*Approved at the February 13 business meeting*

**Town of Rehoboth**

**Municipal Building Study Committee**

**Notes of the Meeting on December 18, 2018**

**Location: Council on Aging Building**

**Present:** Frank Barresi, Helen Dennen, David Foss, Bill Maiorano, Joseph Nunes, James Medeiros, Carolyn Panofsky, Richard Panofsky

**Guests:** Selectman James Muri; Edward Rowse, architect; Daniel Tavares, CGA Project Management; Marc Zawatsky, CGA Project Management

**Excused:** Scott Meager

**Call to Order:** 5:05 pm

**Minutes of Meeting on November 1, 2018.** The draft had been distributed by email. F. Barresi moved approval as written; C. Panofsky seconded; motion carried.

**1. Moving forward on process**

* At the November 5, 2018, meeting the BOS supported the MBSC and agreed with our recommendation of Option 3 as the preferred approach for design and bidding the project to establish firm construction costs prior to Town vote for full construction budget.
* M. Zawatsky of CGA provided additional details on Option 3 for MBSC consideration. Discussion brought out budget projections for both hard and soft building costs. Projections are based on industry standards and recent bid numbers for public buildings like those we are considering. Hard costs are directly related to capital construction activities. Soft costs include the various steps required for design, compliance, and the bid / procurement process.
* The estimate for Option 3 is an up-front cost of $1.1 million.
* Discussion made clear that this amount would need to be raised rather than be available in existing budgetary resources.
* Discussion also brought out costs that would be saved by completing the proposed project. There would be significant costs to attempt to renovate the current municipal buildings (Town Hall, Public Safety Building, and Animal Shelter) to meet new OSHA safety standards, building codes, and public health requirements. The “do nothing” approach has been estimated to be on the order of $10M for all engineering, design, and renovation activities. There is no cost-free “do nothing” solution.
* R. Panofsky moved that the Committee will recommend that the Board of Selectmen place on the Spring 2019 town meeting warrant (anticipated in May 2019) a debt-exclusion item to raise $1.1 million to cover design and planning costs leading to actual construction bids. F. Barresi seconded. This budget item will result in a completed process ending with firm construction bids. These costs include OPM, design, and engineering services for the proposed Police Station, Fire Station, Town Hall, and Animal Shelter. Motion carried unanimously.
* CGA will draft an overview statement about these plans and needs that the Committee will forward to the Selectmen and discuss at the January 7 meeting.

**2. Continue review of plans for a new municipal complex**

* The committee reviewed a methodology for projecting costs based on the initial conceptual designs.

**3. Ideas for Committee web site**

* R. Panofsky reported that the website is updated and outlined the elements it shows. Members can make suggestions.

**4. Other business: Any other business which may come before the Committee**

* All members who can make it should attend the BOS meeting of January 7. The date for a January 2019 MBSC business meeting has not yet been set.

**Adjournment**

* R. Panofsky moved to adjourn at 6:20 pm; J. Nunes seconded; motion carried.

Respectfully submitted,

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James Medeiros, Chair

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Richard Panofsky, Clerk

MBSC Agenda

Workshop Meeting

December 18, 2018

Senior Center

5:00 pm — Call to Order

Business for discussion

Moving forward on process

Continue review of plans for a new municipal complex

Ideas for Committee web site

Other business: Any other business which may come before the Committee