

WEBER COUNTY LIBRARY

BOARD OF TRUSTEES

MINUTES

Date: February 6, 2018

Board Members

In Attendance: Diana Allison  
Kathleen Jensen  
Judith Jones  
Cynthia Mattson  
Spencer Stokes

Board Members

Excused: Jim Harvey  
Brent Innes

Others in

Attendance: Kerry Gibson, Commissioner  
Lynnda Wangsgard, Library Director  
Julia Valle, Business Office Manager  
Kevin Wilson, Professional Property Manager  
Karen Burton, Library Staff  
Scott Jones, Library Staff  
Bryan Baron, Deputy County Attorney  
Evelyn Bertilson, Friends of the Library  
Marcia Harris, Development Board  
Thomas Brennan, EDA Architects

Allison called the meeting to order at 5 p.m.

Public Comments:

There were no public comments.

Approval January 9, 2018 Meeting Minutes:

Allison asked if there were any comments or corrections to the minutes. Bertilson noted a word was missing in paragraph 8, page 7. Allison noted the missing word was "without." Mattson noted the word "endure" should be changed to "ensure" in paragraph 4, page 8.

There being no additional changes proposed, Jensen moved approval of the January 9, 2018 meeting minutes, including the two proposed corrections. Mattson seconded the motion. Allison called for a vote on the corrected copy. All voted in the affirmative.

### Commissioner's Report:

Commissioner Harvey was excused.

Allison welcomed Commissioner Gibson and asked if he had anything to share with the Board.

Gibson said he wanted to recognize the work and dedication of the Board on behalf of County residents and thank them for their service.

### Director's Report:

Wangsgard asked if there were questions concerning the service metrics report or the 2018 FY budget report. There were none.

### Agreement between the State Library of Utah and Weber County Library for \$34,200 Community Library Enhancement Funds:

Wangsgard provided background information noting that each year the State of Utah passes a legislative appropriation through the State Library to enhance certified public libraries. Initially, these grants, labeled as Certified Library Enhancement Funding (CLEF), were provided to encourage some local governments to allocate the financial resources needed for their public libraries to reach a basic level of certification. The funding was also available to already certified libraries to enhance cooperative efforts such as reciprocal borrowing. The CLEF grants have since evolved and the purpose expanded to allow the funding to be used to enhance special collections for unserved groups, upgrade technology that directly affects the public, and enrich educational programming. CLEF grants cannot be used to replace local funding; they must be used only for enhancements.

The Weber County Library CLEF grant will be used to support improved public access to technology resources. This anticipated grant was presented and approved as a source of income during the Library budget presentation made to the County Commission and Auditor last fall. During the hearing, expenditure of the funding was also designated for equipment and controlled assets. Wangsgard noted the grant did not appear on the current financial report because it had not yet been received. She asked the Board to approve the CLEF agreement for its previously designated and authorized purpose.

Allison asked about the timeframe for receiving the grant. Wangsgard said funds would be forwarded within weeks and would have to be expended by June 30, 2018.

Jones moved approval of the Agreement, Jensen seconded the motion. There being no additional questions, Allison called for the vote. All voted in the affirmative.

### Main Library Progress Report, Thomas Brennan, EDA Architects:

Brennan reported on progress at the Main Library, detailing how issues of quality control and slipping of the schedule were being addressed.

Interior brick. Child Masonry had not demonstrated the vision, nor did they have the tools available, to adequately clean the interior brick. After a search for a company that had the expertise and tools needed to address the complicated cleaning, Abstract Masonry had been

engaged to complete mockups in several areas. The purpose of the mockups was to determine what could be done to better address removal of different types of materials and stains from the interior walls. The mockup illustrated that Abstract Masonry could produce a significantly better result. Issues of who would pay for the additional work had not yet been determined. Some exterior masonry also needed to be better cleaned and the general contractor would need to determine if they wished to engage Abstract Masonry or bring the original subcontractor back to complete the job.

Acoustical plaster. The acoustical plaster finish in the ceiling of two large "truth windows" was not acceptable. This quality control issue had been addressed. The finish product had been reapplied and the result was phenomenal. The manufacturer had been concerned that readdressing the finish issues could lead to a lack of overall performance, but that had not proved to be the case. Performance was significantly better than the original condition.

Fit and finish. Brennan had toured the entire building to help the general contractor understand expectations in terms of fit and finish. Brennan had also forwarded a list of concerns to the general contractor, to be shared with subcontractors, in order to help them move forward in an appropriate and expeditious manner.

The third floor was ready in terms of finishes to have a punch list started, the second floor would be ready immediately thereafter, and the first floor at a later date when it was sufficiently complete.

The first floor was furthest behind. Finishes were not yet complete and preparation was being made to install floor coverings.

Dust control. Housekeeping was significantly better than it had been in the past, but issues with dust remediation had not yet been addressed. Concerns of dust in the ductwork proved to be true and professional cleaning would be needed to remove the contaminants. The work will need to be done after all dust making is complete, ensuring that when the building is turned over to the County there is confidence the facility is fit.

Substantial completion. Areas in which the general contractor was still not substantially complete included testing and balancing the heating, ventilation, and air conditioning systems (HVAC). This process is a major test that provides the design team with information ensuring the owner that the HVAC system has been installed and is operating as designed.

The advanced building commissioning process was ongoing and checklists were being completed.

Electrical systems were up and operational but final inspections had not been completed. Audiovisual systems had not been installed because of their sensitivity to dust. The subcontractor was waiting for optimal conditions.

Security systems were not yet operational.

The lighted sculpture was 80-90 percent complete. The subcontractor was waiting for additional 3Form to be custom made to complete the sculpture and the display case.

Guardrails were being installed around atrium on the third floor.

Brennan noted that he had been told County planning officials had issued a temporary occupancy permit, but he had not yet received a copy.

In summary, while there had been significant progress during the previous month, the project was not substantially complete. Brennan estimated the general contractor could reach substantial completion in three to four weeks time. Contractual agreements did allow the Library to start installing furniture that had to be hard-wired to electrical and data systems and that process was underway.

Brennan noted that a meeting between Allison, Wangsgard, and the CEO and President of Wadman Corporation had resulted in strengthening their joint resolve to address issues that needed to be resolved before substantial completion could be reached. Dave Wadman and Dave Hogan had supplemented their on-site team with a highly skilled and experienced superintendent who also has the finish carpenter skills needed to address issues of quality. This individual had already proved to be a great addition to the team and good progress was being made to address quality control. A skilled craftsman and faux painter had repaired wear and tear to irreplaceable doors in the board room and special collections room. The work was of exceptionally high quality. The drywall foreman had also done an admirable job of addressing complex issues to meet expectations.

Brennan concluded by noting the renovation effort focused on using materials that perform better than the originals, but which respect the unique architectural style of the 50 year-old building. Much care and hard labor had gone into respecting the work done by John Piers, the original architect.

Brennan recounted how he had spent countless nights worrying about the ceiling, about how all the modern security sensors, fire alarms, sprinkler heads, expansion joints, and other ceiling mounted devices would look poking through the broad expanse of what is a major architectural element of the original design. It was challenging and complex to align them with lighting, windows, truth windows, and other architectural features so they would not look out of place, but all the elements came together and exceeded expectations.

Brennan asked the Board if there were any questions.

Mattson asked about the completion of the art piece.

Brennan noted a piece of one of the stalactites had to be redone to meet specifications.

Allison asked if four weeks was realistic for substantial completion.

Brennan said it was. There were areas that would still be complicated and challenging, but the work should be completed by then. He added that the general contractor could be pushed to hit a substantial completion date, but at the cost of quality. Time is needed to get it right.

Allison thanked Brennan for redoubling his effort and noted her appreciation of the Wadman executives in providing the team with a new set of eyes. The superintendent that Dave Hogan brought to the job was an individual with seniority and skill; a person who was respected by the other two superintendents. Mr. Hogan had made a great selection.

Brennan added that Hogan had attended weekly owner, architect, contractor meetings, and Dave Wadman had also attended one or two. Their extra oversight and good will had been helpful in moving the project forward.

Adjourn Public Meeting:

Allison called for a motion and a second to adjourn the public meeting and convene a closed executive session to discuss reasonable imminent litigation. Mattson so moved, Jones seconded the motion.

Allison asked for a roll call vote: Allison, aye  
Jensen, aye  
Jones, aye  
Mattson, aye  
Stokes, aye

Baron noted the closed executive session would be held in the Board Room of Southwest Branch.

Allison explained that the only individuals invited to stay were Board members and their legal counsel. Others would be asked to join if their knowledge or presence is needed.

Reconvene Public Meeting:

Jensen moved to reconvene the public meeting, and Jones provided a second. All voted in the affirmative.

Main Library Substantial Completion:

Allison invited those waiting outside the Board room to reenter and join the meeting.

Mattson made a motion noting substantial completion had not been met and the Board did not propose extending the date. A meeting will be scheduled with Dave Wadman and Dave Hogan to communicate the Board's pleasure with the most recent progress and increased level of quality support. The final point of the motion was that it be expressed to these Wadman executives that the Board is looking forward to working together toward a successful completion of the project and a grand opening April 4.

Jones seconded the motion. All signaled their affirmative votes.

Other:

There being no other business, Jones moved to adjourn. Jensen seconded the motion. All voted "aye." The meeting was adjourned at 7:25 p.m.

Respectfully submitted: Julia Valle 3/16/2018  
Julia Valle Date