

May 14, 2019

The County Commissioners of Queen Anne's County met this date at the Kent Island Library pursuant to its last adjournment and there were present:

James J. Moran
Jack N. Wilson, Jr. (absent)
Stephen Wilson
Philip L. Dumenil
Christopher M. Corchiarino

MEETING CALLED TO ORDER:

The meeting was called to order at 4:30 p.m.

KENT ISLAND LIBRARY RENOVATION:

Mr. Alan Quimby, Director; Mr. Lee Eager, Chief of Engineering; and Mr. David Sadiq, Civil Engineer III; with the Department of Public Works and Mr. Craig Williams, Architect with Becker Morgan Group, met with the Board to review the proposed Kent Island Library Renovation.

Mr. Williams reviewed the following:

The new facility is based on the 21,550 sf, \$7,172,278 (\$333/sf) concept described in Scheme C of the Feasibility Study. Since the facility must remain open during construction, and to minimize distraction to library usage, the construction will occur in phases. Phase 1 includes a new addition capable of functioning independently of the existing building and Phase 2 involves renovation and repurposing of the existing building. Since phase 2 cannot begin until the new addition is open for daily library functions, certain program areas must be wholly contained within either the existing building envelope or the new addition. As a result, the new addition incorporates traditional library functions including the stacks, study rooms, circulation desk, workroom, single user restrooms, and main mechanical rooms. The existing building footprint houses public and program functions including the meeting rooms, storage rooms, classrooms, makerspace, and main public restrooms.

The new addition is comprised of a slab on grade main floor and concrete on metal deck for the mechanical mezzanine level. Main framing is a structural steel system with light gauge metal exterior walls. The roof is a low-slope membrane over external insulation on metal

decking. Exterior walls are an exterior insulated assembly finished with either a rain screen panel system or adhered masonry veneer. The entire building is sprinklered.

The schematic design developed by Becker Morgan Group with the Library Design Committee totals 22,160 sf, by adding 12,800 sf to the existing 9,360 sf facility.

Becker Morgan tasked Whiting/Turner Contracting to prepare a cost estimate based on the schematic design documents. The cost estimate of \$10,502,764 (\$474/sf) included sitework, construction, furniture, contingency, insurance, and fees.

The Library Design Committee revisited the schematic design concept to apply several cost reduction methods. This includes major items such as reduction of square footage for the new addition by 880 sf and elimination of the 10% design contingency in anticipation that progression of the Design Development Phase will highlight additional areas for savings. Along with several other cost reductions and the inclusion of design alternates, the overall cost has been reduced to \$8,612,687 (\$404/sf).

The Board asked various questions and it was noted with the new building space, it would be a 30% increase in book volume.

There being no further business, they adjourned at 5:30 p.m. to meet again on Tuesday, May 21, 2019.

EXECUTIVE ASSISTANT

PRESIDENT