



TRAVERSE AREA DISTRICT
LIBRARY

TADL Board of Trustees Finance & Facilities Committee

February 9, 2021
4:00 pm ~ via Zoom

610 Woodmere Ave. / Traverse City, MI / 49686

Attendance: M. Budzinski, S. Odgers, and C. Sullivan Trustees. B. Bennett, D. Radjenovich and M. Howard, staff.

Agenda Approval: The agenda was approved.

Minutes Approval: Minutes from the January 12, 2021 Facilities Committee were approved.

Public Comment: No public comment.

Facilities:

Contract with Spence Brother: Howard explained to the Committee that the current Spence Contract does not include the replacing of the roof as part of the project. Bennett and Howard would like to continue this contract to be the project manager which means a third amendment would be added to the original contract. Spence has been a good partner and has been on time and under budget. They also have extensive knowledge of everything that has been done.

Roof Update: While most of the roof is staying cool with the improvements made to the soffits and insulation, the east side of the building continues to have high temperatures causing melting and icicles. We continue to explore ways to insulate the conditioned space to reduce temperatures which the engineers are confident we can resolve.

Lighting Update & RFP Process: Howard distributed two estimates to replace the lighting including a full replacement or a partial replacement. Project payback is under 5 years for both. Odgers made the motion and supported by Sullivan that Howard bring the issue to the full board for approval to proceed with an RFP.

Bathroom Update: With lots of large expenses currently with roof and lighting, Howard and Bennett continue to get some estimates for the bathroom remodel but want to wait

to 3rd quarter of 2021 to proceed. Howard will look for grants regarding ADA compliance.

Finance:

Contract with legal counsel Zeits & Adams: As a result of accounting compliance, Zeits and Adams who currently have 1 contract with TADL, need to have separate contracts. This contract with Zeits is not any increase in cost. Zeits has done a wonderful job as legal counsel and both parties would like to continue this contract. This will be brought to the February meeting .

Next Meeting Date / Time: March 9, 2021 at 4:00pm

Next Meeting Topic Suggestions: Fund Balance Discussion; EV Changing Station

Public Comment: No public comment.

Adjournment: The meeting adjourned at 4:47 pm