

COMMITTEE NOTES

Building Oversight Committee Meeting Kansas City Public Library Board of Trustees December 11, 2024

The Building Oversight Committee of the Board of Trustees of the Kansas City Public Library, pursuant to official notification, met Wednesday, December 11, 2024, at 3:30 p.m. at the Plaza Branch, 4801 Main Street, Kansas City, MO, 64112.

MEMBERS PRESENT: Pete Browne (Chair)
Reid Day
Claudia Oñate Greim
India Williams

OTHER TRUSTEES PRESENT: Laura Dominik
Jonathan Kemper

STAFF PRESENT: Abby Yellman, Chief Executive
Carrie Coogan, Deputy Director for Public Affairs &
Community Engagement
Trina Duncan, Diversity, Equity & Inclusion Officer
Misty Eytcheson, Public Affairs Director
Crystal Faris, Deputy Director of Youth & Family Engagement
Sharla Harris, Administrative Officer
Jami Hrenchir, Senior Director of Human Relations &
Employee Experience / Chief People Officer
Jerry Houchins, Director of Building Operations
Joel Jones, Deputy Director of Library Services
Heather Pedersen, Executive Assistant / Manager of Executive
Services
Amanda Quance, Manager of Special Projects
Alex Skorija, Graphic Designer

Browne called the meeting to order at 3:38 p.m.

Discussing the 2024 Facilities Assessments, Yellman stated the plans were complete and would provide important information to a future consultant chosen by a Request for Qualifications (RFQ) process for a Comprehensive Facilities Plan. Over a ten (10) year period, repairs and maintenance on existing buildings were estimated at \$5.7 million based on the assessments. Yellman noted three categories of repair identified in the assessments:

- Immediate Repairs – Repairs to be addressed over the next 12-18 months as part of the annual operations and capital budget process.
- ADA Repairs – While not a full ADA assessment, items identified will be remedied in the current fiscal year.
- Replacement Repairs – Repairs to be addressed over the ten (10) year period, including larger capital projects and other non-maintenance related items.

Browne noted his appreciation to Terracon for a thorough completion of the assessments. Browne asked Houchins if there was anything identified in the reports that was not anticipated. Houchins replied the pillars were a bit surprising but will work with a structural engineer to identify any unknown issues.

Williams expressed her appreciation for the attention to the ADA items identified in the assessments. Williams inquired about the “hidden conditions” language that were not observed as part of the assessments. Yellman explained this alludes to items that Terracon did not inspect, including the roofs of buildings that are currently leased by the Library, but not owned.

The Committee discussed the recommendation of a contract with Flynn Midwest LP for repairs and waterproofing for the Central Library roof. Houchins explained the process to gather bids, including outreach to two Minority Business Enterprises (MBEs) and the ultimate recommendation to the Committee to move forward with a contract with Flynn Midwest LP. Browne recommended that the Authorization be placed on the Agenda for the December 17, 2024, Board of Trustees meeting.

Yellman shared that the existing Rent-A-Center building near the Bluford Library is in poor and deteriorating condition. Despite best efforts by Houchins and his team to secure the building, three bids were procured ranging from \$29,000 to \$66,000 to demolish the existing structure, remove utilities, complete required street and gutter repair and getting the existing property back to grass, seed and secured by a fence.

Houchins recommendation was to move forward with Denton and their bid of \$35,375. Williams and Browne asked if quotes had included MBE vendors and Houchins confirmed that outreach had not occurred at the current time. Houchins agreed to do additional research on potential MBE vendors to complete this work and would provide an update to be shared with the Board at a future date.

Kemper asked if the plan was to keep the lot sod for the time being. Yellman replied yes, as the next steps for the three lots owned by the Library would come through the comprehensive strategic and facility planning work slated for 2025. Day asked if there was opportunity for anything more than sod during the interim period and Yellman replied removing the building was a good first step and staff would consider what else could be done to activate that space in the interim.

A discussion was then had regarding Outdoor Signage for the Central Library and Parking Garage. Coogan noted that the signage had not been updated in almost twenty (20) years and there was a need for wayfinding to help the public find the Library. Skorija walked the Board through a presentation that included a map, signage options including building banners, pole banners and sidewalk stickers, and estimated costs.

Following discussion on the designs presented, consideration of the Library District aesthetic, the need for a refresh and anticipated costs, the decision was to divide the signage project into two phases. Phase 1 would include proceeding with the east/west banners for the Central Library and sidewalk wayfinding, including proper permitting with the City of Kansas City. Additional follow-up and outreach would be done with the Downtown Council specific to street pole banners and their design before placement of a scaled back number of pole banners.

Phase 2 would include identification by Public Affairs of a vendor that could help design the parking garage banners and potentially two banners for the front of the Central Library. The vendor would need to ensure designs complement the Community Bookshelf and provide options that honor the existing architecture of the Central Library and appeal for the neighbors within the District.

Yellman also provided an update to the Committee regarding upcoming 2025 Parking Garage Fee Increases. Yellman shared the current fees had not been increases in years and are significantly lower than most comparable parking garages in the downtown area. Starting February 1, 2025, monthly fees will increase from \$75 to \$85, daily rate from \$10 to \$12 and the early bird rate from \$5 to \$7. Thirty (30) day notice will be provided. Increases will not impact staff and current pricing with neighboring condos will be renegotiated with their future contract renewal.

Browne encouraged the Library team to continue to evaluate further alignment with market rates to ensure maintenance of the existing parking garage over time.

With all scheduled business completed, Browne adjourned the meeting at 4:58 p.m.

Pete Browne, Chair
Building Oversight Committee

Date