

VILLAGE BOARD PROCEEDINGS
VILLAGE OF NEW GLARUS
2/15/05

PRESENTATION BY MICHAEL BAHR (PLUNKETT RAYSICH ARCHITECTS-VILLAGE HALL REMODELING OPTIONS): PRESENT: Tom Myers, Suzi Janowiak, Ben Kahl, Dave Wyttenbach, Craig Foreback, and Lloyd Lueschow. ABSENT: Jeff Starz. Also present were: Denise Anton-Wright (Library Director), Arlene and Axel Swanson, Wayne Duerst, Marilyn Christensen, Marilee Steffen, Mark Renner, Jane Martinson, John Mulvihill, Richard Irland, Dean Streiff, Pat Sellon (Monroe Times), Melissa Shaw (Post-Messenger), Anna Schramke (Green County Development), Dave Pawlisch (Vierbicher & Associates), Darrel Weber, Attorney Vale, Jeff Sturdevant (Officer-in-Charge), Michelle Roth (L&W Office Manager), Barb Roesslein (Deputy Clerk-Treas.), Administrator Jim Mielke and Clerk Lynne Erb.

Michael Bahr of Plunkett Raysich Architects presented both a one-story and two-story option for expanding the Library and Police Department at the current Village Hall site. He provided several hand-outs, including Space Needs from October, 2004 and update from January, 2005, drawings outlining the extent of work required on the building by the various options, and cost estimates. He noted expansion of the Library at this location is an expensive proposition and will not meet targeted square footage.

One-story plan includes a community room on the first floor, the Police would retain their evidence room in the basement. This plan would include the addition of 20 feet to the rear of the building and meet two-thirds of the Library's square footage needs, and provide the Police with basically the same square footage as they currently have.

The two-story plan includes the demolition of the current Police Department area of the current Village Hall (with the exception of the well area), and the construction of a new two-story building in that location. The Police Department and community room area would be on the second floor. This plan does not include the 20-foot expansion to the rear of the building and would provide square footage within 4,000 square feet of the target for the Library and Police Department.

Cost Estimates were provided for these options [\$3,669,000 to \$7,000,000] as well as for demolition of entire current building and rebuilding a one-story or two-story new building on this site [\$4,700,000 to \$7,281,000]. A third cost estimate was also provided for demolition of the current building and construction of a building that would meet the full space needs of all Village functions [\$5,933,000 to \$6,965,000]. Cost estimates include possible relocation of village offices and fully furnished facilities. Mr. Bahr noted efficiencies gained by utilizing one building for all Village functions, i.e. avoid duplication of community room areas, restroom facilities, breakrooms.

Mr. Bahr answered questions of those present and Trustee Janowiak requested the preparation of a plan using the two-story option with the inclusion of the 20-foot expansion to the rear of the building. Mr. Bahr will prepare. Also discussed were determining efficiencies gained by all village functions remaining in one location. Cost estimate for a stand-alone library could be calculated using \$155 per square foot (high-end) for new construction, with furnishings adding another \$12-\$15 per square foot. Approximately 1 ½ acre would be required for a stand-alone building.

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DISCUSSION EXPANSION ISSUES/VILLAGE HALL REMODELING OPTION: Trustee Janowiak reported at the March 8th Library Board meeting the Board confirmed their desire to have the opportunity for a 16,000 square foot facility. She stated that the Library Board understands the initial size may not be 16,0000 however they want the opportunity for additional expansion to accommodate 16,000 sq. feet. Trustee Janowiak also stated that based on the Michael Bahr presentation, the Library Board does not believe the village hall site would work for their needs. The library site committee will be reactivated. She further stated that it is the intent of the library board to raise private funds for an expanded facility.