



MINUTES

I. Call to Order: Mr. Labriola called the meeting to order at 2:30 pm.

II. FOIA: Notice of this meeting has been published and posted in accordance with the Freedom of Information Act and the requirements of the Town of Kiawah Island.

III. Roll Call:

Present: John Labriola, Chairman
F. Daniel Prickett
Bill Thomae
David DeStefano
Blaze Keegel
Charles Lipuma, Mayor

Absent: Ashley Johnson

Also Present: Jake Doub, Town Building Inspector
Buck Buchanan, Thomas Construction Group
David Converse, Thomas Construction
Elias Deeb, Cedrus Development
Art Titus, Cedrus Development

I. Approval of Minutes:

A. Minutes of the Municipal Center Committee Meeting of August 31, 2016

Mr. DeStefano made a motion to approve the minutes of the August 31, 2016 Municipal Center Committee Meeting. The motion was seconded by Mr. Keegel and was unanimously passed.

II. New Business:

None

III. Progress Reports:

A. TOKI Building inspector

Mr. Doub stated he had nothing substantial to report and the project was progressing as expected. He addressed Mr. Labriola's question on how often building inspectors are on site by stating as the building progresses inspectors will be on site at different times depending on the work having been completed by the contractors. He indicated he was not present during the water tap; however, Mr. Titus and representatives from Charleston County, St. John's Water, were present.


B. Cedrus/Thomas

Mr. Deeb give a brief explanation for the minor change to the agenda stating that LS3P will no longer be attending the MCC (Municipal Center Committee) meetings on a regular basis unless requested.

Mr. Labriola reported the FF&E (Furniture, Fixture, and Equipment) expenditure which was recommended to Town Council was approved. Ms. Tillerson indicated the order would be finalized and was scheduled to be placed in the next month.

Mr. Deeb stated that significant progress had been made on the project since the last meeting. Sub-slab MEP, backfill and compaction work have been completed. Slab steel reinforcing, vapor barriers, and concrete were placed. Both main building and maintenance building foundations have been completed and the water main tap on Betsy Kerrison has been completed. Concrete testing and steel reinforcement inspection were satisfactory. Mr. Deeb and Mr. Titus gave an explanation of the concrete compression testing process answering questions.

Mr. Deeb added that things are as expected and progressing well.

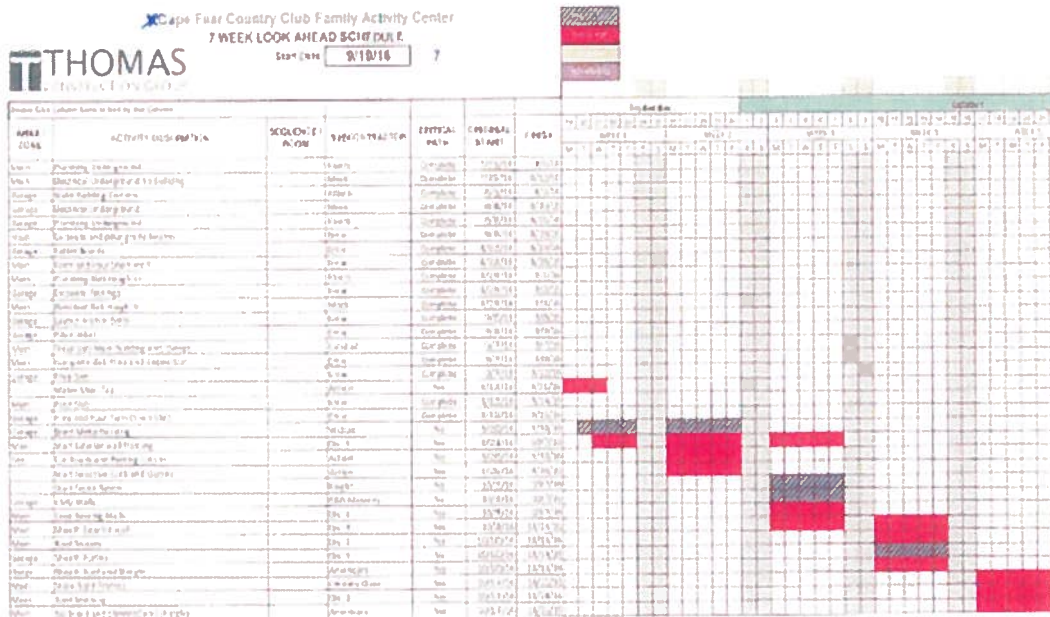
		CONSTRUCTION PROGRESS REPORT		5
Project Title	Town of Kiawah Island Municipal Complex			
Project Address	Betsy Kerrison Pkwy			
Prepared by	Elias Deeb	Period Ending	09/26/16	
Client	Town of Kiawah Island	Architect Project #	1701-151810	
1. Estimate of Percent Completion to Date of Construction				
Total construction is approximately 25% complete and progressing as expected.				
2. Work Completed or in Progress this Period				
Sub-slab MEP, backfill and compaction work were completed. Slab steel reinforcing and concrete were placed. Both main building and maintenance building foundations are complete. Vertical construction of both buildings has commenced. Water main tap at Betsy Kerrison Blvd. is complete.				
3. Anticipated Work by Contractor for Next Period				
Complete cold-formed steel wall framing and structural steel erection for both buildings. Complete water main connections to fire hydrants. Commence roof installation on maintenance building. Grade and install base material for roadways and parking lots. Commence installation of septic system, CMU walls and sheathing.				

Mr. Buchannan stated work has begun on steel wall framing of the administrative side of the building with trusses being fabricated for the roof in the next couple weeks. Also;

- fire hydrants will be connected,
- walls will be roughed in with electrical, and sheathing,
- roadways and parking lots will be graded, and base material installed by the end of the month.

Mr. DeStefano suggested a review of the general conditions of the contract including insurance certificates Members engaged in an in-depth discussion of the Builder's Risk Insurance recently purchased, and items on change orders relating to payments made to subcontractors for work/costs involved in bid preparation. Also discussed was the garage

completion date, viability of the wells on the property for irrigation, elimination of plantation shutters.



C. TOKI Financial

**Town of Kiawah Island
Municipal Complex Construction - Current Projection Recap
9/30/2016**

	Current Actuals	Budget	Current Projections	Projection/Budget Variance
Surveying	\$	\$	\$	\$
LS3P/ Geotechnical Consulting	16,768	26,200	26,200	-
LS3P/ Architecture Basic Design Fee	379,094	438,000	438,000	-
LS3P/ Interior Design FF&E and Supplemental	39,525	46,500	46,500	-
LS3P/ Additional Design-Security/CCTV/AV	21,460	24,800	24,800	-
LS3P/ Land Planning/Civil	77,105	89,100	89,100	-
LS3P/ Cost Consulting	9,700	9,700	9,700	-
Thomas Construction Contract	1,331,099	7,299,997	7,333,056	(33,059)
Interior Furnishings & Equipment	-	439,000	350,000	89,000
Cedrus/ Project Management	25,476	230,000	118,900	111,100
Moving and Miscellaneous Expenses	-	250,700	250,700	-
Owners Contingency	87,735	396,003	396,003	-
Total Project Cost	\$ 1,987,961	\$ 9,250,000	\$ 9,082,959	\$ 167,041
Owners Contingency Budget	\$ 396,003			
Uses:				
George Johnson/ Surveying	(5,420)			
LS3P/Reimbursables	(18,770)			
LS3P, Terracon, Stantec/PD	(35,000)			
St. Johns Water /Permits	(2,000)			
SC DHEC/Permits	(1,555)			
Stantec/Water Tap Consulting	(7,800)			
AGCS/Builders Risk Insurance	(17,190)			
	(87,735)			
Contingency Remaining	\$ 308,268			

IV. Citizen Comments:

None

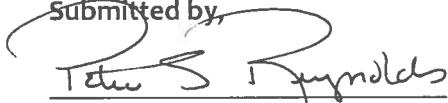
V. Committee Member's Comments:

Members agreed the next meeting would be held on Wednesday, October 26, 2016 at 2:30pm.

VI. Adjournment:

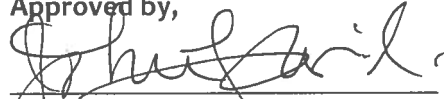
The meeting was adjourned at 3:35 pm.

Submitted by,



Petra S. Reynolds, Town Clerk

Approved by,



John D. Labriola, Chairman

10-31-2014

Date