

## 22-1435 Library Project Update

### Common Council

Wed, Nov 02, 2022 7:00PM

#### **Mayor Jake Woodford** 10:11

So, with that, we'll move on now to Library Project Update. And we'll ask Directors Rortvedt and Gazza to give us an update on where we stand with the library project.

#### **Director Dean Gazza (Parks, Recreation, and Facilities)** 10:30

Thank you, Mayor. Thank you, Council, for being able to take the time to provide you an update this evening. As you know, bids were opened on September 20. That was exactly four weeks from today, one month. So, I wanted to give you an idea of what we've been working on. But before I discuss our current work, I just want to talk about a little bit of history and how we got here.

#### **Director Dean Gazza (Parks, Recreation, and Facilities)** 10:52

We set out designing this project with the goal of staying within the established budget. And we stay true to that today. The approach to reject bids and to stay within budget was a matter of choice, something that you could have easily—like other communities, or other entities that are out there, they have projects going over budget, in some cases, they're approving the funding to go ahead with that overage. But there is not one project that that we're aware of today (talking to Boldt or talking to SOM and talking to others) that isn't in the same exact predicament we are in. Whether it be the inflation, the staffing shortages, or the supply chain issues. Even with some of our smaller projects, we're seeing that. But as noted the difference between them and us is they decided to fund overages, where we maintain committed to our budget project. Our money will buy less, but it's it but less than when the project would have started originally. But we made the choice, and we will adjust the scope and we will get the project done.

#### **Director Dean Gazza (Parks, Recreation, and Facilities)** 12:03

Since the rejection of the bids four weeks ago, our architect, construction manager, and staff have thoroughly reviewed the current design to reduce or modify the scope of the project within the limitations to the library's operations, which is most important. Ultimately, we can make alterations, but ultimately the library, we don't want to affect the operations. In addition, we set up meetings with trade contractors to obtain recommendations and information to learn more about the current market and effects of cost, lead times and obtain potential alternatives.

#### **Director Dean Gazza (Parks, Recreation, and Facilities)** 12:39

So, the meetings we've had to date, one pretty interesting meeting I should say. Me and Colleen even learned quite a bit more timber structures—very interesting. Consider myself an expert No, not really. But concrete, metal panels, glazing, electrical, HVAC doors, frames in hardware, carpentry. And there's many other meetings, we got set up with trade contractors.

#### **Director Dean Gazza (Parks, Recreation, and Facilities)** 13:05

So, what they're doing is they're sitting down with us, they said, "What we saw on the bids and what we bid was this, and there are some opportunities that you may have. There are shortages in this area. So, you may want to look in this area. There's certain suppliers, like for lighting fixtures or for even door hinges was in discussion today. This door hinge is a little bit tougher to get right now; you may want to consider this door hinge, it's cheaper and it's easy, more available and at the same quality." So, a lot a lot of small conversations about simple things like door hinges and larger conversations about major scope items.

**Director Dean Gazza (Parks, Recreation, and Facilities) 13:46**

Potential changes would be reduced excavation. We realize if we can get through the project without the excavation at the extent it is, it saves in every single area: concrete, excavation, hauling the soils, you know, HVAC, plumbing, electrical, so forth. Potential use of steel versus wood. We really looked into wood because there were wood depending on wood and steel prices and the effect on the foundation sizes. We were going one way; we might go back the other way. Lighting alternates HVAC system, including geothermal. We have to take a serious look at the geothermal. We want to include that in the project because of the payback. And we'll talk more about that another time. Reallocation of spaces for shared use. So, Colleen and her team are looking at what kind of spaces can you use for multiple use. Already did a good job of that going into the initial design but even scrutinizing it further. Landscape adjustments and you know, redesign of staircases and things like that. The outdoor garden that you may remember the children's garden outside. We had serious discussions about that, and we are going to recommend that that be removed. And we'll find another location within the facility or outside of the facility to handle that programming needs.

**Director Dean Gazza (Parks, Recreation, and Facilities) 15:17**

So, schedule. VE [Value Engineering] and redesign. We're in the midst of that right now. Once we get through the scope, development and updates, want to come back here and let you know what those recommendations are for scope changes. So that way, you know what we're looking at. Document changes, naturally, specs and drawings have to be updated. Issue updated documents for bidding. Boldt will review them, we'll review them, and then they'll go out for bid. And then hopefully, we'll be back here, Finance Committee at 3/20 and Common Council around April 5, and begin construction, soon after that.

**Director Dean Gazza (Parks, Recreation, and Facilities) 15:58**

So, in conclusion, we made a conscious decision to adjust the scope to meet our budget. Much work has taken place, and we remain extremely confident in the team as noted before with SOM and with Boldt. I would say we're making great progress. Every day is a new day, where we're talking about something different within the project. And there's not a day without a meeting. Contractors of various industry resources—in the industry. What I'm trying to say here is that construction continues to remain strong into '23. So, I wanted to just mention that was that we kind of checked out to the trade contractors, some of the construction companies, despite the increase in well, inflation, which hopefully will start coming down to some degree. But everything else, 2023 schedules continue to remain strong. 2024, though inflation will decrease, prices will not come down as we know. Even if the Fed's goal of getting inflation down to 2%, what happens, prices don't come down, they just don't go up as fast from that point going on. So, we are continuing to battle the commodity pricing. The wages continue to increase for these workers as it's harder to find them. Fuel prices are expected to remain high. Think fuel went up quite a bit today. But the world economies in the conflict will continue to have significant impacts (we realize that) in addition to construction trades, and you know, trying to find people to do the work is challenging.

**Director Dean Gazza (Parks, Recreation, and Facilities) 17:33**

So, knowing time is critical, we'll continue to work diligently. We'll report back to the council. We'll keep you updated. And with the design changes here sometime in like I say end of November, December, we should have that. And then we do have some of this information with the dates. I saw some of you writing down, so we'll get an email out kind of summarizing all this. So that way if you get asked to you can—you'll have that at your fingertips. But if anybody has any questions, I'd be happy to take them or you know, you can always feel free to reach out to me at any time

**Mayor Jake Woodford 18:08**

Any questions for Director Gazza? Alder Doran.

**Aldersperson Chad Doran (District 15) 18:15**

Thank you. Have we learned any more yet about some of the bids that didn't actually come in the first time around? Have we learned any more information about why that was or what we can do differently next time?

**Director Dean Gazza (Parks, Recreation, and Facilities) 18:25**

Yeah, we we—there was quite a few different reasons. Some people said they just had too much work on their schedule for the year already. They didn't want to take on any more work, it would create risk for their company. Other people had indicated our bidding process through the Quest, which was an electronic bidding process, which we use, we've been using for years. But we've had people give feedback that they would rather the paper process. So, we made the decision that we'll go back to the paper process if we feel if that seems to be a hurdle. Even if it's only a hurdle for one bidder, that could mean you know \$7,000. Just overall shortage of labor. Some of them said they're bringing back retired workers, and they're having to pay them time and a half and double time just to pay, just to get additional workers. And, you know, so forth. So, we, what we're doing right now is continuing, Boldt is continuing to call them and then we are setting up some meetings. I'll be meeting with some of them personally. Mayor will be meeting with them. So just to get an understanding of why they might not bid and encourage them to bid. So, we've already talked to several of them.

**Mayor Jake Woodford 19:46**

Alder Wolff.

**Aldersperson Nate Wolff (District 12) 19:48**

Thank you Chair. My question is about geothermal. Could you go into that further? Is there a reason you want to talk about it later, like at a?

**Director Dean Gazza (Parks, Recreation, and Facilities) 19:57**

No. The geothermal, what we want to do is find out what the what the costs would be because there's definitely—when we were doing the initial programming and getting feedback. We know that (well, not only from others, but ourselves we definitely want this building to be very sustainable. We know there's a cost to that, but that cost has a payback. And so, I'll speak for myself, I would think that, you know, it's kind of foolish because we know there's the payback, and we know what that means for maintaining and keeping down operations costs. So, at this point, I don't have exact dollars, but about one and a half million dollars. That could be the difference between being under budget and over budget. So that's what we're, we're challenging. And so, we will, when we come back with the updates of cuts, we'll have some better ideas of where we are estimating at. And then we can, you know, talk about that in, you know, further.

**Aldersperson Nate Wolff (District 12)**

Thank you for that.

**Director Dean Gazza (Parks, Recreation, and Facilities)**

And I'll have better data too.

**Aldersperson Nate Wolff (District 12) 21:01**

Alright, thank you.

**Mayor Jake Woodford 21:02**

And just as a reminder on that, Director Gazza mentioned that the priority is to make sure that we have an operational library that serves the programmatic needs of the library. And so that that'll be part of this conversation in terms of geothermal and other interventions in the building. And there may be questions that we have to consider and that the Council has to consider are related to what's included and what's not in the project. But as Director Gazza also mentioned, it will be back to the Council with more updates, again, well, before we go back out to bid. So just wanted to add that point. Any further questions for Direct Gazza. Alder Doran?

**Alderman Chad Doran (District 15) 21:44**

Thank you. Just wanted to follow up a little bit. You mentioned you talked about how doing less excavation, you've saved us a lot in a number of areas. So, are we looking at actually reducing square footage of the library? Are we looking at building more upward, I guess, in that sense?

**Director Dean Gazza (Parks, Recreation, and Facilities) 22:02**

Yeah, it's open right now. We realize we do have extra space on that extra area of the roof. So that is an opportunity. But we have to—we're looking at all situations right now and deciding what the functionality of that space would be. And then some of the things that function in that space, can that be moved internally? And if we can make that happen, ideally, that could be a big portion of our reduction. So, we're just challenging everybody to try to make that happen. Try to make the most use out of every square foot we have.

**Mayor Jake Woodford 22:39**

Any further questions? Okay. Thank you, Director Gazza.

**Director Dean Gazza (Parks, Recreation, and Facilities) 22:48**

Thank you.