

Minutes November 1, 2017

Demmer Library Design and Construction Committee

Committee Attendance: Tom Asbeck, Erica Brewster, Janet Dixon, Catherine Marshall, Rosie Obukowicz, Vicki Reuling, Mary Sowinski (arrived 1:50 PM, left at 4:45). Other attendees: Bill Hayes, historical society.

Absent: None.

Vicki Reuling called the meeting to order at 1:30 p.m.

Report on Agenda Posting: Erica reported on the agenda posting in accordance with Wisconsin Open Meeting Law.

Agenda Approval: Motion by Tom, seconded by Catherine to approve the agenda in any order. All ayes, motion carried.

Review and Approval of Minutes from October 25, 2017 Meeting: Motion by Janet, seconded by Rosie to approve the October 25, 2017 minutes as submitted. All ayes, motion carried.

Update on Town Building Plans: No specific updates on the town building. Jon has spoken with Mach IV, and they are on hold with civil engineering until approval funds at the annual budget meeting on November 21, 2017.

Preliminary site design:

Cost per window would increase if windows in the north end were recut and changed. Example estimated cost for two new windows in the maker space/meeting room area could be \$8,000 (\$4,000 per window).

Civil engineering update: Jon has had preliminary discussion with Mach IV about the civil engineering and dealing with storm water on the site design. Plan is to move forward on items that would need to be done regardless of status of town building. Could have the work done by mid-December, then submission to Oneida County, with information ready for Plan Commission in early January. May push back the bidding the project until the site portion is complete.

Storm water management: Held off on additional storm water management service until the future of the town building project is determined. There will still be a storm water plan review as part of the project regardless, but the amount of actual disturbance in the library project is minimal. If the town project didn't go forward, there wouldn't be any requirement to submit to the DNR. Jon recommended a discussion with the town about the amount of responsibility based on percentage of disturbance involved in the projects. Also included in that discussion would be general site design, exterior colors, etc.

Geotechnical soil borings – scheduled for 11/3: private locates have been done by Mach IV prior to the geotechnical survey which will be done on Friday.

Exterior design updates:

Porch columns: Columns squared off and added stonework. Railing could be done in composite maintenance free simulated wood with aluminum railing.

Historical Society porch columns: treatment of the museum entrance columns will match the front columns.

South façade windows: windows in Northwoods Reading Room/parents' room reworked and rearranged. Removed shakes from children's area façade.

North façade windows: Cost per window would increase if windows in the north end were recut and changed. Example estimated cost for two new windows in the maker space/meeting room area could be \$8,000 (\$4,000 per window).

Mechanical equipment/meter screening: Jon noted areas where the exterior mechanical equipment will be screened from public view.

Area wells: Placed in alcove (would be on south wall if no alcove), and AC units on north side.

Trash/recycling containers: discussed possible locations for trash/recycling containers and appropriate screening. Will continue to discuss as the exterior site design develops.

Exterior lighting: Discussed location of exterior lighting on building.

Material comparisons: Review of how Hoffman reviewed the materials selected. The approach was based on assuring that the function/program of the building was being met within the given \$2 million budget. Selection was based on mid-ranged materials that offer good wear over life but are not the most expensive product on market.

Siding: Estimated \$14/square foot, \$67,000 for project for engineered wood.
Comparative/alternate materials: fiber cement estimated at \$18/sq. ft.; unfinished cedar lap - \$11, vinyl siding \$5/square foot; simulated stone, \$20/sq ft; true no-maintenance metal with concealed fastener, \$25/sq ft. Reviewed the life expectancy as similar to fiber cement. Question about the paint warranty – varies on by different suppliers, 15 – 30 years. The LP SmartSide itself (the wood) when finished by approved finisher is warrantied for 5 years with 15 extended warranty.

The committee decided they were comfortable with the SmartSide product. Samples of colors in the green color family will be brought to a future meeting. Look at different color/feature for front door to add “pop.”

Windows: Original budget included for aluminum clad wood \$1,950 each window (2/3 material, 1/3

labor) at project cost for \$37,000. Fiberglass (higher quality vinyl), \$1,550 each; Vinyl \$1,300 each. Vinyl will limit the overall look – interior color will be limited to white or almond color or woodgrain laminate (woodgrain may be an upcharge). More exterior options. Asked for samples of the hardware associated with the vinyl window to make sure the lift edges and locking mechanisms are high quality.

Roof: Shingles budget = \$3.50/sq. foot, \$30,800 for project with standard 30-year warranty, but not clear about the grade of shingle. Mechanically seamed metal roofing estimated at \$11/square foot (\$96,800 for project).

Material colors: Colors selection based on colors available from various suppliers of SmartSide. Samples will be brought to future meetings to finalize selection of colors.

Plan updates:

Drop-off counter outside Local History room: reviewed addition to the design.

Maker/Large study room arrangement: Reviewed arrangement of large study/maker space. Discussion of reducing room to a single space. Staff will work on reviewing use of that space and size/arrangement. Change of door design.

Casework/cabinetry updates: reviewed the changes submitted by Erica.

Electronic access door control: reviewed proposal as submitted by Erica.

Interior design: reviewed some of the initial proposals for interior design. Reviewed some specific points for children's area, maker space, Northwoods room, and other featured spaces.

Finish schedule: Included in packet handout; DCC will review further at a future date.

Ceiling plans: Create recessed ceiling corridor in initial entryway. Lighting will be recessed LED. Focus on more

Typical materials: Wood trim. Discussion of stonework for fireplace.

Mechanical, Electrical and Plumbing systems: Currently don't need to change the size of the electrical service or panel. Cost to make changes to recover alcove space that are currently not required would be approximately \$30,000. Cost of moving the electrical service estimated at approximately \$5-\$10,000; \$20-\$25,000 would be cost of the additional square footage and construction. Committee expressed the concern that the "alcove" is a permanent part of the structure.

Regardless of the cost, the DCC still remains committed to the removal of the alcove. Jon encouraged the

committee to make this decision at the latest by the next DCC meeting.

Motion by Tom, seconded by Mary, to approve the elimination of the alcove and recommend to the library board. All ayes, motion carried.

Catherine will contact library board president Paul Kaiser to arrange for special library board meeting next week to approve/disapprove cost of eliminating alcove.

Plumbing fixtures: Briefly discussed direction of plumbing fixture choices. Recommend having the sewer line visualized prior to bidding.

Construction management: Jon presented numbers for an “enhanced” inspection beyond the one budgeted inspection/month. Once a week for +/-7 months of construction, estimated at \$30,000, half of that for travel. Jody and Jon continue to recommend looking for somebody local that was qualified to read plans and review progress to help save cost on travel. This would be a cost in addition to the budgeted construction management services.

Logistics for library services during construction: Trustees Paul Kaiser and Dianna Blicharz have offered to help secure operational locations. Have identified and begun negotiations for storefront location downtown and have had a conversation with the school superintendent about space in the school. Will need to look at available budget for alternate locations as only about \$10,000 for moving costs are included in project budget. Also need to explore storage facilities (semi tractor trailer?) for storage of furniture.

Furniture/Fixtures/Equipment: Review contract for South Central Library System for design services for FF&E. Contract tabled until Jody can have more of a discussion with Erica about specific needs.

Public Comments: Erica shared good news that a donor has stepped forward with a significant gift dedicated to the children’s area.

Next Meeting: **Wednesday, November 15, 1:30 PM.** There being no further business, Janet made a motion to adjourn, seconded by Tom. All ayes, motion carried. The meeting adjourned at 5:13 p.m.

Respectfully submitted: Erica Brewster