

Meeting Minutes – Library Building Committee

Project: Millstadt Library – Phase 2 (Schematic Design & Design Development)

WA Project No. 2021-044

Attendance: Traci Juhas, Janice Seydlitz, Norm Sanders, Nichole Lauko, Dustin Montgomery – Millstadt Library
Jon Carroll (via Zoom) Poettker Construction
Andy Dogan (in person), Katie Mollet (via Zoom) – Williams Architects (WA)

Prepared By: Andy Dogan

Date of Meeting: 9 March 2022

Date of Minutes: 11 March 2022

Items:

1. WA reviewed several strategies developed since the previous meeting to reduce probable project cost, as follows:
 - a. minimize/eliminate curbing and storm sewer in parking lot – **OK with Library**
 - b. pull stormwater management area to south to minimize disturbed area – **OK with Library**
 - c. Bring down center spine 2' and eliminate clerestory glass – **OK with Library, would prefer to keep clerestory glass if possible**
 - d. Wireless lighting control system – **OK with Library**
 - e. Less than full building automation system on HVAC – **OK with Library**
 - f. Rough-in only on staff restroom (storage closet base bid) – **Library prefers to keep staff restroom if at all possible**
 - g. Reduce exterior glass area by 20-25% - **OK with Library**. Exterior concepts were presented showing how glass areas can be reduced.
 - h. Simplify exterior expression; less masonry, more metal omega lite or fiber cement panel all around. - **OK with Library**. Exterior concepts were presented showing how fiber cement or metal panels can be introduced. **PCC suggests minimizing/eliminating metal panels due to cost increases in aluminum.**
 - i. Make fire sprinklers an alternate - **OK with library – Dustin suggested checking with library's insurance carrier on potential effect on insurance rates before committing to this decision**
 - j. Build small meeting room and part of children's as shell only for future buildout – **not preferred by Library**
 - k. Contain costs of interior finishes and fixtures. **Will discuss as part of the interior design process beginning next month.**
 - l. Reduce building area – **WA presented a plan showing potential area reductions. Library was open to all suggestions, though would prioritize keeping main meeting room as large as possible. Library suggested reviewing potential further reductions to staff workroom size. WA to investigate further.**

2. PCC and WA will continue to develop ideas for cost reduction measures to be discussed at the next meeting and begin to identify order of magnitude of cost for each of the items discussed.

3. Next steps are as follows:
 - a. WA and PCC to continue to work on cost reduction options and order of magnitude cost savings for ideas presented for discussion at the next meeting.
 - b. Next building committee meeting scheduled for Thursday, March 24 (time not set, but recommending 6:00 PM prior to scheduled Open House). Team will review cost reduction options and cost savings projections, updated exterior material samples, and next steps.

End of Meeting Agenda

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