. Faugno again inquired about the square foot cost of building a new office building and Mr. McAlister indicated that the cost is approximately $250 per square foot plus 20%.

Mr. McAlister indicated that the new seismic codes would present some additional costs for building the elevator.

Mr. Faugno discussed his impression of the impressive vaults in Union and Woodstock CT with Mr. McAlister and was informed that the record keeping regulations in CT are above and beyond the requirements in MA.

Linda Lincoln pointed out the importance of properly storing records and the problems with the current record storing situation in the Town Hall.

Police Station Discussion

Mr. Taft reported that Ashby just built a 6,900 square foot police station and Palmer is planning a new 21,000 square foot station at approximately $251/square foot not including the design costs.

Discussion of Police Station in Town Hall with Separate office building for town offices

Mr. Simpson indicated that he currently does not endorse this idea. He argued that the Police would likely have security concerns being sandwiched between two floors of a building that were accessible to the public. He also thought that the layout and design of the first floor, while providing adequate floor space, the exits and entrances were not designed for the needs of a modern policing department. He proposed that in the long term the town hall was not an appropriate location for the police department and therefore at some point they would move out, which would leave an empty floor in the town hall. He also indicated that the building would best serve the town as a public building with maximum accessibility from the public, and a police station really is not a building for the use of the public, with the exception of the reception window. With the offices on the basement and first floor, the senior center in the basement, and the great hall usable, the building could come back to life as a community center. Also, he did not believe that there would be any substantial cost savings by building a new office building rather than a police station.

Mr. Comtois, Mr. Taft and Mr. Faugno pointed out that the potential for savings was the strongest motivator for building a separate office building. Linda Lincoln pointed out the convience of a new building for the function of town offices.

Mr. Comtois agreed to meet with the Police chief to determine his thoughts on the idea of a police station on the first floor of the town hall.

Mr. Faugno agreed to meet with the selectmen about funds for the cost estimate and consultation with the architect.

There was further discussion of the direction for the town hall.

Previous Minutes

A motion to approve the minutes from 5.31.12 was presented by Jeanne Myers and seconded by Mr. Taft. The motion was unanimously approved.

Next Meeting

The next meeting was scheduled for July 9th at 6:30pm at the Town Hall.

Adjournment

Motion to adjourn by Mr. Martel and seconded by Mr. Taft. The meeting was adjourned at 10:30 am.

Respectfully submitted,

William R. Simpson

Approval:

These minutes were unanimously approved at the meeting of 8.6.12.