

Marshall Public Library
Dale McConchie Meeting Room
Building and Grounds Committee
Meeting Minutes
Tuesday 1/16/24 at 2:00 PM

Marshall Public Library Board of Trustees Building Committee met on Tuesday, January 16, 2024 at 2:00 PM in the library's Dale McConchie meeting room. Committee members present were John Tarble, Bob Nelson, and Herman Wallace. Also present was Library Director, Alyson Thompson, Farnsworth Group Architect Scott Burge, and Hannig Construction Wes Readinger. Alyson distributed agendas and minutes from the June 7, 2023 meeting. John called the meeting to order at 2:00 PM. Herman made a motion to approve the minutes; John seconded the motion and it was approved by consensus. Alyson agreed to record the minutes of the meeting.

The committee met to Value Engineer Phase II Renovation

1) Proposed construction cost versus actual construction. It was estimated the reduced scope of the project (West side upstairs only) would be: \$619K, the actual bid came in at \$895K. The estimated cost for the full-scope project (all West side upstairs and partial East side) was projected by Farnsworth to be \$717K and the bid came in at \$1,060,000.

2) Hannig Construction bid was reviewed

3) Farnsworth/MPL Value Engineering recommendations:

- Remove all insulation/furring/drywall for upstairs
 - Remove all East side work including meeting room, restrooms, and kitchenette
 - Remove corridor and create a hallway near furnace to the south stairs for emergency exit
 - Keep the existing opening as the main opening to East side and eliminate the other two openings on each end of the building
 - Review if structure support can be accommodated through way of reinforcing floor joists instead of lower-level columns, beams, and concrete footings
 - Include one restroom (or at least rough) on West side
- 4) Review of original blueprints versus value engineering proposal
- 5) Reviewed Hannig Construction Value Engineering Budget Tracker
- Discussed cost breakdown to determine the most expensive items

No additional meetings were scheduled. The meeting was adjourned at 3:33 PM on a motion by Herman and second by John. The committee will present to the full board at the February 14th meeting.

Submitted by Alyson Thompson, Director