

**Special Meeting**  
**BELVEDERE TIBURON LIBRARY AGENCY**  
**Belvedere Tiburon Library, Tiburon, California**  
**Friday, July 6, 2018, 2:00 pm**  
**As approved on July 16, 2018**

**Roll Call, Present:** Chair Jeff Foran, Vice Chair Thomas Cromwell, Tom Gram, Fredric Postle, Bill Smith

**Members Absent:** Niran Amir

Also Present: Deborah Mazzolini, Glenn

**CALL TO ORDER:** Chair Jeff Foran called the meeting to order at 2:05 pm.

**OPEN Forum:**

There were no comments from the public.

**Chair's Report:**

Chair Jeff Foran thanked everyone for attending the meeting, and that the single item on the agenda is to meet with the Project Manager to review construction costs for the expansion and to discuss what to do next.

**Trustee Considerations:**

Glenn Isaacson gave a presentation on the cost considerations for the library expansion. The previous total project cost goal of \$18,000,000 includes all permits, environment review fees, site improvements to the existing building, furniture, fixtures, and fundraising costs. In May, the revised cost estimates from all members of the design team increased to \$22,500,000. He said that the projected cost consideration for the library expansion will continue to rise at a rate of 1% per month.

Glenn presented four primary expansion project objectives that will be maintained:

- Increase capacity of Children's Library
- Create a Teen Library
- Increase event/meeting space
- Increase Administrative space

Glenn presented three significant cost-reducing items that could approximately save \$4.4 - \$4.3 million, bringing the budget back to between \$18.1 and \$18.2 million:

- Elimination of the second level could save approximately \$3 million.
- Procuring construction documents from an alternative provider could save \$1 million. Glenn has a price proposal from a firm that would reduce the cost.
- Specifying alternative materials and/or eliminating certain exterior features, such as stone clad walkways and parking lot materials could save \$400,000.

Glenn recommended that the Agency vote favorably on this recommendation. He would then pursue the changes and report design, cost, permit and schedule implications to The Library

Agency as soon as possible and coordinate with the Library Director regarding the use of interior spaces. The timetable rests on how quickly the EHDD can revise the plan and get the drawing back to the Agency. He said that he did not think that the work permits would require a full design review, and because of the reduction in parking requirements, it will probably look favorable to the Town.

**Questions:**

Tom Gram asked if the four primary expansion project objectives can be satisfied with the recommendation to eliminate the second level of the library. Glenn said that even without the second level, the size of the library will double and the needs will be satisfied with the extra space of 10,000 square feet.

Tom Cromwell asked if the current foundation could be adapted to accommodate a second story in the future. Glenn shared that the site is a swamp, a filled portion of the marsh. The structural engineer calculates the weight of the building and contents so that it sinks harmoniously as one unit. The expansion and existing floors must meet perfectly. A two-story building weighs more, so the calculations for the one-story expansion would be different from a two-story calculation and the floors would not meet over time. The structural engineer will make that decision.

Jeff Foran asked if costs for a 2-story building excavation would be higher than a 1-story excavation. Glenn said yes.

**Individual Library Agency comments on Glen's presentation:**

Thomas Cromwell commented that because construction costs have risen substantially, there is no choice but to reduce the costs and agrees that the alternative plan to eliminate the second floor will meet the four project goals.

Tom Gram said that The Agency has been struggling with this for months, and it comes down to cost. Glenn has done an incredible job, has talked to experts, and agrees that there is no other alternative.

Bill Smith commented that we are fortunate to have Glenn, a dedicated member of the community.

Ric Postle asked what was intended for the second floor. Deborah Mazzolini, Library Director, stated that the second floor was intended to be a teen space, adult collection services area, tutor space, private study rooms, and a magazine and newspaper reading area.

Jeff Foran shared that realism is driving this idea. Doubling the space of the library will expand the services.

**Public comments:**

Susan Wolfe asked what will be changed on the first floor level in order to bring in the Teen Library. The Library Director shared that the staff will do their best and hopes to have as much space for the technology services as in the original plan.

Jeff Foran said that after the design work is complete, will be another public meeting.

Jacki Dunn asked if another \$3 million comes in next week could the second story be added back in. Jeff Foran said that if it comes in, the Agency will take another look.

Thomas Cromwell asked everyone to look on the positive side. The expansion will be a legacy for the next two generations.

Bill Smith shared that the negative publicity has hurt the funding. He complimented the staff's dedication, in particular Children's Librarian Alicia Bell. He commented that the media has treated the Library as an outsider, he believes that the Library is a vital part of the fabric of the town.

### **Resolution no. 241-2018**

**Chair Jeff Foran read Resolution No. 241-2018 aloud, and a roll call vote was taken. The Resolution was unanimously approved by Chair Jeff Foran, Vice Chair Thomas Cromwell, Tom Gram, William Smith, and Ric Postle.**

The meeting was adjourned by Chair Jeff Foran at 2:30 pm.

Respectfully Submitted,  
Patty McDonough  
Acting Clerk