

Edinburg Township Trustees Work Session

At Edinburg Town Hall

July 8th

2021

Fire Department Work Session 7/8/2021

CALL MEETING TO ORDER BY: Jeffrey@ 6:30 p.m. Pledge of Allegiance
Roll Call

Bixler: Chair, present, Diehl Vice chair: present , Trustee Pfile: present.

Guest: David Pelligrerra (sp), Architects incorporated

David handed out minutes and a packet of fire station cost from an RS Means cost per square foot book, which is a large cost estimating company, about 6000 square feet compared to likely type of construction, and presented apparatus bay as masonry rather than metal with veneer and slope trussed roof and traditional type building that fits in the community and opens up to many contractors rather than specialty, limiting potential builders and future additions available on a masonry building. Further discussion price variable. This does not include septic, demolition, well etc., site improvement/development items.

Next element is offices, dorm, living spaces, David feels would be better stud frame with brick veneer, eliminating roof problems and construction limitations, etc. Further discussion of common construction and cost projections. Trustees discussed inside look, open ceiling, joists, trusses, roof slope, insulation, larger framing, scissor trusts and other elements. Different costs discussed.

David discussed how his company does estimates, time and materials. So, example: 15 hours of time are posted against software billing phases. Administration times separate.

1st use gsi maps and fieldwork survey (not official surveyor).

2nd phase: preliminary drawing 3-d color drawings. (can be modified)

3rd: Design concept. Time to come up with building elevation, site layouts, put together thoughts.

4th: Design updates after client inputs. few hours for modifications. Administration costs: if office related and meeting related costs, develop program and spaces, i.e. dorm rooms, kitchen, store rooms etc. Document meeting minutes, emails, further explanation of other costs from office code review etc. Zoning review, total 135 man hours. Bill at end of each month.

David also gave trustees drawings from other projects to see typical site plans, floor plans, building elevations etc, sample package.

Trustees reviewed and questioned for clarifications. Chris mentioned they will be likely to review other architects as well, but they are very satisfied with his service thoughts. David said construction cost come after, so hard to identify an actual budget with drawings and then construction costs. Trustees expressed difficulty identifying total cost estimate.

David said he felt that once he were to hire all other professionals needed, i.e. civil engineer and mechanical and electrical engineer. If contracts a separate, he feels \$50,000 would be too tight.

Architect is basically the general contractor in his preference. Trustees want cost to be as close to possible to getting correct cost on the ballot. If not

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enough will have to go back to ballot for overages. Explained this to David. David suggested 3 quotes and review.

Summary was if one architecture plan presented, paid for, then use this plan for bidding process for cost estimates from each from scratch, vs. same presentation form 2 other architects. Trustees discussed various bidder options etc.

David said cost is typically 7-10 percent over construction cost .
Time line set for one month with hoping May ballot issue, so might be unlikely.
David thanked and meeting ended at 7:16 pm.

Motion to adjourn made by Chris, second by Tim

Jeffrey, Tim, Chris all affirmative.

Jeffrey Bixler, Chairman

Chris Diehl, Vice Chairman

Tim Pfile Trustee

William McCluskey, Fiscal Officer