

Minutes
West Tisbury Space Needs Committee
March 5, 2007

Present: Chuck Hodgkinson, Bea Phear, Bob Schwartz, Joe Eldredge, Kathy Logue (arrived late), Kent Healy, Hermine Hull, Les Cutler and guests Joannie Ames and Glenn Hearn

Chuck opened the meeting at 8:00 AM at the Howes House.

Minutes

The minutes of the meeting of February 26 were postponed

Draft Report

Chuck e-mailed a first draft of the report to voters and requested committee members get back to him during the week.

Options

Chuck requested a statement from each member as to his/her views.

Hermine: favors total renovation and restoring the current building because of its history and the modest cost differential. She pointed out that Mike emphasized the long term costs of incremental fix-up are high.

Bea: favors renovation for reasons of energy efficiency, sentiment, historic district, CPA availability, poor options for current building reuse, and North Tisbury sprawl. She also thought it likely the cost could be brought down from Pete's estimate, but her decision was not contingent on that. The social costs outweigh the financial.

Bob: favors renovation. He pointed out it is not the committee's charge to design buildings but to have as a start the benefits and detriments of different options.

Chuck: favors renovation, for the benefit of the next generation. He is more concerned with the town center than the building itself. He felt the various costs came in pretty close.

Kent: The town is a communication center so the location is not relevant. The committee has done what was asked – look at options and put a cost to them. The economics favor fixing up the existing building. Ernie will send whatever plan there is to the Architectural Access Board to determine.

Les: The energy cost of new versus renovation is the same. The newspaper was inaccurate. He believes we should give the town a choice and use a total budget for planning. Les distributed a rationale for a new 5,000 square foot building at \$3.1 million that would avoid temporary housing, and could use proceeds from the sale of the current building to offset the expense. It would be more energy efficient, no elevator, no surprises.

Joe: The unreal numbers of his renovation program persist, and option #1 is 6,500 square feet and less expensive. He thinks Pete's numbers are high. To get the existing shell ready would cost less than a new shell, and then it is all new construction.

Contents of Report

Les thought the report should offer an option to renovate at approximately 6,000 square feet at a cost not to exceed \$4.9 million or build new at 5,000 square feet at \$3.7 million and the town should vote its choice.

Bea said we should give one recommendation to renovate.

Kathy said the report can expose all the options, but town meeting floor decisions are dangerous, and people asked us to have a recommendation. Joe agreed with Kathy. (Bea left the meeting and Hermine took notes hereafter.)

Town Meeting

Glenn said the current site is the transportation hub, could use CPA funds, and there are provocative building options for the building committee.

Chuck thought it not fair to voters to put two options on the floor and it is too late to change the warrant.

Les was again concerned about the newspapers' errors.

Kent said we pass data to the Selectmen to carry the process forward.

Joan Ames said the Selectmen need to be brought into process and the public needs to see clear data that we looked into bonding DCAM. She thought a green building is more important in the long term.

Kent said we have had no discussion with townspeople about the use of the Silva lot.

Glenn asked about AD grants. It was suggested to talk to Nancy Cole.

Kathy thought we have done so much work that \$150,000 should be adequate.

Chuck said we should present +/- \$1 million as a range between options, and that figure is accurate. We need to hand the report to Chris Decker next Tuesday.

The meeting adjourned at 9:43 AM

Respectfully submitted,
Beatrice Phear (with assistance from Hermine Hull)
Approved: March 26, 2007