

MINUTES OF OCTOBER 13, 2020 SPECIAL MEETING
BENZIE SHORES DISTRICT LIBRARY BOARD

The meeting was called to order at 1:30 PM by Jon Armstrong via Zoom.

Present: Trustees – Jon Armstrong, Jon Hawley, Jim Larsen, Ginny Freeman, Pam Radabaugh; Stacy Pasche, Library Director; Brad Warren, 45th Parallel Construction Management. Absent: Bryan Johnson, Jennie Schmitt trustees.

Business:

1. Building Project Budget Updates

Brad provided the revised budget dated 10/12/2020. Brad explained cost differences for each line item in the budget. Overall, the project is \$74,000 over budget. Largest cost increases were seen in the window package and carpentry costs.

Labor costs have remained stagnate; however, materials costs, especially lumber have increased excessively. Lumber costs have supposedly peaked and will start to decrease, but not expected to decrease during our construction timeline. There is also some millwork in the project that Brad did not previously include. It seems that matching the existing white oak finish is a significant upcharge.

Masonry costs were higher as the brick that was chosen was considerably higher, in addition to a recommended specialized rigid foam wall.

Line item 29- Aluminum Windows & Doors was originally estimated at \$38,900 but revised to \$108,340. The reason for the overage was the windows in the addition were “historical” while still meeting today’s performance standards thus making them a more expensive, custom item. Jon Hawley suggested that we should go with a standard window system that would match what we have in the rest of the library, thus saving about \$60,000. The board seemed in agreement.

Line item 30- Line 30, the interior storefront glass on the conference room, study rooms, and director’s office is expensive. Brad suggested going with a lower cost option that would not be floor to ceiling glass. The sliding doors are also expensive, so we need to decide how important that feature is.

The lighting package chosen by the architect was significantly higher. Brad suggests substituting a mid range lighting package to save roughly \$13-\$15,000.

Overall, the current total is \$757,978 **if** we take “value engineering” options for windows, lighting, and interior glass. He has the building permit and should have the carpentry bids in the next couple of days

Next Steps:

Brad will send Stacy an updated spreadsheet with revisions by 10/13 evening so that she can include in the board packet.

Brad will tentatively schedule excavators to begin as early as next week (10/19), pending board approval. He assures there is no penalty to cancel and he takes responsibility of scheduling without full approval of the project.

The meeting adjourned at 3:00 p.m.

Respectfully submitted,
Stacy Pasche, Library Director
Ginny Freeman, Secretary