

FRIENDS OF THE POINT ROBERTS LIBRARY
BOARD OF DIRECTORS/DESIGN COMMITTEE MEETING
APRIL 25, 2015

Meeting was called to order at 2:30pm

Attendance: Judy Ross, Ed Park, Mark Robbins, Judith Wolfman, Kris Lomedico, Mark Robbins, Margot Griffiths

Guests: David King, Tom Bradbury

David King gave an overview of the agenda:

--to discuss structural design options and to explore the funds required for those options.

David King: Question. How far do we proceed without assurance of funding?

Judy Ross: By the end of May we will know if the WA State budget will dispense funds for library project. If they do not, we will need to go to the Parks District Levy.

David King: Discussed design features contingent on alternate bids: ie) skylights, flooring, signage, AC, fireplace, and on the electrical side: AV and phone systems.

David then opened discussion on the issue of either using the existing slab and foundation system and roof framing, or have the building torn down and starting fresh. King recommends using the existing structures, citing that old concrete is stronger than new. He said a moisture barrier will be installed if the existing slab is used, and building codes will guarantee upgrades if we use the existing structure.

Tom Bradbury expressed his opinion, that after talking with local contractors, he would like to start fresh using local contractors to do that, citing that he felt they would be willing to provide reasonable, even advantageous bids.

David stated the current building is the right shape and size for the library's needs, and for him, "It comes down to the numbers". It will add approximately \$60,000 to costs to start fresh.

Ed Park said the tear down would take at least a day, and we would need to the numbers on what the cost would be for that.

Tom wondered if we could get the community's help, and perhaps get low bids from local contractors. He also suggested that tear down costs could be eliminated by asking the fire department to do a controlled burn of the building.

Mark Robbins stated that public works projects must be paid out at prevailing wages.

David suggested that volunteers could help with landscaping and the paver project.

David then summarized the discussion, and the decision was informally made to proceed with the existing structure, using the existing slab, and the roofing on the north end. The south end roofing will need to be replaced.

David brought up the issue of 2 alternative bids, which would add costs.

1. Children's area: alternate bid would make the area bigger
2. Seating area: alternate bid would also make the area bigger

David estimated a \$444,000 structural cost with alternative bids, plus 35% add ons for permits and taxes for an estimated amount of \$600,000.

Judy suggested that we not push for too much more than the \$500,000 we originally asked for.

David then discussed numbers for Air Conditioning (either commercial or residential units) which would cost an estimated \$19,000. He will get more detailed cost estimates to help us make decisions.

David will do a layout of parking—filing for a shared parking facility with the Community Center.

Mark, Ed and Stephen will meet with county officials before May 18, after which time, Stephen will be away.

Meeting adjourned at 3:55.

Minutes prepared by Margot Griffiths, Secretary, FOPRL Board of Directors.