

Minutes
New Library Building Committee
March 9, 2005
7:00 p.m.
City Council Conference Room A

Call to Order:

By Chairman John O'Leary at 7:08 p.m.

Attendance:

NLBC Members John O'Leary, Joanne Grasso, John Hynes, Claudia Morner, Phyllis Eldridge, Todd Hanson, John Grossman, and Peter Bresciano, Suzanne Ford, and Lenore Bronson.

City Manager John Bohenko

City Staff Members Bob Sullivan, Steve Parkinson, Dave Allen, Dave Holden and Mary Ann List

North Branch Construction Rob Smith

Construction Price Presentation

The committee reviewed a Memorandum from John Bohenko and John O'Leary re: Guaranteed Maximum Price for New Library, March 8, 2005. (see attached)

The construction price of the project has increased above \$7 million due to several factors.

1. The Section 106 process and the lawsuit brought against the Planning Board by opponents of the new library caused a 2-year delay in the project resulting in an increase in construction costs.

Between 2003 and 2005 the price of steel has increased 56%.

During the same 2 years general construction prices have risen 13%.

2. Two factors in the increased cost are due to processes that were added after the creation of the \$7 million budget in 2002.

The Section 106 process with the State Historic Preservation Office resulted in studies and publications required by the Memorandum of Agreement.

The LEED (Leadership in Energy and Environmental Design) certified building design requires up-front expenditure, much of which is recovered through lower operating costs in subsequent years.

3. Design changes recommended by City boards improved the building design, but also added cost to the project.

It is recommended that the additional \$942,404 be funded from the City's fund balance. The fund balance could be replenished from the sale of the buildings the library currently occupies.

Information also discussed not in the memo:

The reduction in the initial guaranteed maximum price (value engineering) was achieved by building without a basement and moving the mechanical equipment

to the attic; by deciding not to build a cistern system (LEED), but instead to look at alternate water runoff plans which are still LEED certifiable; and by also bidding alternate materials in some areas.

The value engineering did not sacrifice the library program. There was no space reduction and no adjacencies within the library were changed. The sustainable building concept was preserved. In the LEED process sustainable building concepts that are important in the Portsmouth and New Hampshire environment will be paramount.

With energy modeling, project engineers expect 25% efficiency in consumption of energy above building code requirements.

Commissioning required under LEED provides for examination and testing of the HVAC system to insure proper performance and energy efficiency.

Question and Answer Session:

John Grossman

Q: Asked about thermal issues.

A: A reduction in cost may be achieved by changing roofing material from metal to asphalt. A non-reflective roof will absorb more heat into a building, which can be a plus in New England winters. Roofing is one of the elements for which alternate bid may be sought. Although an asphalt roof will not reduce the heat island effect of the building itself, some hot top will be removed from the site and will be replaced with green space, thus reducing the heat island on the whole parcel.

Q: Did the LEED process and the Armory deconstruction increase the project costs?

A: Yes. However, the goal of reusing and recycling materials from the armory deconstruction was exceeded. 99% of the Armory materials were either reused or recycled.

Peter Bresciano

Q: Can furniture built in New Hampshire prisons be used for the library?

A: There will be a bid process for library furniture. Bids from the prison shop will be considered.

Q: Will technology advances such as wireless change technology costs?

A: The library has worked with a library technology consultant on designing the technology and making it as flexible as possible. There will be cabling for those computers that need it and wireless for many of the computers.

Q: Will the library expand in the future?

A: The library will expand within rather than expanding the building. The new library building has been designed for flexibility to meet future needs.

Q: How will the library HVAC system be affected by the LEED process?

A: The City will be using commissioning and energy modeling (see above), an investment that will provide later savings in using the systems.

Joanne Grasso

Q: Will there be a clerk of the works?

A: City staff will perform this function.

Lenore Bronson

Q: What are the implications of no basement?

A: Having no basement will not be a problem. The basement would have been below the water table and would have been very expensive to build. The building equipment/systems that would have been in the basement will be in the attic where there is abundant space. The systems will be inside the roof and not visible from the outside. There is little loss of space in the occupied portion of the library.

Q: What was the response of the architect to the HDC recommendations?

A: The architect expressed agreement with the changes suggested at the HDC meeting.

Bronson noted that the value of the current library has also increased during the 2-year delay.

Motion

To recommend funding for the additional monies needed for the project as outlined in the March 8, 2005 memorandum from John Bohenko and John O'Leary regarding the guaranteed maximum price for the new library. Vote: All in favor, none opposed.

The next meeting will be at the call of the chair.

Adjournment

Respectfully submitted:

Sue McCann, Assistant Library Director