

# Amherst Town Council

## Special Meeting

### Minutes

Date of Meeting: Friday, March 01, 2013  
 Location: Council Chambers, Town Hall

Members Present: Mayor Robert Small  
 Councillor Frank Balcom  
 Councillor Robert Bird  
 Councillor Lisa Emery  
 Councillor David March  
 Councillor Terry Rhindress

Members Absent: Deputy Mayor George Baker

Staff Present: Greg Herrett, CAO  
 Vince Arbing, Treasurer  
 Jason MacDonald, Director of Planning  
 Ben Pitman, Director TPW  
 Bill Crossman, Fire Chief  
 Rebecca Purdy, Executive Assistant  
 Kim Jones, Policy and HR

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#### 1. CALL TO ORDER

Mayor Small called the meeting to order at 12:50 PM.

#### 2. APPROVAL OF AGENDA

The CAO added Dominion Public Building Costs to the agenda.

**Moved By: Councillor Terry Rhindress**

**Seconded By: Councillor Lisa Emery**

**To approve the agenda as amended**

**Motion Carried**

#### 3. TENDER: DEMOLITION OF FORMER LEGION BUILDING

**Moved By: Councillor Terry Rhindress**

**Seconded By: Councillor Lisa Emery**

**That Council award the tender for demolition of the Legion Building (10 Princess Street) to the low compliant bidder, Dominion Demolition and Environmental at their bid of \$49,867.92 plus HST with funding to come from the 2012-13 capital budget.**

**Motion Carried 5-1  
 Nay: Councillor Bird**

#### 4. DOMINION PUBLIC BUILDING - COSTS

Ben Pitman, Director of Transportation and Public Works, presented the following report on the final renovation costs of the Dominion Public Building:

Having had the official opening of our new Town Hall last week, I am able to report that we are now in a position to provide a summary of the final costs for the renovation of the Dominion Public Building. Although early on in the project we were on time and on budget, a number of factors caused us to ultimately exceed the originally estimated costs for the project.

First, the tender for electrical construction costs exceeded the budget estimate by over \$67,000. While that presented an early challenge it was one that we thought we could overcome through savings in other areas. Unfortunately, the anticipated savings in others areas were offset by changes in the scope of the project beyond that originally envisioned. Electrical extras came in at over \$33,000 and ultimately total electrical costs exceeded the original estimate by \$100,000.

Second, the tender for the audio/visual and cabling portion of the project came in \$21,000 over the original estimate. Further, as this portion of the project progressed, it became clear that some of the items in the initial plan were not adequate to provide us with a technically excellent facility. Cameras had to be upgraded, monitors were added and with these enhancements came additional wiring charges as well as additional costs for controllers and hardware. The audio/visual and cabling portion of the project exceeded the initial estimate by about \$55,000.

A number of areas of the project were very close to the initial estimates. Cabinetry, HVAC and controls, painting and flooring when considered as a group were approximately \$3,000 under the original estimate.

Finally, the renovation of an old building does not come without surprises. We experienced unanticipated costs in the area of security, hazardous material scan and removal and building code issues. As a result, general construction portion of the project was over budget by approximately \$77,000.

In total, the project was over budget by \$230,000. It is important to note however that the project has been completely financed from a combination of withdrawals from reserves and operations- we have incurred no debt to finance it. It can also be said that today we are operating from a modernized, bright, spacious facility that we can all be proud of. We have proactively addressed the deterioration over time of an historic building that deserves a continued prominent place in the future of the Town of Amherst.

Dominion Public Building – Final Renovation Costs – FY 2012/13

|                        | Original Estimate | Actual Cost | Variance  |
|------------------------|-------------------|-------------|-----------|
| Electrical             | 35,000            | 136,615     | (100,615) |
| Video and Data cabling |                   | 6,518       | (6,518)   |
| Audio visual           | 36,000            | 85,413      | (49,413)  |
| Cabinetry and millwork | 137,000           | 60,486      | 76,514    |
| Controls               | 60,000            | 45,365      | 14,635    |
| HVAC                   | 303,000           | 365,889     | (62,889)  |
| Painting               | 8,000             | 8,187       | (187)     |
| Flooring               | 36,000            | 61,039      | (25,039)  |
| Building permits       | 2,000             | 1,920       | 80        |
| Plumbing               | 15,000            | 7,324       | 7,676     |
| Security               |                   | 7,196       | (7,196)   |
| Gyproc and crackfill   |                   | 16,342      | (16,342)  |
| Suspended ceilings     |                   | 6,300       | (6,,300)  |
| Other construction     | 36,143            | 79,583      | (43,440)  |
| Design fees            | 39,897            | 51,473      | (11,576)  |
| TOTALS                 | 709,040           | 939,650     | (230,610) |

**5. ADJOURN**

On motion by Councillor Rhindress, the meeting adjourned at 1:00 PM

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Gregory D. Herrett,CA  
Town Clerk and CAO

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Robert Small  
Mayor