



MINUTES

- I. Call to Order: Mr. Labriola called the meeting to order at 2:00 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
Bill Thomae
Charles Lipuma, Mayor

Also Present: Stephanie Tillerson, Town Administrator
Jack Doub, TOKI Building Services
David Burt, LS3P
Nicholas Katsibas, LS3P
Jim Tucker, Thomas Construction
Elias Deeb, Cedrus Development
Art Titus, Cedrus Development
Love

IV. Approval of Minutes:

- A. Minutes of the Municipal Center Committee Meeting of April 18, 2016**

Mr. DeStefano made a motion to approve the minutes of the April 18, 2016 Municipal Center Committee Meeting. The motion was seconded by Mr. Prickett was unanimously passed as amended.

V. New Business:

- A. New Municipal Center Interior FF & E Overview**

Mr. Labriola indicated Furniture, Fixtures and Equipment (FF&E) was the only item that was not included in the building contract. He explained to Council it was the one remaining issue that would require ongoing review and a decision of the allocation of the approved budgeted amount of \$439,000.00. A presentation will also be made to members of Council at their June meeting.

Ms. Kelly Gilreath with LS3P along with Mr. Burt explained the process by which the pricing for the selected FF&E, which included the office systems, would be procured. Committee members discussed the criteria used for making the choices of furniture and fixtures for different offices

that were made by Ms. Tillerson, Mrs. Johnson and Mrs. Braswell-Edgerton. Mr. Burt stated once the bids are received, individual selected items can be changed. Ms. Gilreath presented and reviewed renderings each of the selections along with samples of fabrics, finishes, and colors. Members engaged in and in-depth discussion of the presented selections and presentation to Council.


VI. Progress Reports:

A. TOKI Building inspector

Mr. Doub indicated that actual construction of the building had not begun, the plans were still under review and he expected the permit to be issued by the end of the week. Mr. Doub reported he was present at a water load test with the St. John’s Water District which resulted in significantly higher gallon per minute output than what was represented by the Fire Department. Members discussed the load test results, fire suppression systems designs and accessibility.

B. Cedrus

Mr. Deeb presented Cedrus progress report and reviewed the items and events which happened during the past 30 days of construction. Discussion included site preparation, soil compaction and building pad preparation.

		CONSTRUCTION PROGRESS REPORT		1
Project Title: Town of Kiawah Island Municipal Complex				
Project Address: Betsy Kerrison Pkwy				
Prepared by: Elias Deeb	Period Ending: 5/31/16			
Client: Town of Kiawah Island	Architect Project #: 1701-151610			
1. Estimate of Percent Completion to Date of Construction				
Total construction is approximately 5% complete				
2. Work Completed or in Progress this Period				
Mobilization, site preparation, cleaning, grading, pond excavation and building pad preparation are nearing completion.				
3. Anticipated Work by Contractor for Next Period				
Earthquake drain installation, commencement of site drainage, road construction and utility installations.				
4. Brief Weather Summary This Period		5. Contract Time		
Approximate Rainfall: 5.51"	Periods Below Freezing: 0	Construction Start Date:		
Mostly clear/moderate. Effects of Tropical Storm Bonnie are yet to be determined.		Construction Completion Date:		
		Total Days:		
		Days Charged To Date:		
6. Summary of Laboratory and Field Testing This Period				
Field density tests were conducted on the compacted fill in the area of the building footprint. Testing on 5/23 met the minimum specified compaction requirement. Two of the four testing areas on 5/24 did not meet the minimum requirement and will be retested once the contractor reworks the area.				
6. Issues/Problems/Other Comments				
Site related permitting issues have been resolved and permits issued. The building permit from the Town is pending. There are open questions related to the capacity of the back-up generator. There are open questions in regards to FFE selections and the location of the Judge's office.				
7. Contract Amount		8. Attachments		
Original Contract Sum	\$ 7,299,997.00	Approved April Pay Application #01		
Net Change By Change Orders	\$ -	Draft May Pay Application #02		
Contract Sum To Date	\$ 7,299,997.00	Cedrus Field Observation Reports		
Total Completed and Stored	\$ 422,922.54	Special Inspection Reports		
Total Retainage	\$ 14,602.29	Construction Photos		
Balance To Finish (including retainage)	\$ 6,891,676.75			
Percent Complete	5.79%			

C. Thomas

Mr. Tucker presented the Thomas Construction report and reviewed items/issues which would require further dialogue, possible change orders and completed items.

The screenshot shows a software interface for 'Municipal Building Maintenance' by THOMAS CONSTRUCTION CO. The interface is divided into several sections. On the left, there are three main categories: 'GENERAL MAINTENANCE', 'ELECTRICAL', and 'PLUMBING'. Each category contains a list of tasks with columns for 'Task ID', 'Description', 'Status', 'Start Date', and 'End Date'. The 'Status' column includes terms like 'Not Started', 'In Progress', and 'Completed'. On the right side, there is a detailed view of a selected task, showing a list of sub-tasks or materials with their respective quantities and units. The bottom of the screen features a legend for task status and a footer with the page number 'Page 1 of 1' and the company name '© Philadelphia Systems, Inc.'

D. LS3P

VII. Committee Member's Comments:

None

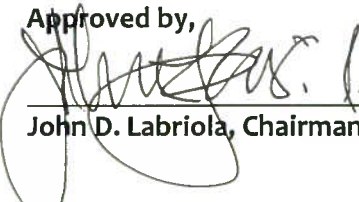
VIII. Adjournment:

The meeting was adjourned at 4:20 pm.

Submitted by,


Petra S. Reynolds, Town Clerk

Approved by,


John D. Labriola, Chairman

Date