

**WEBER COUNTY LIBRARY
BOARD OF TRUSTEES
MINUTES**

Date: September 18, 2012

Board Members

in Attendance: Holly Bauman
Marie Irvine
Kathleen Herndon
Karen Leonardi
Tom Taylor
Commissioner Zogmaister

Board Members

Excused: Eric Jacobson

Others in Attendance: Lynnda Wangsgard

Karen Burton
Scott Jones
Kevin Wilson
Julia Valle
Marcia Harris, Library Development Board
Kevin Blalock, Blalock and Partners
Bruce Cardon, Utah Transit Authority

Approval of Minutes:

Minutes of the August 21, 2012 meeting were approved as presented.

Director's Report:

Wangsgard reviewed the financial and metrics report, noting all revenues and expenditures were within established parameters.

The Library Book and Surplus Property Sale netted \$8,613.40, \$1,200 more than the 2011 sale. Approximately 1,500 people attended. Proceeds from sale of Library owned books and surplus property will be deposited to the Library sundry revenue account. Proceeds from the sale of books donated to Friends of the Library will be used to sponsor Library literacy and other programs. Julia Valle coordinated the sale again this year.

Letters written to Blanch Linton, thanking her for her nomination of Weber Reads to receive the Freedoms Foundation at Valley Forge "George Washington Honor Medal," and to Michael Sussman, thanking him for his comments during the August meeting, were distributed.

Articles printed in the *Standard-Examiner*, detailing the Weber Historical Society's home tour, were distributed. The Main Library was one of the points of interest as the tour focused on mid-century modern architecture.

Students from the Graduate School of Architecture and Planning, University of Utah, had met with Wangsgard and toured the Pleasant Valley Branch Library. The students are working to prepare viable plans for a public library to serve medium-sized communities in Utah, and had selected the Pleasant Valley Branch as their starting point of reference. Their project was undertaken to fill a need in communities across the state, many of which are struggling to incorporate the rapidly changing needs in library services into designs for new facilities. Wangsgard will attend the mid-term and year-end reviews of the University project and help critique their progress and results before the final plans are made available to the public.

Main Library Computer Center:

The Main Library computer lab had reopened after having been shut down for two weeks. The Library Maintenance staff had completely rewired the center and installed new carpet. The Information Technology staff had installed virtualized PCs, with several new software packages focused on helping job seekers and students with their homework. The software available on the computers included:

Adobe:

- Acrobat Standard
- Photoshop Elements
- Photoshop Lightroom

Microsoft Office 2007:

- Word
- Excel
- PowerPoint

WinWay Resume Deluxe

Self-Paced Learning Programs:

- Languages -- Mango Online Language Learning
- Computer Programs -- GCF LearnFree
- Test Preparation -- LearningExpress Library

Online Research Tools to explore and find:

- Automotive Repair Information
- Magazine & Journal Articles
- Genealogy Resources
- Medical & Health Information
- Utah Newspapers -- Historical and Current

Internet access is also available on each PC.

Major funding for the upgrade was provided by a Community Library Enhancement Fund grant, administered through the Utah State Library.

Community Library Enhancement Fund Grant Report (CLEF):

The final report to the Utah State Library, documenting use of \$40,059 in State funding, and \$12,157 in matching local funds, was distributed. The report detailed the success of this pilot project, designed to lay the groundwork for future virtualization including the remaining public computers at the Main Library during the 2013 FY.

Results of the Main Library Feasibility Study and Evaluation of Costs/Benefits Associated with Renovation/Replacement:

Blaylock presented the completed feasibility study of the Main Library detailing recommendations from a team made up of the following architects and engineers who had spent the previous four months evaluating the facility.

Blalock and Partners, Architect	Spectrum Engineers, Electrical
Colvin Engineering, Mechanical	Reaveley Engineers, Structural
Big-D Construction, Cost Estimating	Great Basin Engineering, Civil
Coen + Partners, Landscaping	

The evaluation team recommended the Main Library be renovated to serve as a Central Library for the 75,000 plus patrons in the Ogden service area, and that a new Headquarters Library be constructed on the west side of the County to address the growing needs of the 65,000 residents currently served by the Southwest Branch. By the year 2020, the Main Library will serve 85,000 people, and the Southwest Branch 80,000. By the year 2030, each library will serve approximately 95,000 patrons; and by 2040, the State of Utah projects the Southwest Branch area will have a population of more than 112,000. The Library in Ogden will serve roughly 98,500 at this time.

Constructing a Headquarters on the west side of the County and moving Library support services, including technical services (acquisitions and cataloging), the data center, and maintenance services, to a new location will allow the Ogden Library to continue to serve as a Central facility for the County System without the need to build an addition to the current structure. Groundwater and the unstable soils would make construction of an addition cost prohibitive. In addition, the amount of parking that would be needed if a new addition were constructed would require that a considerable amount of green space in Lester Park be converted to asphalt, a plan that no one wants to see happen.

Once the Headquarters Library is completed and support services relocated, the Main Library could be renovated while still remaining open to public service. Staging would be determined at a later date, but the basic plan would be to clear all three floors on one-half of the building, as the renovation has to be done from basement to roof, not floor by floor. Once work was completed in the vacant half of the building, public services would be moved into the completed end while the opposite end of the building is renovated. While services would definitely be compromised during the twelve to eighteen months the renovation would take, the facility could still function as a full service Library.

The feasibility study also recommended that the Headquarters Library be constructed with adequate storage to facilitate relocating the system supplies, seasonal equipment, and the print shop, currently located in the lower level of the North Branch. Once the lower level is vacated, it should be finished to allow expansion for services at this location. Blalock noted that at only 10,000 square feet of finished space, the North Branch is the smallest in the Weber County System and is inadequate to meet the current needs of those living in the northern portion of the County.

The feasibility study team estimated the cost of renovating the Main Library would be only approximately two-thirds the cost of replacing it with a similar size structure. Although it needs to be gutted and HVAC, electrical, plumbing, and data systems installed, the asbestos abated, and the building seismically braced to meet current codes, the basic structure is sound. In addition, the Main Library is an architectural icon, and is one of the best examples of modern architecture in the intermountain area.

Blalock also emphasized the role a revitalized Main Library could play in connecting the downtown business district with the central and east bench neighborhoods. The potential for upgrading Lester Park and adding inviting outdoor spaces with botanical upgrades could serve as a strong anchor for downtown Ogden.

Blalock emphasized the study created a critical path for addressing the needs of the Main Library, encouraging the Board to immediately begin designing a new Headquarters. It is unrealistic, he cautioned, to think the Main Library can remain operational, even in the short run, without the potential for severe consequences that could create life-safety issues for patrons and employees while also compromising the collection and services throughout the County.

Since the data center is located in a dilapidated area, walled off from the loading dock and served during the day by backup batteries because of inadequate building power supplies, loss of computer services alone could close all of the County's libraries for an extended period. Overheated electrical panels; water seeping into special collections and cataloging areas; collapsed storm drains; and malfunctioning fused, high voltage transformers, are among the many issues that have a potential for disastrous consequences.

Blalock was asked about the potential for using the ground water surrounding the Main Library as a source to heat and cool the building. Tests had been completed by drilling on the east side of the Library and in the parking lot to the north, finding water levels in some holes to be within five feet of the surface. Blalock and his team of engineers recommended this source be tapped to provide a source of constant, low-cost heating and cooling for the renovated Central Library.

The Board inquired about construction costs and asked if the time was right to acquire the funds needed to move ahead. Blalock responded, noting he is not a financial consultant, that while financing is very inexpensive at this time, building costs are starting to creep up again. Salt Lake County recently opened a headquarters library at a cost of \$254.55 per sq. ft., but it came in \$1.2 million over budget and had to be redesigned and re-bid. Whether Weber County can do as well if construction costs begin to climb is unknown.

Blalock noted that other libraries were being completed for less, but that they function more like a branch library than a headquarters – no data center, for example – so costs are not comparable.

Salt Lake County also just completed a branch library in East Millcreek at \$396.30 per sq. ft. The cost is always affected by the amount of site work that needs to be done, the size of the community served, and the role the particular library is to fulfill in the community. The Pleasant Valley Branch cost approximately \$276 per sq. ft. to construct, but it was built during a time when costs were at an almost all-time high.

Blalock and his team recommended a timeline that included starting construction on a Headquarters library during the spring of 2014. He cautioned that pushing the schedule back one year could result in a cost increase of approximately \$720,000. In addition, costs for replacing Main Library boilers and/or chillers, relocating the electrical supply, or repairing the waterproof membrane that protects the lower level from flooding, could also cost hundreds of thousands of dollars if they have to be addressed before the building is renovated, illustrating the importance of moving forward with the project in earnest.

Board members thanked Blalock for his time, expertise, and thoroughness of the work done to help them determine the best course of action relative to the future of Library services in the County.

Request to Authorize Bus Lane/Bus Stop in Front of the Pleasant Valley Branch:

Board members reviewed a request that they approve a bus turn out lane in front of the Pleasant Valley Branch. Zogmaister and Wangsgard had met with representatives of South Ogden City and Utah Transit Authority and all had agreed that the end-of-the-line stop could be better located across the street.

Wangsgard presented a memorandum from Jay Lems, Prescott Muir Architects, detailing issues that would need to be addressed if the bus stop were to be accommodated. Wangsgard recommended the Board approve the bus stop turnout lane, subsequent to South Ogden City agreeing to cover costs of redesigning and supervising the installation of the bus lane and not damaging the trees on either side of the redesigned area.

Cardon, representing UTA, offered to provide an upgraded bus shelter at the new location, helping to ensure the transportation stop was a model for public services in the community.

Wangsgard will write a letter to the City, with a copy to UTA, detailing the terms of the Board's offer.

FY 2013 Operating and Capital Budget Discussion/Adoption:

Board members reviewed copies of the proposed operating budget, which had been mailed to them earlier in the month.

The budget request was for no growth from 2012 to 2013, except in the area of capital improvements, where almost \$400,000 was being set aside to address issues of aging infrastructure. Increases in each line item were addressed, as were decreases in corresponding line items.

After review, the Board voted to adopt the budget, with Commissioner Zogmaister abstaining as she will review the request when it is forwarded by the County Comptroller for a hearing by the three Commissioners. The budget hearing was scheduled for Tuesday, October 9th at 4 p.m.

Other:

There being no further business, the meeting was adjourned at 6:50 p.m.

Respectfully submitted: 
Julia Valle Business Manager