

Town Office Committee Minutes

March 11, 2024

Present: Curt Albee, Shelby Coburn, Rocky Fuller, Anni Praetorius

Agenda: to make choice of Architect to submit to Selectboard

Rocky presented a list of pros and cons for each firm and committee used this as a format for their discussion

The pros and cons were pretty equal for the two firms with a few major differences

Size of firm: Merrimack Design is a one-man firm. GVV, while still a small firm, has two principals and an associate

Travel time to job: Greg Collings of Merrimack is local and will obviously have less travel time to the job. He also is very aware of this project and the site, and quite involved in the town, while GVV has not yet visited the site.

While both firms are open to the use of a Construction Manager, GVV is quite positive to using a C.M. as a way to speed up construction on this project and managing budget, while Merrimack Design showed a strong preference for a bid system. We saw this as a positive for GVV.

Cost for architectural/engineering services: there is a \$36,800 difference in these costs, with Merrimack's costs for Architectural services at \$92,000 and Architects and Engineering services combined at \$170,000, with engineering services as an estimate and no estimate for reimbursable costs. GVV's Architectural services are given at \$58,000 with combined cost for Architectural/Engineering services at \$133,200. They have also made estimates for both architectural and engineering reimbursable costs.

Given that our personal impressions of both firms and their work were both so positive, it seems best to base a choice on these pros and cons. While Greg's local connections are a strong positive for his firm, on the basis of the remaining three issues we recommend that the Selectboard hire GVV for architectural services for the Town Office project if the project is voted on positively by the town.

It seems to the committee that we cannot continue further to a vote until the education budget is approved by the town, and we will have to have at least one informational public meeting before we can have a vote by Australian ballot.

Curt Albee will let both Architects know of this delay, but there is no reason that the Selectboard cannot let the architectural firms know of the choice before that.

Respectfully submitted,
Anni Praetorius