

Dear Mr. Harrison -- Regarding Howard Blitman's comments below, the Village Staff informs me that it is the Village's and Library Board's intent to hire a construction manager (CM) and bring them into the process during the mid-way point of the architect's Design Development Phase. The CM would review the documents relative to coordination with the various trades (NYS WICKS Law requires separate contracts for all trades which often leads to disputes and change orders if the construction plans are vague) and opportunities for value engineering. The CM will also thoroughly review the architect's cost estimates and provide input based on their extensive construction experience and knowledge of the local construction market. The cost to hire the CM during the Design Development Phase is included in the estimated project cost spreadsheet I understand you received on Friday.

Regarding the comment about Dattner's expressed concern about the project being discussed during the Schematic Design stage potentially being 50% more than the budget set at the Master Plan stage (highlighted below), the Staff has confirmed what I have previously conveyed to you. The comment in question goes back to June 2015 just prior to the July 20, 2015 Schematic Design Document (SDD) being submitted. The SDD identified a construction cost of \$16.5M which when added to the soft costs (architect, CM, relocation, special inspections & analysis, etc.) of \$3.9M resulted in an estimated total project cost of roughly \$20.9M. The preliminary budget established in the June 2013 Master Plan stage was \$12M to be phased over a multi-year period. This is the 50% increase comparison referred to by Dattner. His comment was not with respect to the current project and budget. As you know, the Library Board and architect have since redesigned the project identified in the SDD reducing the estimated cost from roughly \$20.9M to \$17.9M.

Please convey the foregoing to Mr. Blitman.

Very truly yours, Jon Mark