

Baraboo Public Library Expansion Committee

Meeting Date and Time: Tuesday, December 5, 2017 at 9:00 am

Location: Lower Level Meeting Room, Baraboo Public Library, 230 4th Avenue

Members Present: M. Grant, A. Kujawa, K. Olson, B. Stelling, D. Wernecke, M. Allen, M. Zolper, T Pinion

Absent: S. Roltgen, L. Steffes

- I. Call to order
 - A. Note compliance with Open Meeting Law
 - B. Roll call
 - C. Approve agenda
Moved by Keri seconded by David. Motion passes
 - D. Approve the November 30, 2017 meeting minutes.
Moved by Keri and seconded by David. Motion passes

II. Action Items

- A. Select the short list of architectural firms to interview
There was a discussion about how to rank them and it was decided to do it numerically. The decision was to initially see where we are at and then discuss them. After a straw vote, Zimmerman and MSA got 7 votes and OPN and Dimension IV got five votes. There was a discussion of Mohler, which received four votes. They were noted for their experience with Carnegie libraries. Tony asked for a motion to select four rather than 5 and interview on one day. It was noted we have consensus on a clear four. It was suggested that we have more in depth discussion on the top four.

MSA

Pros:

Local, hometown knowledge

Flexible on number of meetings and face-to-face

Like partnership with QEA and had worked with ten libraries; QEA had forty

Noted grand opening in 2021

Includes construction management

Community Involvement

Allowed a lot of time to refine the space design

They did talk about different expansion directions

Cons:

Not clear on community engagement and allocated little time for initial stages
Only one meeting before conceptual design
Design fees highest
Four of six examples are over budget
Did not appear to have a strong environmental emphasis
Didn't like looks of libraries they designed-like a Kwik Trip

Zimmerman

Pros:

Almost all in house staffing
Considerable experience
Liked familiarity with city
Seemed personalized proposal and referred back to URC report
Gave detailed analysis of pros and cons and projected costs
Liked commentary on existing building
Like their LEED-lite; pragmatic sustainability
Talked about the issues surrounding the library especially on 5th Avenue
Mentioned Aspen Institute which is the source of Harwood process
Liked that they put our library on the front

Cons:

Questioned how much Carnegie experience they had
LEED-lite – backing off
Felt they were making decisions before we were involved
Not sure about community input
Talked about construction in 2019

Dimension IV

Pros:

Like that addition should be subservient to historic building
Quality Assurance Peer Review in House
Liked engagement with library staff
Liked the principal would work on this and not just assign it to staff
Like long standing relationship among the principals
Seemed to allow the most time for plan development and interaction with community
Talked about ongoing operating costs as part of design
Follow up during warranty period
Liked the designs of this firm
Work plan quite detailed
Spent time looking at previous studies
Do over 90% of work within 100 miles of Madison
Libraries included were pertinent

Cons

Somewhat advocating relocating during library construction

Completed construction in June of 2020

Didn't quantify how many libraries they have built

Didn't see strong commitment to green though most of staff are LEED certified

OPN

Pros:

Lots of LEED Awards

Lots of community involvement

Familiar with the project

Open to getting people's view

One of two architectural firms making a commitment to carbon neutral buildings by 2030

Liked their Oscaloosa Library

Gave reasons for work examples

Said they will work with community from beginning to end

OPN listens

Cons:

Wanted a library expansion committee of four to six

The staff made a presentation on OPN's last design suggesting they didn't probably engage staff during the design

Interior design person seems less experienced

Can they think in fresh thoughts rather than be mired in their previous experience

Are they able to reform how they take into account more work with the staff

Wouldn't share previous work electronically

Hadn't done geotechnical

Mary moved and Keri seconded that we interview these four firms. Motion passes

III. Information Items

A. Open the sealed Project Hours and Estimated Costs submitted by the architectural firms

Dimension IV: Architectural and Engineering	\$813,000	Hours: 7,596
Zimmerman: Architectural and Engineering	\$719,992	Hours: 7,164
OPN: Architectural and Engineering	\$698,780	Hours: 7,243
MSA: Architectural and Engineering:	\$854,000	Hours: 6,354

Other firms:		
Engberg Anderson	\$820,150	Hours: 6,558
McGowan	\$756,550	Hours: 1,846
SDS	\$520,000-\$660,000	
Mohler	\$800,000	Hours: 7,058
FEH	\$900,000	Hours: 5,736*
MSR	\$813,644	Hours: 3,978**
ADCI	\$598,851	Hours: 6,673

* Plus consultants

**Only their firm and not subcontractors

IV. Adjourn

David moved and Bekah seconded. Motion passes