



## Concord/Library Task Force Meeting

July 14, 2022

### Meeting Notes

#### Attendance

- *Task force members:* Grover Bornefeld, Mark Elliot, Gary Bokowski, Ron Campbell, Denis Hickey, Kim Parmon, Michael Schmeer, Kristi Switzer, Doug Jones, Chaunda Wild, Jan Linstrom
- *County and consultants:* Cindy Becker, Mitzi Olson, Commissioner Paul Savas, Jason Varga, Ellen Rogalin; Liz Manser, Opsi Architects

#### Project Update (Cindy Becker)

The Board of County Commissioners (BCC) chose a free-standing library for Oak Lodge but paused both the Oak Lodge and Gladstone libraries for up to a year. They did, however, direct staff to complete the design work for both libraries and decided not to use library operating funds for the construction of either library.

Staff is working with the architects to set up a timetable for the Oak Lodge Library. Based on information received from various community groups, our librarians and our architects, the county is intending to move forward with a free-standing library next to the Concord building and is asking for TF confirmation.

Commissioner Savas commented on the discussion with the NCPRD District Advisory Committee the night before. With both libraries on pause, ideally we can get the Oak Lodge library at the same status as the Gladstone library so we can bid them at the same time to get a more attractive price. He also encouraged the group to move forward with the project now on the Concord site to keep the momentum going.

If there's too much delay, the county could lose out on the ARPA funds that we have for the libraries -- \$750,000 for Oak Lodge and \$500,000 for Gladstone.

#### Member Comments

- We asked the BCC to do design work for the additional location (Option 4 on Olive) and it was refused.
- I'm committed to the relationship between the park and the library. The height difference is pretty significant. We have yet to see how that will be handled. This is a 3-part arrangement – Concord, library and park. I think there's some room for minor adjustments in configuration to maximize the park.

**Gary – Moved for the task force to approve locating the Concord Library in approximately the position where Option 3 was additionally proposed, whether or not it's attached. Seconded by Denis.**

- I support Option 3 with separated buildings as proposed. Might want to consider moving the library to the west to align it with the existing school; improve the connection between library and park; provide for future expansion options. There was also more glass in earlier renderings.
- I favor placing the library adjacent to the Concord building.
- The approved plan by this task force was with the glass. We need to see how the park and library are interconnected. This new design is not agreed-upon.
- I like the renderings. Moving the library gave the park a whole different view.

**Vote on motion: 9-0 in favor.**

Cindy clarified that staff is not requesting approval of the new rendering, just the location. Lots of work still needs to be done on the design.

Liz noted that the grading works out so there's a seamless walk from the parking lot to the library and park amenities. We're at about 30% schematic design. We've broken up the design into phases, and will continue based on price and sustainability. That's part of the reason for the changes in the façade, e.g., sun control, glare reduction, etc., and we will look into the points made about the new rendering.

Cindy noted that, based on the charter, staff will keep the task force informed, but the task force won't be involved in every decision. We'll keep you informed about the timeline.

### **Member Comments**

- I want to know the iterations before they are decided, e.g., moving closer to the parking lot, moving back to glass or not. It's a challenge to hear that.
- There's always been an expectation that the task force would have a role in design review; review and comment. I want to see and be able to comment on the design as it evolves.
- Will the contract with the general contractor be developed with a guaranteed maximum price and at what stage will that be developed? [Yes, there will be a guaranteed maximum price.]
- May 11 was the day of the BCC's not-to-exceed-one-year agreement, so I don't want to go past next May 11.

### **Public comment**

What is the extended role of the task force and who gets to decide?

People are excited about the potential of the park as a truly imaginative park; but it doesn't have to be big to be marvelous. How sustainably-built will the library will be? The amount of glass is a big deal for some of us. Could you explain about the issue of sun control, solar heat and the cost of glass? [There's lots more solar heat gain through glass, and lots of west-facing façade. We also want to control glare to deal with preservation of books and usable spaces for people.]

### **Closing**

The county will get back to the task force with a project timeline and plan for future meetings.