



MUNICIPAL CENTER COMMITTEE
Kiawah Island Municipal Center
Council Chambers
August 27, 2015; 1:00 PM

MINUTES

- I. Call to Order: Mr. Labriola called the meeting to order at 1:00 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
Mary Johnson
Roger Warren
Charles Lipuma, Mayor
 - Absent: F. Daniel Prickett
Mark Permar
 - Also Present: David Burt – LS3P
Brain Wurst – LS3P
John Wilson – Council Member
- IV. Approval of Minutes:**
 - A. Minutes of the Municipal Center Committee Meeting of July 23, 2015
 - B. Minutes of the Municipal Center Committee Meeting of August 13, 2015

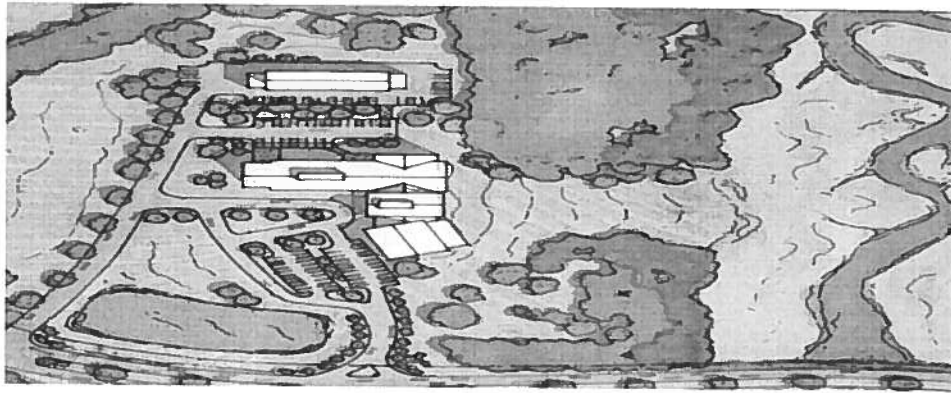
Mr. Warren made a motion to approve the minutes of the July 23rd and August 13th Municipal Center Committee Meetings. The motion was seconded by Mrs. Johnson and was unanimously passed.

- V. Old Business:**
 - None
- VI. New Business:**

A. Schematic Design

Committee Members reviewed and discussed the schematic design that was presented.

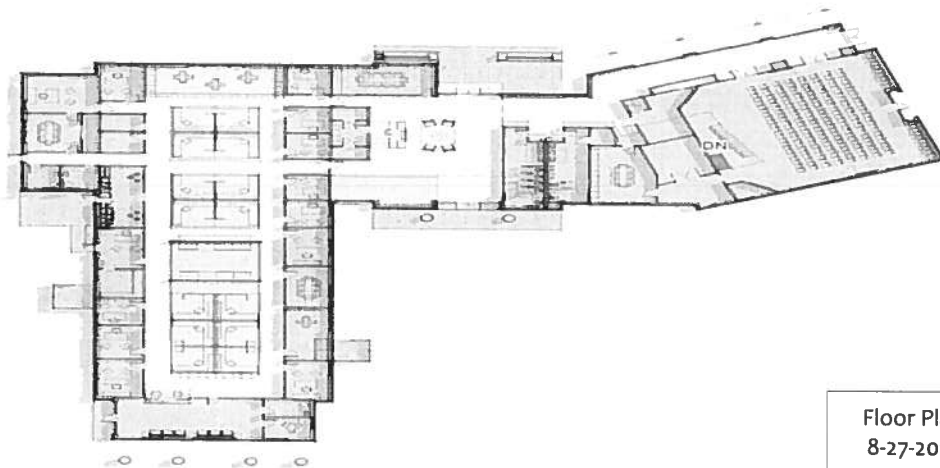
The site plan discussion included layout of the parking lot, making sure to accommodate contractor vehicles, exiting out of the center on to Betsy Kerrison. Member inquired as to if there will be surveying the trees to be cleared in the area between the center and the river.



Discussion of the interior design looked at the layout of Council Chambers. Mr. Burt explained that there will be cap of 199 seats in Council Chambers, and explained some of the design changes made after the last meeting. He also noted door placement and explained there was a requirement of two egress points for each space. Members discussed the placement of presentation screens and usage of spaces shown in the layout.

Members viewed and discussed a three dimensional presentation of the floor plan and elevations.

Mr. Wurst called attention to the fixed screens that are seen on the upper roof monitors explaining they are designed to help filter and direct sunlight coming in. Members engaged in an in-depth discussion of roof monitors along with the design of the front entrance and the permitting entrance; drawing the attention to the front entrance as the primary entrance and the suggestion of the addition of a porte-cochere.



B. Cost Estimate Review

Mr. Burt presented and reviewed the Schematic Design cost estimate and compared the amounts compared to the original estimate.

TOTAL PROJECT COST

Estimated - \$ 10,000,000

SD Total - \$9,942,000

Members discussed the inclusion of the cost of landscaping and dirt to be used to elevate the building and garage above flood plain.

CONSTRUCTION (HARD) COSTS (Building, Site, and Fit-out)

	ESTIMATED SF	ACTUAL SF	COST/SF	TOTAL	SD TOTAL
A. Building:	18,600 SF	21,349 SF	\$240.06/SF	\$6M	\$5,125,000
B. Site Improvements (including septic field):				\$1.1M	\$1,584,000
C. Landscaping:				\$400,000	<i>(included above)</i>
D. Furnishings and Equipment:				\$465,000	\$439,000
E. Security / CCTV / Card Access / Communications, etc.				\$300,000	\$671,000
F. Contingency: 10% <i>SD-5%</i>				\$800,000	\$376,000
Total Construction (Hard) Costs				\$9,065,000	\$9,007,000

Members questioned the square footage of 21,394 listed on the SD costs. Following discussion the total square footage was amended to 19,070 square feet. Of the total square footage 15,000 square feet was for the building and 4,070 square feet for the garage. Mr. Burt amended the total cost of the building to \$5,936,000.00. Members engaged in an in-depth discussion of the square footage cost of the building and took issue with the unusually high cost of the garage which is essentially a metal building.

Discussion concluded with discussion of the changes in the costs of furnishings, equipment, technology and contingency. Members pointed out that the cost \$671,000 should be adjusted to reflect the copy machines and other technology that will not be repurchased. Members also discussed the presentation of the total cost estimation to Town Council for approval and a projected start date in January 2016.

VII. Citizen Comments:

None

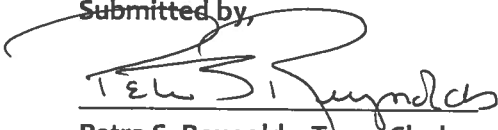
VIII. Committee Member's Comments:

None


IX. Adjournment:

The meeting was adjourned at approximately 3:10 pm.

Submitted by,


Petra S. Reynolds, Town Clerk

Approved by,


John D. Labriola, Chairman

16-29-2015
Date