

Minutes
West Tisbury Space Needs Committee
January 31, 2007

Present: Chuck Hodgkinson, Sue Hruby, Bea Phear, Kathy Logue, Bob Schwartz, Joe Eldredge, Les Cutler, Kent Healy, Hermine Hull, and guests Pete Timothy, Glenn Hearn, Ernie Mendenhall, Joannie Ames, Mike Hull, Anna Edey

Chuck opened the meeting at 8:00 AM at the Howes House.

Estimator Report – Pete Timothy

General: Pete explained that his report was a schematic cost estimate for Chapter 149 construction based on averages as opposed to specific drawings. They are based on the town's program for total project costs (including furniture, equipment, and fees). Project contingency is built into design contingency and will be relabeled. He will increase the contingency to 15% for the renovation options. The escalation factor for inflation is 3.5% per year. He will give Chuck a chart to show inflation for outlying years. The "island" premium is 36% over Cape Cod costs and includes labor, materials and overheads. He will break out the soft costs in the next draft. The committee also requested that furnishing and equipment be broken out, as they would possibly be reusing existing or not bonding new. In general, he said that in manipulating square foot costs, for each square foot added or subtracted we could generally expect to add or save only about 50% of the per square foot cost (since many items such as restrooms and HVAC would remain regardless of size).

Town Hall: He pointed out that he did not include temporary relocation costs for the two renovation options. Ernie will put together relocation figures for the committee. Pete did not include expenses around any costs associated with the old town hall in the option of a new building on a different site.

There was discussion about the differences in the two renovation options, and Pete will work with Joe to refine the option #1 figures, which Joe believes should be less. The renovation estimates are currently between \$4.7-\$5.3 million, but will change in the next draft to reflect this discussion and new hurricane code graded windows.

The cost differences between the new town hall options and the renovated options are largely driven by the facts that the renovation options have more gross area than the 7000 sq. ft. new options and, the basement foundations of the renovations are more expensive than the slab on grade foundations for the new town hall options.

Anna Edey: Ms. Edey distributed a draft plan and claimed that she has fitted in all the program requirements using the first floor of the old town hall plus an addition in 4,180 square feet at a total cost of \$2.8 million. She was asked about her plans for the renovation of the upper floors and said she had not put in any cost for this. Chuck pointed

out that the Chilmark town hall is 4,755 square feet and is already too small. He also said that the committee had rejected her plan last December.

Police: The estimate called for a full basement. It will be redrafted with a second egress in the basement and as an alternate with no basement (removing the need for the elevator and staircase). There will be a new generator added. The only difference between the two locations is the site work, not the building construction.

Library: Since the proposal had less detail than for town hall or police, the estimate is based on square foot costs with conventional interior finishing and library-grade live load capacity. After discussion about the possible need to upgrade existing systems in the existing building, it was decided to increase the contingency to 15%.

Animal Shelter: Pete pointed out that it was a very small building so had high per square foot costs. It houses six dogs and six cats, with six indoor and six outdoor pens. It is block, epoxy, waterproof, all air system, insulated and shingled, with outdoor cages and storage. The construction relies heavily on filed sub-bids, which adds to the cost. There was discussion about possible sharing of a shelter with other towns. Glenn Hearn said they are talking with Tisbury. The committee pointed out the possibility of an island-wide facility.

Other: Although it was not in the original brief, Pete agreed to do an estimate on a combined police and town hall building on a new site, based on a sketch plan by Bob Schwartz.

Town Report

Kathy distributed a draft for discussion at the next meeting.

Next Meetings

It was decided to change the public forum meeting to February 21.

Monday, February 5, 2007 at 8:00 AM

Monday, February 12, 2007 at 8:00 AM

Tuesday, February 20, 2007 at 8:00 AM

Wednesday, February 21 at 7:00 PM – Public Forum

The meeting adjourned at 10:40 AM.

Respectfully submitted,
Beatrice Phear

Approved February 5, 2007