

**Village of New Glarus
Minutes of the Building Committee
New Glarus Public Library
Library Board of Trustees
August 25, 2015**

The meeting was called to order at 5:01 p.m. in the New Glarus Village Hall Board Room. In attendance were Building Committee members: Wayne Duerst, Jody Hoesly, Becky Weiss, and Library Director Lauren White. Also in attendance was Jim Gersich with Dimension IV Madison Design Group (left at 6:23 p.m.), plus Library Board Trustees Kevin Budsberg, Linda Hiland, Suzi Janowiak, Lexa Speth (arrived 6:27 p.m.) and Petra Streiff (arrived 6:30 p.m.).

ANNOUNCEMENT: Please silence all cell phones for the duration of the meeting.

DISCUSSION AND RECOMMENDATION: FURTHER DISCUSSION WITH ARCHITECTS FROM DIMENSION IV MADISON DESIGN GROUP ON NEW LIBRARY BUILDING PROJECT:

- A. DESIGN REVIEW:** J. Gersich started by reviewing items which will need to be removed from the Glarner Park site and may be able to be reused when a new diamond is built; sod, special sand/gravel mix in the infield, bleachers, foul poles, etc. He also talked about the electrical lines and power poles at the Glarner Park site. J. Gersich next talked about the idea of doing as a bid alternate a sprinkler system for the building. He mentioned some of the costs associated with a sprinkler system, that on average you can plan on \$5 per square foot for the system. There would also be costs for piping, Siamese fire connection, and that for each additional fire hydrant the average cost is \$3,000. J. Hoesly asked what could trigger a sprinkler system being needed; J. Gersich replied that the relevant building code could be changed at any time. He then went onto explain how the State updates building codes. He also added that sprinklers do not reduce your property insurance. K. Budsberg asked does it make sense to plan for sprinklers today for anticipated expansion; J. Gersich pointed out that running the pipes inside the building is the biggest cost. In response to a question from B. Weiss; J. Gersich confirmed that yes a “detectable warning field” refers to the bumpy section in a curb cut. J. Hoesly asked what the abbreviation “OH” indicated; Overhead Wire replied J. Gersich. J. Gersich reported that they continue to work on both a Landscape Plan and a Photo Metrics Plan as they will be needed as the project progresses.
- B. DRAFT CONCEPT & BUDGET REPORT (CBR) REVIEW:** Dimension IV is continuing to make progress on the draft CBR. One example given of a recent update was adding a small bar sink to the Storytime room. L. Hiland asked what is the cost of a sink like that; J. Gersich said a good rule of thumb is \$2,000 per fixture (this includes fixture, piping, shut off valves, etc.). K. Budsberg asked where the magazine racks would be located; J. Gersich made a note that it is not displayed on this design and he will incorporate it in future designs. We also talked about sight lines and different types of materials that can be used to display art, posters, etc. on walls. We next asked J. Gersich if he can provide estimates of what printing costs would be to make posters for displaying the plans in the futures. We are looking at 24x36 or 22x34 size displays. S. Janowiak asked that any pictures that show that side of the building make sure to display the drive-up book drop.

Next we talked about naming rights, donor recognition, benches, and other fundraising tools. We then continued on by reviewing parts of the floor plan and building such as; LCD projector, wireless access, storm water, and the fixture and furniture budget.

C. CMAR PROCESS UPDATE: J. Gersich reported that he has had potential CMAR firms mention they will be attending the pre-proposal meeting. He added that depending on what questions come up at the pre-proposal meeting that, if needed, he will issue an addendum to the RFP to make sure all firms are aware of all key information. Additionally J. Gersich offered to forward an evaluation form we can use when reviewing the CMAR proposals.

J. Gersich then spent some time going through the different steps and timing associated with selecting a CMAR firm, when a GMP (Guaranteed Maximum Price) and construction documents may be ready, how the contingency process works, he also talked about how the bidding process will work. K. Budsberg asked if all bids come in high, then what happens; the CM is at risk and responsible for the overage.

Finally J. Hoesly and K. Budsberg asked if we will have more views of the building or an animated “fly-around”; yes they will be coming J. Gersich said.

D. NEXT STEPS IN PROCESS: Addressed under the agenda item “CMAR Process Update” earlier tonight.

SET NEXT MEETING DATE AND AGENDA ITEMS: Next meeting date is not set yet. The following comments about items that will be needed for the upcoming budget discussion; Director White mentioned the need for additional utility lines, K. Budsberg added the cost of water for the building, and W. Duerst commented on mowing and plowing costs.

ADJOURNMENT: Meeting adjourned on a motion by L. White, second by W. Duerst. Motion carried at 6:33 p.m.

*Respectfully Submitted,
Becky Weiss, Secretary*

Minutes are not official till the next meeting.