

SAN JUAN ISLAND LIBRARY DISTRICT BOARD OF TRUSTEES

Meeting Room, San Juan Island Library
Special Meeting, March 26, 2018

Members Present: Fred Henley, Barry Jacobson, Mark Madsen, Lynn Weber/Roochvarg, Karen Vedder

Staff Present: Laurie Orton, Carrie Lacher

Guests: SHKS Architects – David Strauss & Hannah Allender

Call to Order: President Fred Henley called the meeting to order at 10:30 am.

Public Access: none

Agenda Approval:

MSC Mark Madsen moved and Lynn Weber/Roochvarg seconded to approve the agenda as published in the Board notice. Carried.

NEW BUSINESS

Review of Draft Building Assessment Report – SHKS Architects

David gave a presentation and review of the building assessment portion of the draft report. Topics included:

- No substantial issues with the existing building
 - building very well maintained
 - no obvious problem that cannot be resolved through regular maintenance and occasional repairs
- Structural engineer found that the existing building was a sound structure
- Mechanical and electrical engineers determined there were no mechanical or electrical imperatives to make big changes to the existing building
- Civil engineer recommended some resolutions to continuing drainage issue but nothing major

Since the existing building appeared to be fundamentally sound, the next step would be to determine how well the current building would continue to meet Library services and usage needs.

Hannah led the Board through a review of the analysis of optional building expansion opportunities portion of the draft report:

- Option A – expand existing building
 - biggest limitation continued to be parking
 - expand out
 - expand up
- Option B – build on SJ County public works site
 - abandon current building/parcel and sell
 - location and size of potential new building
 - necessary parking; egress and ingress issues

- acquisition of part or all of the new parcel
- Option C – a combined option of that would expand the building across both lots
 - expand current building and parking lot onto public works property
 - may not be the most cost effective option as the old building would need to be upgraded and renovated
 - could result in the largest building size option
 - need to ensure easement to parcel at the rear of public works lot
 - Mark reported that the County Council still considers the Library strongly interested in acquiring the property next door; could acquire portion of the property or acquire both parcels and request a boundary line adjustment

David reviewed the Cost Analysis portion of the draft report including:

- New Building costs
- Renovation costs
- Life cycle costs
- Projection of and accommodation for future Library needs
- Estimated cost of \$450/sq for renovation or new construction; does not include “soft” costs
- Escalation of future costs and building in a contingency were discussed

Board discussion of draft report with David and Hannah:

- Make clear to public that existing building may be adequate currently but not going forward
- Staff space highly problematic
- 2nd floor expansion would require adding an elevator
- 2nd floor expansion would also affect staffing issue; expanding ground level would be easier to address staffing wise
- Operational expense and how to fund would be a large consideration
- Modify “library programming” as used in the report to clarify for the public:
 - Library services
 - Collections
 - Other uses
 - Library programs
 - Presentations, lectures, events
 - Outreach, Summer Reading
- Next steps for finalizing report:
 - Focus on clarifying programming (library services) issue
 - Consider operations and staffing
 - Outreach to public and involve them early and often
 - Show how well the Library has done with an inadequate building; consider how much more could be achieved with a more adequate facility
 - Refer to previous surveys, meetings, and long range planning
 - Put more emphasis on building inadequacy and parking issues in Executive Summary
 - Other sites/locations may be considered/discussed by the Board

SHKS agreed to rework the draft report with the suggestions discussed and provide a second draft report to Laurie and two board members. The report would then be finalized and distributed to the Board before presentation to the public.

- Include challenges and opportunities for each proposed building option
- Eliminate option of building on eastern portion of property next door
- Resolve easement issue on driveway/parking on west side of Library property
- Clarify that final Option C would require Library to own both properties
- Make square footage comparable for each option
- Options A and B (expansion of first level; expansion of second level) help to demonstrate that cost of adding minimal space would come at a high cost and therefore maybe more effective/feasible to add more space elsewhere.

ADJOURNMENT

MSC Barry Jacobson moved and Karen Vedder seconded to adjourn at 12:20 pm. Carried.

Respectfully submitted:



Board Secretary

Approved:



Board President