

# LIBRARY

**Infrastructure Committee  
Main Library – Dowd Learning Studio  
Monday, February 15<sup>th</sup>, 2016 – 10:30 a.m.**

*Trustees:*

Rob Harrington

Leland Park

*Library Staff:*

Frank Blair – Director of Technology & Operations

Dana Eure – Assoc. Director of Lifelong Learning

Peter Jareo – Associate Director of Operations

Susan Green – Location Manager, Morrison

David Singleton – Director of Libraries

Lee Keesler – CEO of Libraries

Angie Myers – Library Finance Director

*County Staff:*

Becky Miller – Project Manager, AFM (Phone)

*Documents:*

Infrastructure Meeting Report – 1/11/16

Jacqueline McNeil – Real Estate Manager, AFM

Morrison Project Update

Facilities – What's different in 2025

Peter Jareo to take notes

*Meeting Report*

At 10:45, Trustee Rob Harrington called the meeting to order and on his motion, seconded by Leland Park, the previous minutes were approved.

- **Morrison Update**

Frank Blair read Becky Miller's update on the Morrison renovation while Ms. Miller was available for comment via phone. Mr. Blair explained that due to the failure to identify wind bracing in the existing building design, the project is looking at a one month delay in the notice to proceed to construction. Leland Park asked about what wind bracing is. Mr. Blair and Ms. Miller described it as approximately 7x7 foot tubes embedded inside the walls to provide structural support. The renovation design has been altered to conceal the bracing in all but three areas; there will be exposed sections of wind bracing in the lobby and in two areas on the second floor. Ms. Miller indicated that it is not recommended to alter the wind bracing itself. Rob Harrington asked whether there would be a dispute regarding time or money as a result of the delays. Mr. Blair indicated that the architect and CM @ Risk have been working for two months without fee to fix the mistake. It is expected that the notice to proceed will occur mid-July to mid-August; fall 2017 is still the expected timeframe for completion. Mr. Park asked about impacts to early voting during the closure; Susan Green indicated that the Board of Elections has been made aware of the closure. Mr. Park asked about how payments were being made. Ms. Miller indicated that she was managing all project invoices with input from Mr. Blair. Mr. Harrington asked Ms. Miller how the process was different from County projects; she indicated that for areas where County projects seek County Commission approval, Library projects would seek Board of Trustee approval. Mr. Blair detailed two other decisions that have yet to be made regarding the renovation, the roof and the HVAC system. He indicated that the prevailing sentiment is if the roof cannot be repaired to last 20 years, it should be replaced through the Capital Reserve process. Regarding the HVAC system, the question still remains whether to repair or replace. Ms. Miller explained that a lot of components need to be replaced and she would rather see the

whole system replaced than be repaired. A new HVAC system is included in the construction budget.

- **Berewick/Shopton Road Land Swap update**  
Jacqueline McNeill stated that a draft term sheet for the exchange has been submitted and she is waiting for a response. Pappas Group will submit for rezoning, hopefully next month. Leland Park asked who would be handling legal issues related to the exchange; Becky Miller indicated legal issues would be handled by Library legal counsel. Ms. McNeil explained that a deeper test fit will address buffer restrictions, water quality, etc. Lee Keesler gave a quick overview of the library property and explained the value difference between it and the Pappas Group property. Ms. McNeil indicated that the Library Board and the County Commission would have to approve the final deal. Lee Keesler strongly recommended that the Infrastructure Committee develop a plan for future land banking.
- **Presentation on Facilities Capacity for March Board Meeting**  
Frank Blair solicited input for a Facilities Capacities presentation at the March Board of Trustees meeting. Rob Harrington asked what our approach to owning vs. leasing library property is. Mr. Blair indicated that it is strategic, driven by the long-term view of costs. Mr. Harrington suggested that the Library outlines a strategic approach to property acquisition and indicated this could be a topic of discussion for the Board. Mr. Blair indicated that the presentation will include information about Blueprint and how it relates to facilities. Other considerations: Presently, the Library has 20 locations totaling roughly 500,000 sq. feet, about half of which is inside the 277 loop. Plans for the future will certainly look at investing outside the loop. It will also include information about how are library facilities changing.

The meeting adjourned at 11:47 am

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