City of Carroll

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MEMO TO: Mike Pogge-Weaver, City Manager

FROM: Randall M. Krauel, Director of Public Works RMK

DATE: March 23, 2017

SUBJECT: City Hall/Library Project Discussion

On March 16, OPN Architects forwarded a Memorandum to the City regarding the Library and City Hall Project. Among other information, the Memorandum invited questions related to the Project to be submitted to City Hall by March 22. Any questions submitted would then be forwarded to the Mayor and City Council for consideration and discussion during their regular meeting on March 27. Following the March 27 meeting, questions would be sent to OPN Architects. OPN Architects plan to prepare responses to the questions and present the responses to the Mayor and City Council during their regular meeting on April 10.

The questions that have been received are as follows:

- Is there a benefit to the City to value engineer the Project?
- How can the cost of the Project be reduced to $6,500.000.00?
- How can the cost of the Project be reduced to $6,000,000.00?
- What modifications/cost reductions, at both buildings, does OPN recommend to achieve a balance between concerns about cost and concerns about size? (See attached for context).

RMK:ds

Randy Krauel

From: carolyn siemann <carolynsiemann@gmail.com>
Sent: Wednesday, March 22, 2017 4:06 PM
To: Randy Krauel
Cc: Laura Schaefer; Eric Jensen; eric Jensen; Mike Pogge-Weaver
Subject: Question/Comments for OPN

Question for OPN:

Context:

To achieve a successful 60% vote, cuts must be made to the $7 million Library/City Hall project budget—at both buildings. A reasonable price will garner support and votes among the public.

An additional consideration: The Library Board voted "to accept Option A, with modifications which keep the costs down, but maintain the 18,000 square foot minimum for the proposed library project" (Library Board Minutes, 2/20/2017).

Question:

What modifications/cost reductions, at both buildings, does OPN recommend to achieve a balance between concerns about cost and concerns about size? Without achieving that balance before the referendum, it will be very difficult to reach the 60% threshold.

Carolyn Siemann