

**Village of Egg Harbor
Library Ad-Hoc Meeting Minutes
January 6th, 2017 at 1:00 p.m.
Paul J. Bertschinger Community Center
7860 STH 42, Egg Harbor, Wisconsin 54209**

1. Call the meeting to order

Dickson called the meeting to order at 1:00 p.m. Those in attendance were Bob Dickson, Bart Ahern, Joyce Risser, Kaaren Northrop, Ryan Heise, and Megan Vandermause. Also in attendance from HGA was James Vander Heiden. In attendance in the audience were Frank and Claire Murphy, Clarence and Mary Anne Scherer, John Heller, Giz Herbst, Barbara Tuch, Luke Bentley, and Bob Zakaras.

2. Approve the agenda

Ahern moved to approve the agenda, second by Risser, motion carried.

3. Approval of the December 2nd, 2016 Meeting Minutes

Ahern moved to approve the December 2nd, 2016 meeting minutes, second by Risser, motion carried.

4. Review Budget Strategy

- Vander Heiden presented a budget summary for the committee to review.
- Vander Heiden stated that the fundraising group was anticipating a material donation and that donation came in lower than what was expected at \$81,000.
- Vander Heiden reported that given that the project is in the public perspective Boldt cannot waive some of their fees.
- Vander Heiden stated that the moving costs were reduced by \$100,000 because there will not be much furniture moved from the current library to the new library. Vander Heiden said that the community could look into having a volunteer event for the book moving.
- Vander Heiden said that previously the committee was looking at a project budget around \$6 million.
- Vander Heiden stated that the committee needs to find their way to a project budget that is based on the current funds available.
- Vander Heiden reported that the total project budget available is \$5,417,000.
- The committee looked into some value engineering options with Boldt.
- Vander Heiden stated that there is savings of \$61,400 available if the Village holds the earthwork contract instead of Boldt.
- The 20 gage framing offers a savings of \$7,500.
- The FSC certification offers a savings of \$4,000.
- The material donation offers a savings of \$81,372.
- The cable handrail offers a savings of \$20,000.
- Vander Heiden stated that mechoshades will be used for book security.
- The HVAC Alternate AHU's offers a savings of \$57,000.
- The Alternate Light Fixtures offers a savings of \$58,000.

- Alternate controls offer a savings of \$4,000.
- The building will need to be reduced by 10 ft. and this offers a savings of \$135,000.
- Vander Heiden stated that Boldt will need to work with the subcontractors to find firm numbers for the 130 ft. building.
- The adult lounge will be included in the project design.
- Vander Heiden stated that the 2nd floor will need to be shelled and this will offer a savings of \$135,000.
- Ahern asked Vander Heiden to describe what the shelling out of the 2nd floor will include, and Vander Heiden explained that the floor, roof, windows, and fireplace will be in place but all of the finishing's will not be completed.
- Vander Heiden stated that all of the porch area will be completed and the porch will wrap around the 2nd floor.
- After all of the value engineering, the total construction cost of the project is \$4,899,228.
- Vander Heiden stated that if the committee is looking for a project that simply meets the \$6 million mark the 2nd floor would not need to be shelled.
- Dickson asked how much time the fundraising group has to fundraise the rest of the funds so that the 2nd floor does not need to be shelled.
- Vander Heiden stated that the construction will start in late February or late March.
- The construction will continue through September and the building would open in October.
- Vander Heiden stated that Boldt would need to know if the 2nd floor would be completed by July.
- Vander Heiden stated that Boldt will be able to point out dates that the project would need to be optimized by.
- Heise asked if after the contract is awarded if the committee should come back and prioritize pieces of the project and Vander Heiden stated that this would be beneficial.
- Heise presented the contract for continued services for HGA to the committee.
- Heise pointed out that as support for the project HGA has offered services at a break even rate.
- Vander Heiden stated that writing a construction contract with the funds available includes things like shelling out the 2nd floor.
- Heise stated that this budget summary allows the committee to stay within their commitment of having the hard costs covered before construction.
- Heise stated that in relation to taxes the peak payback for a \$300,000 home amounts to about \$3.80 per week.
- Heise stated that about 250 people have donated to the project.
- Heise pointed out that usually when a donation is made it is made by a family or a couple so there is likely about 500 donors to the project.
- Heise stated that library projects cannot go out for bonds and a note will need to be taken out for the project.

- Ahern stated that there is work upon the fundraising committee and Ahern stated that the fundraising committee will need the help of the public to fund the additional funding needed for the project.
- Ahern stated that he has had multiple dialogs with some potential donors that have not said no to donating to the project.
- Northrop confirmed that receiving \$600,000 by July would allow the entire building to be complete.
- Dickson stated that even if the 2nd floor is shelled the library will be furnished so that the library could be operational.
- Dickson stated that it is good to note how many people have donated to the project because it reviews the amount of support for the project.

5. Open Session public comment and input

- Heller confirmed that the \$170,000 earthwork contract will come out of the total project budget.
- Tuch asked Heise if the Village has yet determined how much the maintenance of the building will cost the tax payers.
- Heise stated that the estimated maintenance and offset of the building is \$100,000.
- Tuch asked the committee how the second floor was agreed upon, and Heise stated that the committee discussed a catering kitchen for many different uses and this conversation lead into the great hall.
- Vander Heiden stated that many conversations lead to including the great hall including Egg Harbor's central location in the county as well as the arts and how the arts could expand into a winter concert series or other events that could be held in the space.
- Heise stated that there have been conversations with Door County Senior Services about having a meals on wheels program.
- Tuch stated that it is very difficult for her to understand how the committee got the project to where it is today because the Village first purchased the Cowles property for the project.
- Tuch stated that she feels that maybe all of the pieces of the project are not needed.
- Clarence Scherer asked how much cash on hand the Community Foundation has currently and Ahern stated that he could give an approximation of about \$1.4 million.
- Heise stated that there is a pledge from the Kress Foundation for \$2 million, and the Village of Egg Harbor has committed a contribution of \$1.5 million.
- Clarence Scherer stated that the Kress Foundation would be interim financed over the course of 3 years.
- Heller stated that it needs to be brought up in the Village Board meeting that the interest for the interim financing is the responsibility of the fundraising committee.

6. Next Meeting Time & Date

The next meeting is to be announced.

7. Adjournment

Risser moved to adjourn, second by Northrop, motion carried.

DRAFT