



architects + engineers

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Lindenhurst Memorial Library

Open House #1

07/13/2017 @ 7:00 PM

A. Library Presentation:

by Lisa Kropp, Library Assistant Director

- Building is almost 50 years old
- Little has been done structurally to the building
- Building code has changed since 1968 when the building was built.
- 20 years ago, the library purchased the Annex building to serve as administration offices.
 - No public spaces
 - Non-ADA bathrooms
 - sewer/pipe backups
- Library became temporary FEMA headquarters during Superstorm Sandy. Library was used as counselling and charging stations.
- Library “Myths”: (and statistics counter – see slides)
 - Nobody checks out books anymore.
 - People just use phones and computers, no one goes to the library anymore.
 - Everyone has a computer at home, no one uses computers in libraries.
 - Teenagers don’t use libraries.
- Traffic spike – weekly vs. daily
- Planning process
- National trends for libraries
- Recent programs

B. Summary of Project Budget:

by Joe Mottola, H2M architects + engineers

- Detailed database on bid results for public/private/education/library projects
- In-house estimator
- Prevailing wage laws – drive up cost of a public project
- Feasibility Study phase – preliminary plans, must assign SF cost for new construction vs. renovation
- Project Budget Breakdown:
 - Hard cost: bricks and mortar
 - Contingencies: allowables for different items.

- Design: 5% to cover additional scope of work that is desired by the Library “while you’re at it”
- Construction: unforeseeable repairs for existing building
- Escalation: to cover inflation for future when building begins construction
- When we have detailed design documents, the Design Contingency may be reduced as scope of work is galvanized.
- Soft Costs:
 - A/E fees
 - CM fees
 - Legal / Bonding Fees
 - Environmental Testing
 - Survey / Soil Boring
 - Building Permit & Regulations

C. Participants’ Comments

- List of libraries H2M has worked on?
 - How many were completed?
 - How many were funded by bonds?
 - Did the construction cost come below the bonded amount?
- Trane offers substantial discounts for educators – H2M to research.
- Did the RFQ process for A/E consultants include cost estimate for the new library?
[No.]
- Library needs to hold H2M accountable to keep construction costs below the bond budget, as H2M is profiting from the taxpayers’ dollars.
- How much will the NYS Library Construction Grant offset the budget?
[Cannot be determined at this time, as we do not have bid documents to apply for the grant.]
- This is a small investment for the community and for the children to take the Library into 21st Century.
- How much would a brand new library cost for the same square-footage?
[Approx. \$22 million.]
- The Library needs to plan for future growth and new technology.
- John Lisi: We all agree that the upgrade is needed for the Library, but the civic associations in Lindenhurst are worried that the bond will be voted down due to the projected budget.
- 3 civic associations are represented at the Open House and have drafted a list of questions.
 - \$16 million is a huge burden for the community – it is the costliest bond in the history of Lindenhurst.
 - \$12 million hard cost may have been over-estimated – e.g. H2M assumed \$100/sf for demolition cost, should be \$25/sf.
 - H2M fees alone is 8% of the soft cost.
 - Why show \$16 million if we have no hard estimate?

- Cost vs. benefit – the neighborhood and residents must be able to afford the proposed tax increase.
- \$6 million bond for new 13,000 SF Firehouse was voted down – a \$15.9 million bond will fail miserably.
[The Firehouse was \$461/sf in 2012; the proposed 32,000 library addition is \$496/sf.]
- Bond amount should be lowered to match the neighborhood’s affordability.
- Any projections for Library staff increase?
[Will be accomplished by reassignments, new roles and responsibilities, and additional training.]
- Exterior elevation design appears 20th century, and does not match the interior design which is contemporary.
[Exterior was designed to match the aesthetic and Georgian style of the Middle School.]
- What is the increased linear footage of the collection? Can we reduce the square-footage of the proposed addition to reduce the bond amount?
- Need to do homework and provide line-by-line cost estimate.
[Cannot compile a detailed breakdown until we have detailed floor plans. Do not have detailed floor plans until an A/E firm is hired.]
[H2M invited the commentator to a separate meeting to discuss cost estimate with others who are involved in the construction trade; commentator declined.]
- Will there be stacks in the Library, or just meeting rooms?
[Yes.]
- Anticipated down time for the Library?
[Construction will be phased. Certain sections will need to be shut down temporarily to ensure occupant safety.]
- Why should those who don’t use the Library pay for the Library addition?
[A participant commented that she pays school taxes even when her kids are not in school any longer.]
- Where did the Library obtain the head counts?
[State annual report requires this information.]
- What is the square-footage of the Annex to be demolished in comparison to the square-footage we are adding to the Library?
[New addition is 9,710 s.f. including Large Meeting Room in basement. Existing Annex is 3,800 s.f. including basement storage.]
- Nursery school cost \$135-\$200 per month – the proposed bond costs \$135 per year.
[A participant countered that the Library is not a nursery school.]
- Next Open House: July 29, 2017 (Saturday).