

## **BOARD OF TRUSTEES MEETING SPECIAL SESSION**

Thursday, June 1, 2017, 3:00pm Estes Valley Library / Wasson Room

President Bryson called the meeting to order at 3:00pm on Thursday, June 1, 2017 in the Wasson Room at the Estes Valley Library. The following were present:

**TRUSTEES:** Don Bryson, President; Kaye Orten, Vice-President; Bill Gerritz, Secretary; John Krueger, Treasurer, Ann Coleman, Beth Ellis, David Hemphill.

**SUPPORT GROUP LIAISON:** Sarah Walsh

**STAFF:** Claudine Perrault, Mark Riffle, Kieran Rowser

**GUESTS:** Keith Berndtson

Public Comments: Berndtson: Doesn't understand the high cost of the second floor renovation. The cost of carpeting and furniture are too high. One could build a home in Estes Park for \$230,000. Could the cost of this project really cost as much as a new house?

### **Action Items**

- Board Facility Liaison: Bryson
  - Approve B & E Builders to renovate library 2<sup>nd</sup> floor in the fall of 2017 for \$170,947.

Gerritz moved and Orten seconded a motion to approve B&E Builders as the 2<sup>nd</sup> floor renovation contractor for \$170,947 as a "not to exceed" price. Ayes all. **(17-16)**

#### Discussion:

Perrault thanked the donors supporting the second floor renovation and the Board of Trustees for having a special meeting so the project can move forward in a timely fashion. Gerritz commented that the project was first envisioned five years ago. Are there any misgivings now that the library's about to go ahead? Riffle replied that if the project had actually gone forward in 2012 or 2013 "we wouldn't have hit the mark." Orten inquired, what's changed since 2012? Riffle said one of the main points was the additional study rooms, because the current rooms are heavily booked. Also, the Maker Space is more useful. "It's all about flexibility." Gerritz asked what the scope of the project is. What is the \$170,000 being used for? Riffle responded that the lighting is changing in the Maker Space and the common room. There will also be re-ducting of the HVAC system to accommodate the additional study rooms. In addition wiring needs to be installed in the floor, which is four inches of concrete and thus drilling in the floor will be required. Also soundproofing glass will be installed which will be better than the glass in the current study rooms. Finally, the ceiling grid work needs to be redone. Krueger inquired about the difference in cost of a 2015 bid from a single contractor. Riffle said there was a 17% increase. Krueger added that he understands all contractors in the area are reporting difficulty in finding qualified labor, and thus understands the increase in cost. Riffle confirmed a query from Orten as to the installation of a movable wall for the Maker Space being removed from the proposal. Orten asked if there would be special HVAC considerations with the Maker Space. Riffle responded, not at this time, but an air filtration

system may be added in the future. Riffle added that no sink – which had been considered to be placed in the Maker Space – would not happen due to the location of support I-beams disallowing installation of plumbing. Coleman inquired, where would equipment be stored? Riffle said part of the old archive room is being designated for storage. Hemphill asked if the library was fully satisfied with B&E Builders, the contract awardee. Perrault responded that there are “contractors and problem-solver contractors.” B&E are problem-solver contractors. She is very pleased the library is having B&E do the work. Bryson asked if the new furniture for the second floor would need to be approved by the Board. Perrault responded in the negative. Krueger commented that the delay in the beginning of work is costing \$24,000. He is disappointed the contract couldn't have been awarded sooner.

### **Upcoming Trustee Meetings**

- Regular Board Meeting: Monday June 19, 2017, 6:30p

The meeting adjourned at 3:40pm

Respectfully submitted,  
Bill Gerritz, Board Secretary  
Minutes prepared by Kieran Rowser

**ESTES VALLEY PUBLIC LIBRARY DISTRICT**

**BOARD OF TRUSTEES**

Resolutions from June 1, 2017 Special Meeting

**(17-16)** Gerritz moved and Orten seconded a motion to approve B&E Builders as the 2<sup>nd</sup> floor renovation contractor for \$170,947 as a “not to exceed” price. Ayes all.

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**Don Bryson, President**

Estes Valley Public Library District

Board of Trustees

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**Bill Gerritz, Secretary**

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