



DESIGN TEAM MEETING MINUTES

Project Name: Grand Forks Public Library
Project No.: 780G0235
Meeting Date: December 17, 2010
Subject: **Friday Morning Meeting**
Next Meeting: Wednesday, December 22, 2010, 7:00 a.m.

Attendees:

Name	Company/Organization	Phone No.
Wendy Wendt	Library Director	772-8116
Susan Mickelson	Library Board	746-4573
Jeff Regimbal	Library Board	775-2870
Mike Kuntz	Icon Architectural Group	772-4266
Scott Fournier	Icon Architectural Group	772-4266
Craig Tweten	Community Contractors	772-2111
Hal Gershman	Grand Forks City Council	775-9732
Eliot Glassheim	Grand Forks City Council	772-8840
Leroy Sondrol	Library Board Member	772-6193
Doug Carpenter	Library Board Member	775-0521
Rick Duquette	City of Grand Forks	746-2620
Al Grasser	City of Grand Forks-Engineer And Library Board	746-2640
Doug Christenson	Grand Forks City Council	775-0521
Gene Youngdahl	WSN	795-1975

1. Meeting Notes

- A. Everyone introduced themselves
- B. Hal Gershman indicated the reason for the meeting was to help accommodate the building committee ideas for renovating the existing library and adding a 30,000 square foot addition, recycling the building with improvements in lighting, insulation, etc. while making the building financially worthwhile.
- C. Wendy was asked to describe what the library's thoughts were for the renovation of the existing building. These items included:
 - Flexibility both now and for the future
 - Parking lot access for the elderly and young families
 - A comfortable space that is light and airy
 - A space that responds to technology and is inspirational
- D. Susan indicated the library should be visible to the Public
- E. Leroy asked if the library could be renovated while currently occupied. It was indicated that the library would need to be relocated while renovations took place.

- F. Current needs within the existing building include:
 - 1) New elevator. The current elevator is scheduled for replacement in 2012
 - 2) The existing Heating, Ventilation, and Cooling system is original to the building
 - 3) The roof was replaced in 1991 and is in poor condition.
 - G. Craig reviewed potential costs for renovation of the building with assistance from Mike Kuntz. The costs discussed included the following:
 - 1) New construction should be \$175 - \$200 per square foot for everything including a new building and parking but not furniture and equipment
 - 2) Cost to renovate the existing building is in the range of \$125 per square foot
 - 3) An addition onto the existing building will be the same or slightly higher due to the relatively small addition at 30,000 square feet.
 - 4) Mike Kuntz indicated \$125 for renovation costs might be on the strong side.
 - 5) Craig and Mike indicated the existing structure still has good integrity.
 - H. Al Grasser suggested that cost to raze the building and build new on the site also be looked at. Craig indicated the costs for this site would be around the \$60,000 range.
 - I. Mike indicated he worked with the original architect of the building and that it could support a third story. The Library Board noted that the library consultant, when preparing the building program, noted that the building would only support two stories.
 - J. Scott noted that cutting additional windows was not an issue.
 - K. Craig indicated he would have ICON complete their analysis and then meet with the committee on Wednesday, 12-22-10, at 7:00 am to present the report.
 - L. A tour of the building and site followed the discussion.
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- A. The Design Team will have the requested site studies complete on Jan 14, 2011
 - B. Rick will be in town on January 19th and also on the 31st.
 - C. The Design Team is looking at the following:
 - 1) Leever's Site
 - 2) Wellness Center Site
 - 3) Renovation of the existing building
 - 4) New building at the current location
 - D. Some discussion was held regarding acquiring surrounding sites around the existing building.
 - E. Traffic engineer is almost lined up. Al needs information from Rick on number of parking spaces, peak load times etc. Traffic report should be complete by Jan 12th.
 - F. Some discussion on site impervious areas was discussed. Some sites such as the existing site may be challenging, but design options do exist: i.e.: Retention ponds, green roofs, etc.