

**Town of Oak Bluffs**  
**Finance and Advisory Committee**  
**Monday, June 15, 2020 5:00 pm**  
**Via Zoom Conference**

Present: Chair – Bill Vrooman, Sherry Countryman, Bernie Crossland, Bob Gaffey, Maura McGroarty, Mike Taus, Greg Thornton, Walter Vail, Richard Weiss,  
Absent: None  
Town: Town Administrator’s Office – Bob Whritenour,  
Others: Atlantic Construction - Suresh Batia,  
Icon Architects - Ned Collier, Stephen Moore,  
Mark Leonard, Recorder - Marni Lipke \* Late arrivals or early departures,  
noted solely to mark vote counts.

- The Oak Bluffs Finance and Advisory Committee (FinCom) came to order at 5:05pm.  
*(Recorder’s Note: Discussions have been summarized and grouped for clarity and brevity.)*

• **New Town Hall Budget** (See documents on file.)

Ned Collier and Stephen Moore of Icon Architects and Owner’s Project Manager (OPM) Suresh Batia of Atlantic Construction were introduced. After the failure of the previous vote the Town chose the alternate procurement method of Construction Manager at Risk to insure a capped price. Cost documents were delayed by two factors:

- Covid-19 closures, and
- OPM/Town negotiations with General Contractor (GC) Scanlan/Dellbrook to reduce the final total.

- The FinCom expressed an overriding concern of initiating a costly project given the uncertain economic future. Town Administrator Bob Whritenour considered that: the project would be an economic spur, would not impact Town reserves, was within debt projections, and would benefit from lower interest rates.

- The FinCom discussed various price comparisons with the old project This one cost \$600/sq. ft. (down from \$672/sq. ft.) for 18,000 sq. ft. The previous new project was bid at \$9,000,000 construction costs and this project at \$10,200,000 construction costs. There was discussion on whether it being greater than the standard inflation differential of the intervening two years versus the cost of the previous project at today’s prices.

- This plan was more efficient than the earlier new construction, meeting all needs on a tighter scale. The FinCom was disappointed in the lack of basement storage, however storage (as determined by staff and department surveys) was provided both in the departments and in archives.

- If the project was approved at Town Meeting and the ballot, construction would start in October with a completion target of September 2021. However, the contract insured price was based on this timeframe and consequently would become invalid if the project were defeated.

- Bond Counsel advised that to insure clean accounting, the previous bond be discontinued and a new bond be issued. The Town had used about \$1,500,000 of the original bond in design, portable trailers, etc. Bond prices declined from 3% to 2%, so annual payments were projected at about \$42-43,000, with impact at \$167 per average home (previous project impact \$157).

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- There was a request to pare down options to conserve money. For example retaining current furniture to eliminate the \$250,000 in furnishing costs. However most of the items were necessary built-ins. The current vault would be retained as too expensive to replace.
- The FinCom strongly recommended a Building Committee be appointed to oversee construction.
- In response to design complaints about unused atrium space and the back facade/plaza, Icon showed their slide presentation:
  - retaining 70% of the original building including the foundation as adequate for the current structure—additional structure supported on separate pilings;
  - matching architecture with abutting buildings such as the Library;
  - first floor (with separate access from the rest of the building) for meeting rooms, mechanicals, and storage;
  - opening current ceilings to the original building height at the small entry space to allow easy public orientation;
  - heating/ventilation/air conditioning (HVAC) systems designed to avoid the sick building syndrome;
  - photovoltaic/solar ready roofs, rainwater capture and passive solar/shade/daylight measures to capitalize on natural light and reduce energy consumption/costs;
  - new bathrooms, open public/shared office spaces and a new elevator;
  - use of low maintenance materials;
  - re-painting for a more efficient parking design allowing a plaza connected to the Library;
  - designed to last 75 years;
- Several members liked and approved the design and complimented Icon.
- Previous decisions were respected and previous permitting renewed (e.g. Planning Board, Martha's Vineyard Commission (MVC) Development of Regional Impact (DRI), etc.).
- The preference was for Island recruitment and subcontractors if available/qualified.
- **BOB GAFFEY MOVED TO RECOMMEND APPROVAL OF THE TOWN HALL PROJECT AS PRESENTED: MIKE TAUS SECONDED; MOTION PASSED: 8 AYES, 1 NAY, 0 ABSTENTIONS: GREG THORNTON—AYE, MAURA MCGROARTY—NAY, BERNIE CROSSLAND—AYE, BOB GAFFEY—AYE, MIKE TAUS—AYE, RICHARD WEISS—AYE, SHERRY COUNTRYMAN—AYE, WALTER VAIL—AYE, BILL VROOMAN—AYE.**

• **Member Comments**

- Town Meeting Covid-19 measures were reviewed (spaced seating, masks, sign-in time, etc.)

• **Public Comments** – None

• **Adjourn**

- **MIKE TAUS MOVED TO ADJOURN THE FINANCE AND ADVISORY COMMITTEE MEETING AT 6:31PM; MAURA MCGROARTY SECONDED; MOTION PASSED UNANIMOUSLY: GREG THORNTON—AYE, MAURA MCGROARTY—AYE, BERNIE CROSSLAND—AYE, BOB GAFFEY—AYE, MIKE TAUS—AYE, RICHARD WEISS—AYE, SHERRY COUNTRYMAN—AYE, WALTER VAIL—AYE, BILL VROOMAN—AYE.**

**continued**

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**Meetings/Events:**

Special & Annual Town Meeting – Tuesday, June 16, 2020

Town Election – Thursday, June 18, 2020

**OB FinCom - 5:00PM, Thursday, June 18, 2020 - Zoom**

**OB FinCom - 5:00PM, Thursday, June 25, 2020 - Zoom**

**Action List**

- Icon – refer to cost efficiencies instead for cost savings.

**Ongoing Action List from previous meetings**

• Future Agenda Items:

Trash/Waste Analysis

Reserve Fund Increase

Town Cleaning Services Analysis

Embarkation Fund Policy

**Documents on file:**

- Agenda 6/15/20
- Oak Bluffs New Town Hall Project (2 p.) 6/3/20
- Vrooman/McGroarty/Countryman emails re: Oak Bluffs Town Hall Town Vote Video (Final Draft) (2 p.) 6/10/20
- Vrooman/Appenzellar emails re: Very Astute Comments from Bill McGrath about the Item on Annual Town Meeting Agenda – IMHO 6/11/20

• **Minutes approved by the OB FinCom 6/25/20**