

BOULDER CITY LIBRARY BOARD OF TRUSTEES MEETING

Minutes from December 13, 2017

Members Present: Jeff Breeden; Chair, Marita Rhinehart; Vice Chair, and Ann Langevin.

Also Present: Director Kimberly Diehm, Assistant Director Anne Karr, Craig Galati (LGA), Brittany Bleak (LGA), Jason Jorjorian (LGA), Tommy Huggins (Del Gatto), and Martin Einert.

The regular meeting of the Library Board of Trustees was called to order at 7:05p.m. by Chair Jeff Breeden.

I. Pledge of Allegiance

II. Citizen Participation: Items raised under this portion of the Agenda cannot be acted upon until provisions of Nevada's Open Meeting Law have been completed. Therefore, any action on such items must be considered at a later meeting. Public comment is generally limited to 5 minutes per person.

No comments at this time.

III. Consent Agenda: Matters considered routine by the Board of Trustees and which may be enacted in one motion. Any item, however, may be discussed separately per Board member request. Any exceptions to the Consent Agenda must be stated prior to approval.

1. ADOPTION OF AGENDA

Marita Rhinehart moved that the consent agenda be accepted. Ann Langevin seconded. Motion carried.

IV. Reports:

There were no reports to be discussed at this special meeting.

V. Report/Discussion/Action Possible: The agenda items in this section are for discussion and for possible action. The items may be heard in any order; two or more items may be combined for consideration; an item may be removed from the agenda; or discussion related to an item may be delayed at any time.

1. Guest architect Craig Galati – Action Possible, Jeff Breeden

Craig shared his love for projects that are community oriented and said he was grateful for the chance to talk about this potential project. He provided a copy of the presentation and a flash drive to each member of the Board that contained a copy of the video shown. He then introduced himself and his company.

LGA was incorporated in 1986, has extensive experience, and a deep knowledge of library attributes. He also highlighted that he has a good sense of Boulder City.

Craig Galati is a Principle with the firm and will be working on the project with shareholder Jason as the Project Manager and Brittany as the marketing specialists.

Craig spoke about the company's experience and as evidence he presented a video compilation of three projects (Spring Valley Library, Lied Library at UNLV, and the Laughlin Library) in which renovation, a legacy, and the ideas of the community were made into a reality.

LGA proposed that they could help to set the library out on the right foot to have a cost expectation, to fundraise, and make the buildout project happen with an emphasis on the 75th Library Anniversary. Craig discussed cost models and operational costs and explained they would design the project to balance these. He addressed the Board's concern about competition with other Boulder City projects with the solution of focusing on public relations, smart design, and a well thought out plan that will convince the voting public.

LGA has received some of the library "wants" but he expressed that they will first give priority to what the "needs" are and help the library prioritize the "wants." Craig explained they will help set a budget and focus on the community's needs.

Jason then talked about how LGA works. He explained the design process and identified this as a three-month process to be planned in conjunction with the Board meetings so that the two groups can work collaboratively. In order to set the foundation for success in future this first discovery phase will be about getting ideas on paper and asking questions. The next step in the process will be to take these ideas and present costs into a menu of possibilities. By March, LGA will have prepared a draft and provided the tools to help the library have a successful 75th anniversary and marketing campaign.

Brittany spoke about branding as a means to build excitement and community engagement. Her goal is to get people talking and excited. She will help to make assessments and she suggested the creation of an identifier such as a logo and then developing a written social strategy. In February the market implementation phase will begin which will include invitations to the media so that by March the library can hit the ground running. For the anniversary event, she proposes coordination and professional photography in order to memorialize the special occasion.

Kim asked when the meetings with the public would fit into the process. Craig responded that together they would develop the right sequence which would work around the Board meetings. The board members and LGA feel that community buy-in is important for the project and information should be available for the public.

Brittany shared that LGA had a 30-year celebration in the last couple of years. They as a company had gone through the same process the library will be embarking on. She shared images and gave examples of ways to tie the nostalgic to an excitement for the future in order to create a memorable celebration. Jason expressed that the celebration will be the

springboard for fundraising, and LGA would like to continue through creating the library's construction documents and to help BCLD realize its vision for this community.

The presentation then moved onto examples of design development. Key points were emphasized via photo images to illustrate attention to areas such as: ease of arrival, orientation, flexibility, lighting, energy conservation, a connection between the indoor and outdoor spaces, and efficient staffing. Thinking as an operator, not just as a designer, has allowed LGA to be an award-winning firm.

Craig complimented the Boulder City Library as having a great infrastructure and expressed excitement with having a nice building to start with for this project. Art integration was brought into the conversation. Craig also stated that after reading previous board minutes, he noticed that signage was an issue and he has some suggestions on how to resolve it. Revenue generation options were also discussed with focus upon the amphitheater and the use of cafés in other libraries.

Craig closed the presentation by stating his philosophy that design needs to be a functional thing. He identified the ways in which LGA has been involved with partnering with Boulder City for many years and for numerous projects. They feel they know the community. He stated they are really good partners who will watch your back and tell you if you are making a bad decision as well as make efficient use of the board's time. He promised to meet budgets and timelines while upholding their reputation.

Jeff and Marita asked a few questions about process phasing, scheduling, and pricing to which they were informed about legal restrictions. Craig did inform the Board that the three firms being considered are competitors and are all similar in fairness of pricing. Jeff thanked the three presenters and acknowledged the work they had already put into the project. He shared that he liked the LGA slogan, "Rooted in the past and poised for the future."

Jeff called a short recess at 7:52. At 8:05 the meeting was resumed.

2. Guest architect Mike Del Gatto - Action Possible, Jeff Breeden

Tommy Huggins presented from Carpenter Sellers Del Gatto Architects. He is the Project Manager on the East Las Vegas Project. Carpenter Sellers Del Gatto Architects is a Nevada owned firm in their 31st year. They are ranked #1 by Clark County, and are a family first firm with a focus on community.

In discussing past projects, Tommy started with the East Las Vegas Library located on Bonanza & Eastern. It is located in an area where houses had been removed, and is built around all the trees that were left. He expressed their desire to listen to the needs of the community and know who the client is. He went on to speak in detail about all the different spaces and program elements within the library to include a café, a multigenerational reading room, storytelling space, tutoring center, computer lab,

business center, CALL Center, Workforce Connections, multipurpose room, and gallery space.

Jeff asked about flexibility in changing the use of a space in the future. Tommy explained that space is very flexible so it can be remodeled without major structural changes if there is a new use for an area, allowing the library to continue to meet the needs of their community.

Tommy then gave information on other projects they have worked on to include UNLV Lee Business School, City of Henderson Senior Center with library integrated within, UNLV Hotel College Administration Building, Clark County Parkdale Community Center, and 385 projects for the University of Phoenix. The Nevada Blind Children's Foundation Learning Center is designed and the Foundation is currently working on funding. Each of their projects is one that is customized for their clients to fit the needs of their communities. The 22 staff members that are a part of Carpenter Sellers Del Gatto Architects take great pride in their projects.

Jeff asked about the process. Tommy stated they would incorporate community feedback, design charrettes, interviews, whatever we want. They would listen to library and stakeholders' needs, and use their knowledge of similar projects. They would take all the information and synthesize it as it is a group effort while keeping in mind the budget and the timeline for the project. They have assisted with fundraising before, developed images to help raise awareness and funding for projects. The design process is a collaborative process with facilities, committees, staff, community, leadership, and the design team.

Tommy informed the Board how Carpenter Sellers Del Gatto Architects work. They combine modern practices with traditional methods. This allows them to quickly use trace paper and pens to create as well as use 3D printers for lifelike models and virtual reality views of the building. They use whatever tool they feel is right to solve the problem.

Carpenter Sellers Del Gatto Architects has a great deal experience at all levels. The principal stays involved throughout project because they care about every detail of project. He said that deadlines are important to them and labor will be allocated to allow for meeting a tight timeframe. Tommy brought the virtual reality equipment to experience the East Las Vegas Library.

Jeff expressed that it is a pretty big project with the 75th anniversary coming up and beginning the buzz for the ballots. Tommy explained the importance of deadlines and he believes it would be possible for them to make the 75th anniversary deadline. The entire office at Carpenter Sellers Del Gatto Architects meets weekly to ensure that they do not miss deadlines. They also keep a master schedule with all projects they are working on to ensure that things are done promptly.

Tommy explained that they work into the architecture signage to make the building easy to navigate for first time users.

The board members thanked Tommy for his presentation and used the virtual reality equipment to tour the East Las Vegas Library.

VI. Announcements:

1. Boulder City Library Board Meeting, December 20, 2017, 7pm, Board Room
2. Book Club, December 14, 2017, 9am, Community Room
3. Anime Club, December 15, 2017, 3:30pm, Community Room
4. After Hours Movie, December 15, 2017, 5:30pm, Community Room
5. Lego Challenge, December 18, 2017, 6pm, Community Room
6. Boulder City Library Board Meeting, December 20, 2017, 7pm, Board Room

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Martin had an opportunity to visit BCHS and speak with the librarian. It was a large room, functional and nicely organized and he was impressed with it. He brought this up because the high school students are part of our clientele so it might interest us to see resources they have available. The library occupies the former gym. Jeff agreed the space is beautiful and the sightlines are amazing.

VIII. Adjournment:

Ann Langevin moved to adjourn. Marita Rhinehart seconded. Meeting was adjourned at 9:01 p.m.