

December 22, 2010

Meeting: GF Public Library Building Committee
Wednesday, December 22, 2010 – 7 a.m.
Grand Forks Library Meeting Room

Members in Attendance: Doug Carpenter, Al Grasser, Ann Pederson, Jeff Regimbal, Paul Holje and Wendy Wendt

Also in Attendance: Roger Helland, Gene Youngdahl and Craig Tweten

1. **Call to Order** – Jeff Regimbal called the meeting to order at 7:05 a.m.
2. **Traffic Study** – Al Grasser and Jane Williams are working with us to hire a consultant to prepare a traffic study for each of the three proposed sites. The cost will be approximately \$17,500 and the contract with the firm, KLJ, should be ready for signature sometime today. A draft study will be submitted for review by the City Engineering Department staff by January 12th, with the deadline for completion on Friday, January 14, 2011.
3. **Community Contractors, Inc. Presentation** - Craig Tweten from Community Contractors, Inc. distributed a project analysis of potential expenses for a remodel and expansion of the current library site. The total project cost was estimated to be \$13,639,701, which did not include FF&E expenses, land acquisition, and financing costs.

Tweten estimates that land acquisition costs near the current location would come in under \$1 million, with the properties to the south estimated to cost \$250,000, \$278,000 and \$300,000. The land to the east of the current library would cost approximately \$78,000. These projected costs do not include demolition expenses.

Tweten recommends that we put the project out to bid in January or February because that is the optimal time to ask for construction bids. It allows for breaking ground as soon as the frost is out of the ground (May), having the shell of the building up by the fall and having the building enclosed by Christmas.

There was discussion regarding several line items being a bit underestimated. This included the cost of moving expenses, architectural fees and LEED certification. Wendy will investigate the cost of moving the library's collection twice and will report back. It was determined that the cost difference regarding LEED certification probably would not be significant.

There was additional discussion regarding signage on Washington. The consensus was that arranging the signage might be complicated but would not be insurmountable.

4. **Next Meeting** – The next Building Committee meeting will be held at **7:00 AM on Wednesday, January 5th**. This meeting will be an opportunity to touch base regarding progress toward the January 19th meeting.

5. **Adjournment** -- The meeting was adjourned at 8:00 a.m.

Duly recorded,

Wendy Wendt