

Sharry, Sharon

From: John Kuhn <JKuhn@kuhnriddle.com>
Sent: Thursday, January 23, 2020 11:36 AM
To: Sharry, Sharon; Hicks, George
Cc: Aelan Tierney
Subject: RE: question(s) about ADA

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Sharon and George.

First of all, I don't think that our consulting with you will be construed as a conflict of interest. FAA did not include us on the most recent proposal for updating the design, so technically we are not working on the team at the moment.

The best place to start may be to sit down and chat about the scope you outlined below. I'd suggest we sit down with Aelan Tierney who is now the president of Kuhn Riddle. I think the four of us could outline a scope that might be the most helpful for you and the Town. Then we could put together a proposal for you to review those items.

I know there are many moving parts right now and you probably want to get a handle on this fairly soon. I'll copy Aelan on this email and let's see if we can find a time that works for everyone –perhaps next week.

I do know there is a conference call here on Wednesday.

We'll talk soon.

John

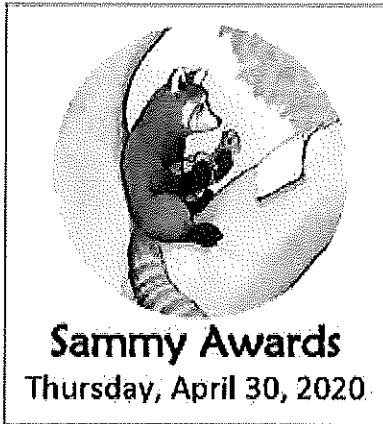
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From: Sharry, Sharon [mailto:sharrys@joneslibrary.org]
Sent: Wednesday, January 22, 2020 12:00 PM
To: Hicks, George <HicksG@joneslibrary.org>; John Kuhn <JKuhn@kuhn-riddle.com>
Subject: RE: question(s) about ADA

But we are also looking to find out how all our needs would be phased over several years...and how much more money that will add to the total project cost. For example:

- Year 1 – atrium and HVAC work
- Year 2 – special collections work
- Year 3 – roof work

- Year 4 – Fire system and plumbing work
- Year 5 – replace carpets and repair drywall
- Year 6 - elevator work



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From: Hicks, George <HicksG@joneslibrary.org>
Sent: Wednesday, January 22, 2020 10:39 AM
To: John W. Kuhn (jkuhn@kuhnriddle.com) <jkuhn@kuhnriddle.com>
Cc: Sharry, Sharon <sharrys@joneslibrary.org>
Subject: question(s) about ADA

Good morning, John.

I'm hoping you can give us some advice, or perhaps steer us in a direction in regards to the concerns of some as to how the existing library could be made ADA compliant.

As you know, we have attained a cost estimate for deferred maintenance of the Jones from Western Builders that roughly outlines updating systems, finishes, etc. What the estimate did not touch on, was what it would take to make the building ADA compliant.

Sharon and I are having difficulty figuring out how we could attain such a figure. Some parts, like updating entrances, doors, signage, furnishings, etc. seem to be fairly straight forward to a degree. But when you get into what it would take to make the entire building compliant (access to all levels, moving/reducing stacks, the consequences of enlarging the front elevator, etc.) it seems like there is no way to put a dollar figure on it as any of these would necessitate structural redesign of the interior and all the decisions that come with it. At that point, it seems like we are basically looking at hiring an architect to redesign the interior, which comes at both a cost financially and time-wise that we do not have. It's frustrating because we are being asked to provide a figure for something that, should the Building Project fail, we would not be able to focus on until all the deferred maintenance items were dealt with. It would be years out before we could address everything.

We really need the consult of an architect to determine how this question can be addressed with some formality and sense that Town Council will understand. Given that you are, in a way, involved with the building project as an advisor to Finegold Alexander, we do not know if asking for your consult would be construed as a conflict of interest. We were hoping you could tell us. If you do not feel it would be, we are hoping you would be willing to chat with us, or point us in a direction of what is realistic.