

DAVIS COUNTY LIBRARY CAPITAL FACILITIES OVERVIEW 2008-2023

This document provides an overview of library capital projects that have been completed since 2008. It includes assessments of the existing libraries that comprise the Davis County Library system and recognizes potential plans for those individual library locations. Finally it includes discussion points and suggested actions for the years 2021 -2023 as it relates to future capital projects within the library system. This overview will be presented to the Davis County Library Board of Directors for ratification during a regularly scheduled board meeting.

2023

- Develop evaluation criteria relating to short-term and long-term capital planning prior to discussions using parameters established and approved by the Davis County Commission for the county, which includes the library system,
- Work with established stakeholders, including library staff, the community and county representation to determine the viability of adding additional “brick and mortar” locations for libraries vs. the potential for offering “offsite” Kiosk service points strategically located throughout the county. *This is a significant project and will require consideration of a variety of factors, and serves as a follow up to the South Branch Library discussion.*

2021-2022

- Open the new North Branch Library with an anticipated completion date in the summer of 2021, with the caveat that the current pandemic may delay the supply chain during construction, pushing the opening date to fall 2021.
- Demolition of the existing North Branch library must be completed within one year of the library vacating that space. Library will absorb the cost of demolition, which will be funded through the Library’s capital project Fund 48.
- Use Feasibility Study recommendations as one tool to assist the Davis County Library Board of Directors and the Davis County Commission to determine the future of the South Branch. The final disposition of the building is part of a much larger discussion related to south-end library services in Davis County.
 - Results of Feasibility Study of the South Branch building tentatively scheduled to be completed by June 2021.
 - * Feasibility Study Request for Proposal responses to be evaluated in November 2020.
 - Conduct thorough analysis and assessment of the demographics of the south-end of Davis County to identify potential population growth.
 - Conduct focus groups/surveys and other information gathering processes to assist in identifying the needs and wants of the citizens of the county.
 - Implement strong fiscal planning as future plans are identified and analyzed.
 - Continue discussion related to south-end library services and implement first steps in 2022.
 - Partial funding for this project is from the Library’s capital projects fund balance (fund 48) which was \$1.4M in 2020.
 - Collaborate with the Clerk/Auditor’s office to secure bond financing for this project.

Historical Background

- Library staff, City Managers representing cities south of Centerville, members of the board, county staff from select departments met several times beginning in 2018 to discuss the potential future of library services in the south-end of Davis County. The meeting frequency slowed due to current construction cycles and the onset of the pandemic in early 2020.
 - Kiosk service or other off-site service options were initially investigated and will require a more thorough review of options as part of the process.
 - Some members of the committee and selected elected officials from Davis County also visited existing multi-use facilities throughout the region to gather information about this potential configuration for offering multiple county services “under one roof” including libraries and potentially, senior services.

2020

North Branch Clearfield

- Begin construction on the North Branch Library in Clearfield, featuring two floors with approximately 13,700-13,900 sq ft of usable library space for patrons.
 - Collection areas are more compact to accommodate an InfoTech Commons area where the emphasis is on technology, both hardware and software. A courtyard plaza provides expanded meeting room space and a small courtyard is adjacent to the children’s area on the first floor. The multi-purpose room seats approximately 145 and features a new baby grand piano, enhanced acoustics and expanded opportunities for children’s programming.
 - The building was designed by AJC Architects and the contractor for this project is Spindler Construction Corporation. This project marks the first time the library has used the CM/GC (Construction Management/General Contractor) method for a capital project with a GMP (guaranteed maximum price) of \$4,626,287 and a not to exceed \$7M for the entire project.
 - Funding for this project has been realized via savings and utilization of sales tax revenue bonds, with an estimated debt service of approximately \$390,000 annually.

South Branch Bountiful

- Issue an RFP (Request for Proposal) for a Feasibility Study of the South Branch in Bountiful in the fall of 2020 in October, 2020.
 - It is imperative to determine whether the building can be remodeled or updated in a way that it can sustain approximately 50 years of use, the standard anticipated “life” of a library in Davis County, or if it is prudent to explore other options such as building a new library in the same or a different location.
 - The scope of work for the RFP focuses on obtaining a thorough assessment of the viability of the existing library, including the condition of the roof, a review of recent seismic studies with the ability to conduct additional seismic testing, environmental studies including asbestos remediation and remediation of lingering odor issues in building.
 - Additional systems that will be evaluated include the integrity of ceiling and duct work on both floors, plumbing, electrical, lighting, restrooms, windows, all stairs, the elevator, as well as interior and exterior components. Technological capabilities will be assessed in terms of supporting both existing technology and the potential for adding new facets of technology to the building. A complete list of the scope of work included in the RFP is included at the end of this report.

- Funding for this project will be realized via savings and the issuance of bonds not to exceed an amount commensurate with a debt service of no more than \$460,000 annually.

Other Library Locations

- Collaborate with the County's Facilities staff to continually assess the condition of each library location, identifying potential projects and areas where work needs to be accomplished.
- Designate a minimum of \$100,000 annually for ongoing capital improvements from HVAC to parking lot repairs as well as other projects necessary to proactively maintain the condition of all Davis County Libraries. Additional projects may be scheduled and funded by the fund 48 fund balance and based upon the ability of the Facilities dept to incorporate these additional projects into their overall schedule.

2019

Syracuse/Northwest Branch

- Completed construction of the remodel/expansion of the Syracuse/Northwest Branch and opened to the public November 1, 2019. This project brought to full completion a project that has been "on the books" since 2008, when economic factors and other obligated capital projects made it impossible to complete the expansion of the original library which opened in 2003 at 8100 sq ft.
 - The expansion consists of a large multi-use space that comfortably seats 180 and a dedicated gathering space located near the dual entrances to the library. This area features a fireplace that is visible to patrons inside and outside the library and offers a unique opportunity for patrons to enjoy the ambiance of this intentional seating space, whether it is prior to a meeting or while children are enjoying the unique features of the children's space, a most welcome addition to the "new" space.
 - The children's area features specific family pods or gathering spaces that include a table and a pop-out where young patrons can crawl into and enjoy family sharing time or discover that new book. Interactive towers contain a mix of tactile puzzles and online interactive games to challenge patrons of all ages. Directly adjacent to the children's space is a courtyard encased by whimsical metal panels designed to spark the imagination and provide a much needed layer of safety for our youngest patrons.
 - The remodeled portion of the project touched every facet of the existing building, turning it into a modern yet welcoming environment designed to meet the ever-changing needs of our patrons. Artwork featuring photographs of Davis County grace the walls while state-of-the-art technology is available to those who make use of the expanded conference room space. An interactive gaming table is a highlight in the young adult area, and has quickly become a favorite of our patrons who often challenge one another to a chess tournament.
 - The library also contains thoughtfully designed workspaces for the staff, providing them the necessary space to support current work assignments but also to easily meet the demands of the future. The multi purpose meeting space provides an attractive and welcoming space for the community to gather using meeting rooms guidelines established by the Board of Directors and consistent with use in other libraries in the county. It offers a well-appointed sound system, boasts a new baby grand piano and also provides a venue for library programs in addition to use by the public.

- Final cost of the project was \$5,649,670. This project was funded partially by the library's capital projects Fund 48 and a one-time spend down of the fund balance in the amount of approximately \$1.6M and is now approximately 16,000 sq ft.

North Branch Clearfield

Conducted a search for architects and selected AJC Architects to design the new library. Initial design process initiated with the assistance of a design committee composed of county and library staff, as well as representatives from the Board, Clearfield City Government and citizen input.

2016 - 2018

Central Branch Layton

Completed several projects in this location to address dated and insufficient areas within the branch. Specifically, completed recarpeting a large portion of the library. Repainted the full interior of the building; renovated public restrooms; renovated the lobby area and the multi-purpose meeting room. Staff workspace was reconfigured and updated and exterior concrete work was completed at the main entrance of the building.

North Branch Clearfield

Significant work completed on the library's HVAC system, expending approximately \$186,000 to complete phase one of an upgrade by installing a new boiler system. * It is noteworthy to mention that a portion of this boiler will be removed and reinstalled at the Central Branch prior to demolition of the North Branch in 2021, once the building has been vacated.

2013-2015

Kaysville Branch Library

- Selected FFKR Architects to design the new Kaysville Branch located in Heritage Park in Kaysville.
- Collaborated with the county and city officials and members of the public through the full design process, paying special attention to the historical components that needed to be included in the new build.
 - Historical aspects included the incorporation of a “gallery” approach to artwork by reproducing approximately 35 works from LeConte Stewart, a well-known and loved artist and someone who was integral to the history of Kaysville, as giclees that are prominently displayed throughout the library.
 - Created a permanent display area honoring Alan and Kay Blood acknowledging their invaluable contribution to libraries and the community through the creation of the Blood Endowment Fund which provides funds specifically designated to improve library collections. This is an ongoing opportunity that provides, upon request to and approval from the Blood Endowment Board, funds to improve library collections as long as those items are permanently assigned to or housed within the Kaysville Branch. This display area provides actual display space for

materials purchased with “endowment funds” as well as a pictorial collage reflecting Alan and Kay’s standing in the community.

- Using a generous grant from the Simmons Family Foundation, created a vibrant and state-of-the-art meeting room space specifically designed to provide superior acoustics among other features. In recognition of this generous grant, the multi-purpose room is named the *Roy W. and Elizabeth (Tibby) E. Simmons Auditorium*.
- Highlights of the building include a tangram wall that runs the entire length of the children’s area depicting figures from the sea and sky, all reflected in tangram figures. This unique art wall was funded through a thoughtful grant from the Lewis family in memory of their parents, Barbara and James Lewis, who both valued and loved children and literature. The catalyst for the use of tangrams came from Carolyn Pearson, a long-time Kaysville resident, whose vision of quilt and quilt blocks morphed into tangrams, providing a colorful and unforgettable component to the children’s space in the library.
- A fireplace, reminiscent of the fireplace located in the LeConte Stewart gallery, provides a dedicated space for patrons to enjoy and also provides panoramic views of the mountains to the east of the library. Seating space specifically designed to act as the city’s “living room” grace the southeast corner of the building.
- Built by Ascent Construction, the library opened August 15, 2015, at 15,245 sq ft with an estimated final project cost of \$4,958,967.

2008 - 2012

- Participated in county-wide discussions related to capital projects for the library system and the county at large. Initial discussion included the possibility of moving the original Headquarters library to the Memorial Courthouse. This notion was ultimately rejected due to the extraordinary weight of library shelving and books and the distance from existing/potential locations for elevators to facilitate use of two floors.
- Engaged in a preliminary design process for a 14,000 sq ft library with a 14,000 sq ft basement, specifically designated to “house” election equipment and voting machines.
- Conducted a selection process for architectural services for the 28,000 sq ft facility as described and awarded a contract to Blalock and Partners.
- Historical Note

Several factors were “in play” at the same time.

- Seismic studies revealed that the long-term viability of the Memorial Courthouse would require a significant investment to bring that building to code and to update it sufficiently so that county business could be conducted in a safe/efficient manner. Options for placement of several departments were topics of discussion.
- Savings were realized from the construction of the new Health Dept in Clearfield, creating a surplus in the county’s capital projects fund balance.

- *Build America* bonds became available for “shovel ready” projects but had to be actively underway by the end of 2009.
- The County acquired property adjacent to the existing courthouse “campus” and land was freed up with the demolition of the old health department, and jail annex.
- After a series of discussions, it was determined that the County would have the ability to build a three-story admin building and a new Children’s Justice Center (CJC) using savings and funding from the bonds mentioned earlier. There would be ample funding to include the cost of the new Headquarters library as part of this large project, with the understanding that the library would incur an annual debt service to “cover” the cost of the project. It is noteworthy that while the library had savings to cover the cost of the originally planned library, it would have taken most of those savings and would have potentially compromised future capital projects schedules, as we were seeing the effects of the recession in 2008-2009. The other benefit was one of economies of scale. Because the “campus” project was so large, overall construction costs were lower than originally anticipated which in turn, allowed the library to be constructed with a larger footprint, adding over 6,000 sq ft to the originally planned design.
- It was determined that the CJC would be constructed in the first phase, as it was necessary to demolish their existing building to “make room” for the admin building and most of the library. The admin building would be phase two of the project with the library becoming phase three of the overall “campus” project.
- The original contract with Blalock & Partners to design the library and elections storage was in the amount of \$278,000. As the scope of work grew to include the new administration building and the CJC, the contract was amended to accommodate this increase in the size of the project.
- Wadman Corporation was awarded the construction contract for all three projects and the announcement to build these three buildings was made in late 2009.
- As phase three of the project, the library continued to fine-tune its plans and operate out of the original Headquarters while phases one and two were completed. HVAC, parking lot maintenance and small projects to enhance interiors and exteriors continued at other library locations, while the emphasis for capital projects remained with the construction of the new library.
- Preliminary planning discussions for the new Kaysville Library with Kaysville officials and citizens kicked off the initial conversation regarding that new library in 2011.
- The new Headquarters Library opened October 12, 2012 at approximately 20,073 sq ft, featuring over 16,000 sq ft of public service space as well as a “shared’ multi-purpose meeting room space with a seating capacity of 90; the technical processing department for all library materials in the system and also a small “wing” housing library administration and system support staff. The annual debt service for this library was established at \$275,000 annually and began in 2015.

Note* Due to the refunding of these bonds, a new debt service will be calculated to take effect in 2021 and has been re-calculated at \$239,300.