

Monkton Building Committee - July 26, 2018 - Minutes

Present: Stephen Pilcher, Peter Norris, Eric Bown, Jere Urban, Chelsea Smiley and Melanie Cote

Call to order @ 6:49 pm

Rob's presentation: Pick an amount of money and then see what functions we can build in with that amount of money. Build something you can work in and expand as needed. (Backwards of what you'd normally do for a process.)

- Still suggest engaging the community and getting folks involved in what the building is going to be like.
- Durable and comprehensive
- Simple, nice details (he likes our current town hall)

Rob called "**Preferred Building Systems**" in Clairmont NH that builds modular buildings.

- A Standard Package has 9 ft ceilings, R 30 walls insulation, R 60 in the ceilings. No foundations (town would have to do foundation). The town would have to figure out how to design and install the vault. They do the floor system (panelized).
- He feels you can get a nice look out of the factory. "Dry, clean, ready to roll" – the price is locked in with the contract so there isn't a moving target of materials and labor changing the price.
- PBS could duplicate the look the current buildings have.
- Their price is delivered, set, put together, roofed, weather tight. You do the foundation. Electrical wiring is in there, but local licensed electricians hook it up.
- HVAC isn't included.
- The basics will be built at a cost per square foot \$120 per square foot. \$7-10 foundation \$5 HVAC. Still need to do well, septic, parking.
- 14 foot width – increments of 14 feet.
- 4,000 square foot building would be \$550,000.
- 50,000square foot building would be \$600,000 - 700,000
- Eric disagrees wholeheartedly that this could save money based on his experience.
- Much more expensive once you have ceilings over 9 foot.
- Rob researched Vermont modular and they were more restrictive than the Clairmont folks who would work with your design.
- We would certainly want to see some pictures of work.
- We'll have ADA requirements
- How would it compare with panels and stick built? (Peter Norris)
- Façade would be like the current building.
- Peter Norris suggests we get some designs in place and then pick a design.

Naylor and Breen Visit with Stephen and Pete

Naylor and Breen would not commit to numbers, but gave a loose number of \$275 - \$300 per square foot on the current designs.

- There was an attempt to get from sketches to costing.
- Naylor and Breen's process is to do a preconstruction contract where they would bid out the sketches and get limited design from an architect, look at ADA and code, then do an extensive down to the piece of sheet rock estimate with some alternatives. Expensive and lengthy process. \$5 - \$10,000 process and could take 2-3 months.
- Cost effective concept and general square footage number.

- They didn't want to float numbers because the industry is hot and they want to lock you in with a price. They suggested we're at \$275/\$300 and we need labor and industry/ ADA compliance checks. \$5,000 - \$10,000 they would come up with a guaranteed number with timing that wouldn't help us much at a September meeting.
- Includes everything with the exception of land scaping and paving

Rob is an architect (he's not going after the business) they would give a package of design for us to get the bids and they would help us get bids and analyze the bids. No clerk of the works. Deal with the bidding, bid accepted, they would be on the ground on a regular basis that is set for meetings on the project to make sure we were getting what was intended. They're once a week or an as-needed basis. The town of Monkton would hire a clerk of the works.

Rob charges (architect & engineers, foundation) 7-10% on a public building for a straightforward simple building BOX - Architect will check for code issues

Eric is pretty convinced that the first floor would cost less in a two-story building, but Naylor and Breen were not convinced that it would cost less.

Value out of an architect might be in getting the costing here. Proper design could avoid the cost of an elevator.

Someone independent of the architect firm has to do the pricing – a builder or an independent estimator. \$7,500 to do an estimate. If you get an estimate, make sure you know what's included in the square footage and then try to figure out what's left beyond that. Design development drawings is what the estimator works with.

After are finished the estimate and basic design, then are at a Working Drawing.

Informational Meeting

- The committee is in favor of having Rob Bast facilitate the informational meeting.
- Heading towards an informational meeting with the town where we would like to show them some buildings with a hint of an idea of a cost and we're stuck without any money.
- We're at square footage X \$300/square foot.
- Need to ensure residents know the committee came up with these designs and we haven't paid any money for the designs yet, so the designs can be changed.
- Let residents know we're open to their ideas.
- Steve: Question: What level of specs do we need for the informational meeting?

The committee read and discussed the letter from the VT League of Cities and towns in regards to Option 1 and Option 2 articles asking about approving money for building a town hall and library.

The committee preferred Option 2 as it is 2 separate questions. Depending on what we learn from the community at the Informational meeting, these articles might be presented at November 2018 voting. They would be an "Advisory Poll." (Non-binding?)

NEXT MEETING: August 29th at 7:00 p.m.

Respectfully submitted,
Chelsea Smiley and Melanie Cote