

## MINUTES

### COSM

#### Commissioners

#### COSM Special Work Session

Tuesday, August 27, 2019, 2:00 pm - 5:00 pm

Edgar M Bosley Jr. Municipal Admin Building

300 Mill Street; PO Box 206

St. Michaels, MD 21663

- I.

Call to Order

- This meeting will be via teleconference call with the COSM and Mike Gerding and Jim Magnuson of Manns Woodward Studios
- President William Boos convened via teleconference the special work session of the Commissioners of St. Michaels in the meeting room of the Edgar M. Bosley, Jr. Municipal Building, 300 Mill Street, St. Michaels, Maryland at 6:00 p.m. Also present were Commissioners Joyce Harrod, Jaime Windon, Dennis Glackin, and Michael Bibb (via phone), Police Chief Anthony Smith, Town Manager Jean Weisman, Legislative Clerk Suzanna Warnick, and three members of the public.
- II.

Pledge of Allegiance

- The Pledge of Allegiance was recited.
- III.

Items for Discussion

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Discuss Architectural and Engineering Services for New Town Hall and rehab of Police Station

- President Boos opened the discussion, noting that at the last design meeting, Manns Woodward was asked to research the cost of brick siding, the cost of moving the Serendipity building, and what savings there would be if the Town was to build a town office and police station simultaneously on the Serendipity site. Manns Woodward architect Jim Magnuson provided an overview of the Town's request and referred the Commissioners to the memo provided, which he said constituted Manns Woodward's opinion of likely savings and costs incurred, as well as their assumptions and analysis. He first reviewed the cost and savings calculations for building the town office and police station at the same time on the new Fremont Street site. Mr. Magnuson went on to review incurred

costs and cost savings for general conditions expenses, labor and storm water management, and also for added parking for the police station, which was not part of the calculation for the town office on the original Fremont site. Mr. Magnuson said their conclusion was that there would be between \$150-200K savings with the new site and the simultaneous construction, and that that figure included costs incurred of about \$90k for additional parking and storm water management.

President Boos then called for any comments or questions on the summary. Commissioner Glackin asked if it was better to have one contractor for both buildings. Mr. Magnuson said yes for a myriad of reasons, including keeping costs down.

President Boos said he had consulted with movers and with Bridges Site & Utilities to obtain numbers on what it would cost to move the Serendipity building. He noted that the move (with porch), a new foundation, and disconnect/reconnect of utilities would cost approximately \$28,000.

President Boos then asked if Manns Woodward had prepared an estimate on what it would cost to put a brick façade on the town office building. Mike Gerding responded that a full brick veneer would be about \$60,000 more than the cement siding and perhaps more if re-design is required based on historic guidelines. President Boos called for additional comments from the Commissioners, and said he favored going forward with the alternate site for only the town office and providing the architects with design decisions so they could move forward with the project. Commissioner Windon agreed and added that she thought the Commissioners had decided to invest in the police officers with the LEOPs retirement program instead of spending the money on a new police station. Commissioner Windon also said she had concerns about how the community garden would be moved to satisfy the resident gardeners.

The architects noted that making a change to brick from the cement siding was a costly undertaking and would require additional design time. Commissioner Bibb said brick was far more durable and longer lasting. Commissioner Bibb also said the current police station did not meet state or federal standards and the town should build a new one. Chief Smith provided examples of outstanding issues in the current station which could not be fixed with a renovation.

Commissioner Glackin said he favored moving forward with the town office building, making decisions on steel vs. wood, cement vs. brick today, and having a review of the police building in a separate meeting with all the facts and time to consider everything. He added that he did not want to stop the whole process and revisit it again. Commissioner Glackin also said he wanted to see how all of this is getting paid for, whether it's a bond issue, tax increases, and/or in combination with what the budget could absorb.

President Boos reiterated his support for moving forward with the town office building and urged giving Manns Woodward the direction they needed to move forward.

Manns Woodward said they needed approval of the schematic, clear direction on the building material and steel vs. wood, and a decision on the current Fremont Street site or the new site so planning can progress.

After some additional input from Manns Woodward, Commissioners Boos, Glackin, and Windon agreed to stay with wood vs. steel, cement siding vs. brick veneer and to move forward with the schematic. Commission Harrod had no opinion. Manns Woodward said they could wait a bit on the energy decisions. Commissioner Glackin also suggested that Manns Woodward make an informal presentation to the Historic District Commission (HDC) to get their input on the schematic and the choice of stone vs. brick veneer for the foundation.

- IV.

Comments from the Public

- President Boos then invited public comment. Jim Fulton of Cherry Street said he supported the direction the Commissioners were going in, but had concerns about costs, specifically that additional design work and labor inconsistency could wipe out any savings. Mr. Fulton also questioned whether building to a 100-year scenario was necessary, given that much of the Town of could be under water if climate change projections were accurate. Mike Estrella of E. Chew Avenue agreed with Mr. Fulton's comments on labor on the Eastern Shore, and suggested that the Town seek professional advice on costs. Mr. Estrella also agreed that a police station build was not necessary at this time. John Novak of W. Chew Avenue suggested the Commission talk to local contractors

about actual square-foot costs and talk to State officials about regulations affecting police stations.

- V.

Comments from the Commissioners

- Commissioner Windon agreed with getting quotes from local contractors for square-footage costs and getting compliance information on the police station.

Commissioners Boos, Glackin and Windon then reiterated their agreement on the following:

-approval of building as presented

-no brick facade or steel frame

-proceed with HDC process

-masonry base in brick or stone (take to HDC)

-waiting on site decision based on obtaining a Letter of Interest (LOI) from owner of the Serendipity shop)

Commissioner Bibb confirmed his disagreement with going forward with the above, and Commissioner Harrod had no opinion.

- VI.

Adjournment

- President Boos thanked Manns Woodward for their time and work, and adjourned the meeting at 4:05 p.m.