



MEMORANDUM

To: Library Board/Building Committee

From: Amy Trumble, Library Director

Date: March 17, 2025

Re: Agenda Items/Updates

CG Schmidt Pricing:

Peter Linsmeier and his team from CG Schmidt worked with OPN and their Schematic Design to come up with pricing for the new library building. The preliminary numbers came back at 1.5M over budget. Working with OPN, they came up with potential changes to the design to bring the overage down to 200K (Images of OPN's proposed cost saving roof structure changes are attached). The presentation of this information is in the *Schematic Design Estimate*, which includes:

- Tab 1 - Version 1 is the total cost of the original design. Version 2 is the total cost of the revised design.
- Tab 2 - The costs of Versions 1 & 2 broken down by work category, with the third column indicating costs savings or additional costs in each category.
- Tab 3 – Alternate presentations of the costs associated with Version 2.
- Tab 4 – A cost control log listing elements that were removed from the Version 1 design and what it would cost if the board would like to consider putting individual elements back into the building.
- Tab 5 – What is included and excluded from CG Schmidt's scope of work.
- Tab 6 – The Owner's Budget presenting CG's construction costs along with the budget for other items included in the FFP grant. The updated Owner's Budget has been attached separately.

Peter and his team had questions as to what was included in the FFP project budget under Digital Connectivity and Infrastructure. To get a clear understanding of this section, OPN, IMEG, CG, and SCLS technology specialists met to go over the details of technology requirements and responsibilities.

CG Schmidt came up with an updated timeline for the project. In addition, it should be noted that we are still awaiting cost estimates for furnishings from Deb Haefner at SCLS. Numbers from CG Schmidt's FFE budget (tab 6) were shared with Deb and she is certain we will need additional money for furnishings.

CMA Contract:

Dan Chovanec sent the final C132 contract with the not to exceed \$553,248 statement for staffing reimbursement, and severability clauses provided by MSA. The final version of the contract is attached.

Digital Connectivity Meeting Summary

CG Schmidt, OPN, IMEG, and SCLS met to discuss digital needs and costs. Results of the March 14th meeting:

- South Central Library Services (SCLS needs)
 - Designated area/closet for equipment
 - Storage 116 has been identified as a good solution
 - Accessible/easy to access
 - (2) 4" conduit coming into building.
 - 1 rack of standard items
 - 22 units minimum
 - Could be wall mounted if it works better
 - Plywood sheathing on walls
 - SCLS would like to suggest locations for additional access point drops that could be used in the future
 - Outdoor Reading Garden for example
- Design Team/IMEG has directive to pursue typical drawings and specifications for divisions 27 and 28
- Portion of grant set aside for digital connectivity and infrastructure would be used as part of the construction budget.
 - SCLS and Owner to establish how much money needs to be reserved for new equipment (new computers, monitors, etc.)
- OPN to start a room schedule with an anticipated equipment list. Will need to meld list with SCLS efforts/equipment planned for spaces.
 - Micro programming meeting to be held at future date

Closing on Town Hall Property

The closing on the Town Hall and Swiss Church properties took place on March 12.

Sale of the Highway 39 Property:

There has been expressed interest in the highway 39 property from a few different parties. The library board requested getting an appraisal of the property as recommended by the League of Municipalities.

Grants Meeting:

With preliminary pricing available, the grants team will schedule another meeting to discuss potential grants.

Insurance/New Building Operating Costs:

As a result of the building revisions that were suggested during pricing of the building, it was recommended that we go from steel studs to a wood frame. As the question of framing materials came up in the initial conversation with Ryan from Baer insurance, he was contacted with this potential change to see how it affects the insurance quote he provided.

Previously Ryan estimated that property insurance for the new building would be \$7,410, resulting in a \$4,514 increase to the library's current property insurance payment. This assumes a \$5.7 million replacement cost for the building & contents.

CSM

The release of the reservation on the DNR strip of land has been approved internally at the DNR. The Village is awaiting the final agreement. The closing staff at the DNR will be getting the final agreement out soon. Once that is recorded, the finalized CSM will be recorded.