

LIBRARY

**Infrastructure Committee
Main Library – Dowd Learning Studio
Monday, September 12th, 2016 – 10:30a.m.**

Trustees:

Rob Harrington
Leland Park

Library Staff:

Frank Blair – Director of Technology & Operations
Lee Keesler - CEO
David Singleton – Director of Libraries

Dana Eure – Assoc. Director of Lifelong Learning
Susan Green – Location Manager, Morrison Regional
Peter Jareo – Associate Director of Operations

County Staff:

Jay Rhodes, County AFM
Becky Miller, Project Manager, County AFM

Absent:

Angie Myers – Library Finance Director
Donovan Craig – Library Administration

Meeting Report

Rob Harrington welcomed the committee and called the meeting to order at 10:40 am. Leland moved to approve the minutes and Rob was the second on the motion.

- **West Blvd Update**

Frank Blair reiterated current plans to co-locate a new West Boulevard location with a County Resource Center, adding WBL back to the CIP Request. Mr. Blair broached the topic of how best to dispose of the current WBL property; his recommendation was to offset the sale value of the existing property against funds needed for a new location. David Singleton agreed with this approach. The library would need approval from the county to divest itself of the existing property. It is not anticipated that the library would hold the property in trust. Rob Harrington asked how far a new co-located library facility would be from the current WBL location. Mr. Blair indicated that sites the county has considered up to now have been within a 1-2 mile radius of the current location.

- **North County Renovation RFQ update**

Frank Blair said that the RFQ draft for NCO was half complete. The recommendation to have separate RFQs for programming and A&E was removed. The RFQ will go live in the fall, in time for the November Board meeting. The RFQ will last 30 days. County AFM will short-list the responses with some library representation and then include broader library involvement in the architect selection committee.

- Morrison Update

Becky Miller reported that the first bid opening was on 25 August. The bids were over budget by \$880,000. Review of the design drawings and the scope of work revealed no errors on the A&E side. Barnhill was taking a clumsy approach toward value engineering, assuming cuts that were essential elements to the renovation design. They are also looking at lighting, site work, ceiling decoration, etc., as potential areas for reducing costs. AFM is consulting with the library about potential cuts while also talking to contractors to ensure that Barnhill is not cutting things that are necessary to make code. Ms. Miller also indicated they are looking at remaining renovation budget that could potentially be moved into construction, while pressuring Barnhill to take a second look at their fees. Frank Blair asked for thoughts from the group about potential value engineering. Susan Green expressed that the loss of the terrace would drastically change plans for the entire space, and that, in her opinion, there was no time for redesign. Rob Harrington asked how long it would take to redesign the renovation. Ms. Miller indicated that it was too soon to say how long it might take. She did say that VE had to be done, even if redesign is required, in order to make up the \$880,000 overage; there has to be willingness to compromise. Leland Park asked if the renovation could use future CIP project money or operating budget to make up the difference. Ms. Miller observed that there is a precedent with Parks & Rec projects that have moved funds from project to project. Lee Keesler asked David Singleton what he thought about moving funds from the NCO renovation to the MOR renovation; Mr. Singleton indicated he thought that would be acceptable since NCO is not an expansion project. Mr. Harrington cautioned that we should be wary of the possible political implications of doing this. Ms. Miller suggested funding AMH at MOR out of the NCO budget. Ms. Green indicated that AMH would be the first thing she would VE out of the project. Mr. Singleton still wants AMH at MOR as it makes the library more sustainable going forward. Mr. Keesler indicated there is a lot riding on the Morrison renovation and decided that the North County renovation budget should be used for AMH and any remaining gap in the budget to complete the Morrison renovation as designed. Mr. Harrington, Mr. Blair, and Mr. Singleton agreed. All indicated that the VE process should be completed to realize savings and that the NCO renovation budget should be tapped to close the gap.

- Other Business

Frank Blair reviewed the current CIP which includes 14 construction projects and 2 property acquisitions. He stated there would be a forced rank of the 16 projects. The 14 proposed construction projects would increase the library's square footage by 225,000 sq. ft., bringing per capita sq. footage to .59. Rob Harrington suggested presenting the plan to the Board at next week's Board meeting.

Meeting adjourned at noon

Upcoming

<i>Board of Trustee Meeting</i>	<i>September 19, 2016 12:00pm – 1:30pm</i>
Infrastructure Meeting	October 17, 2016 10:30am – 11:30am
Infrastructure Meeting	November 7, 2016 10:30am – 11:30am
<i>Board of Trustee Meeting</i>	<i>November 14, 2016 12:00pm – 1:30pm</i>
Infrastructure Meeting	December 12, 2016 10:30am – 11:30am