



**MUNICIPAL CENTER COMMITTEE**  
**Kiawah Island Municipal Center**  
**Council Chambers**  
**October 26, 2016; 2:30 PM**

**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  
Ashley Johnson  
David DeStefano  
Blaze Keegel  
Charles Lipuma, Mayor

Absent: Bill Thomae

Also Present: Bruce Spicher, Town Building Inspector  
Buck Buchanan, Thomas Construction Group  
David Converse, Thomas Construction  
Art Titus, Cedrus Development

**I. Approval of Minutes:**

**A.** Minutes of the Municipal Center Committee Meeting of September 28, 2016

*Mr. DeStefano made a motion to approve the minutes of the September 28, 2016 Municipal Center Committee Meeting. The motion was seconded by Mr. Johnson and was unanimously passed.*

**II. New Business:**

**None**

**III. Progress Reports:**

**A.** TOKI Building inspector

Mr. Spicher reported work on both the building and garage is progressing as expected. He indicated he tries to visit the job site at least once a week in addition to the special inspection reports he receives.

**B.** Cedrus/Thomas

Mr. Titus reported the job site successfully weathered the hurricane. He reviewed the steps taken during the mandatory evacuation order which interrupted the normal work for a number of days. Mr. Buchanan stated the days that were lost are not predicted to delay the scheduled completion and gave an overview of the work completed to date. Mr. Buchanan stated sheathing will be installed on roofs and exterior walls with the next month.

Members discussed the three wells thought to be on the property. Two have been located on the far end of the property with the third not found. Taking in consideration the location and the unknown condition of the wells, it was determined the cost of reconditioning and plumbing would be more expensive than digging a new well closer to the building. The primary use of the wells will be to maintain the level of the water in the ponds with a secondary option for the fire department to tap into the water supply if necessary.

Mr. Buchanan discussed waterproofing of the administrative end of the garage, septic system contractor, system installation and the elevation of the generator platform.



		CONSTRUCTION PROGRESS REPORT		6	
Project Title	Town of Kiawah Island Municipal Complex				
Project Address	Betsy Kerrison Pkwy				
Prepared by	Elias Deeb	Period Ending	10/24/16		
Client	Town of Kiawah Island	Architect Project #	1701-151810		
<b>1. Estimate of Percent Completion to Date of Construction</b>					
Total construction is approximately 35% complete and progressing as expected					
<b>2. Work Completed or in Progress this Period</b>					
Foundation work is complete. Sheer and structural steel framing is substantially complete. Cold formed steel framing is in-process. CMU wall construction is substantially complete. MEP rough in work is in-process.					
<b>3. Anticipated Work by Contractor for Next Period</b>					
Complete structural steel and cold formed steel framing and roof truss installations. Sheath roofs and exterior walls. Install insulation, complete fluid applied membranes and commence siding and roof installations. Continue MEP rough-ins.					

C. TOKI Financial

Mr. Labriola stated the current financials give a picture of the project at 31% completion.

Town of Kiawah Island  
Municipal Complex Construction - Current Projection Recap  
10/31/2016

	Current Actuals	Budget	Current Projections	Projection/ Budget Variance
Surveying	\$ -	\$ -	\$ -	\$ -
LS3P/ Geotechnical Consulting	17,947	26,200	26,200	-
LS3P/ Architecture Basic Design Fee	387,180	438,000	438,000	-
LS3P/ Interior Design FF&E and Supplemental	44,175	46,500	46,500	-
LS3P/ Additional Design Security/CCTV/AV	21,937	24,800	24,800	-
LS3P/ Land Planning/Civil	78,818	89,100	89,100	-
LS3P/ Cost Consulting	9,700	9,700	9,700	-
Thomas Construction Contract	2,277,807	7,299,997	7,340,993	(40,996)
Interior Furnishings & Equipment	-	439,000	350,000	89,000
Cedrus/ Project Management	33,968	230,000	118,900	111,100
Moving and Miscellaneous Expenses	-	250,700	250,700	-
Owners Contingency	90,515	396,003	396,003	-
<b>Total Project Cost</b>	<b>\$ 2,962,047</b>	<b>\$ 9,250,000</b>	<b>\$ 9,090,896</b>	<b>\$ 159,104</b>
<b>Owners Contingency Budget</b>	<b>\$ 396,003</b>			
<b>Uses:</b>				
George Johnson/ Surveying	(5,420)			
LS3P/Reimbursables	(18,987)			
LS3P/Redesign Fees	(2,563)			
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)			
	<u>(90,515)</u>			

Mr. Labriola asked what the project was expected to look like by the December meeting. Mr. Buchanan stated that framing should be completed, shingles installed on the garage, administrative area dried-in and site work will be ongoing. Ms. Tillerson questioned if the targeted completion date of mid-June had been moved further out. Mr. Buchanan stated that at this point, if the weather will cooperate, he did not see a reason why the completion date in June could not be met but it could be closer to July. Members discussed how the completion date and how it was calculated.

Mr. Labriola questioned if or when the additional work to the asphalt at the water line access on Betsy Kerrison would be completed. Mr. Buchanan stated that the roadwork would be completed when a milling machine could be sent to the site.

**IV. Citizen Comments:**  
None


**V. Committee Member's Comments:**

Members agreed the next meeting would be held on Thursday, December 1, 2016 at 2:30pm.

**VI. Adjournment:**

*The meeting was adjourned at 3:18 pm.*

Submitted by,

  
\_\_\_\_\_  
Petra S. Reynolds, Town Clerk

Approved by,

  
\_\_\_\_\_  
John D. Labriola, Chairman

*12-14-2016*  
\_\_\_\_\_  
Date