

East Cleveland Public Library  
Special Board of Library Trustees Meeting  
Purpose: To Discuss P.A.C.E.  
September 4, 2018  
14101 Euclid Ave. East Cleveland, Ohio 44112  
Flewellen Room  
6:30 PM

1230 MP3

Ms. Turner called the meeting to order at 6:51 PM

**I.**      **CALL TO ORDER**  
**a.**      **ROLL CALL**

Present: Ms. Turner, Ms. McClarin, Mr. Rashid, Mr. Fambrough

A quorum exists. Present – 4; Absent - 3

Also present at the table were: Ms. Sheba Marcus-Bey (Executive Director), Mr. Ross Cockfield (CFO), Mr. E.F. Turner III (Exec. Admin. Assistant).

Audience: Angela Bennett, Joseph Denk, Stephanie Chambliss

**II.**      **LIFT EVERY VOICE AND SING**

(Everyone is invited to sing)

**III.**      **APPROVAL OF AGENDA**

Ms. Turner:            There is ... Can I have a motion to approve the agenda please?

Mr. Fambrough:      I make a motion to approve the agenda.

Ms. Turner:            Okay. It's moved. Anybody second?

Ms. McClarin:        I will second. Please, move it. I second.

President:            Okay, we'll do a second. Any discussion? Mr. Turner.

Discussion: None.

Roll Call Vote: Ms. Turner (yes), Ms. McClarin (yes), Mr. Rashid (yes), Fambrough (yes)

Yes – 4

Motion passes.

Agenda is approved.

**IV. RESOLUTION NO. 09-01-2018: RESOLUTION TO APPROVE THE "HEATING VENTILATION AND AIR CONDITIONING (HVAC) ENERGY CONSERVATION PROJECT" FOR BID AS REVISED PER BOARD RESOLUTION 09-07-2018**

Ms. Turner: Okay. The first thing on our agenda is a resolution to approve the new ventilation air conditioning consolation project. This was ... I think we have a resolution, but I could use some clarification for it. Mr. Cockfield, when last we met, you had rejected the bids that came on the project. And that were sent out on the 6th.

Mr. Cockfield: Right.

Ms. Turner: And we, there was going to be a subsequent meeting with Mr. Denk.

Mr. Cockfield: Yes.

Ms. Turner: And so, he's here with us, so there was some clarification that needed to be made as to why our bids did not get, we did not meet our-

Mr. Cockfield: Yes.

Ms. Turner: Budget.

Mr. Cockfield: Well, we met Mr. Fambrough and myself ... Mr. Latimer.

Ms. Turner: Mm-hmm (affirmative).

Mr. Fambrough: And Mr. Denk.

Mr. Cockfield: Mr. Denk.

Ms. Turner: He's here.

Mr. Cockfield: The four of us met and went over the process. We felt that as a result, the increase clause for [inaudible 00:04:26] the fact that the bids came in so high, it was felt that we might need to go back and revisit these specifications just to make sure that what we were asking for is what in fact needed.

Ms. Turner: According to the level two audit?

Mr. Cockfield: Yes, according to the level two audit, so that's where we are now.

Ms. Turner: Mm-hmm (affirmative).

Mr. Cockfield: Mr. Denk has graciously [crosstalk 00:04:58] to join us in order to maybe share some light on what was received in the bids versus what level two audit is requiring. Versus what he is seeing through his eyes as a mechanical engineer.

Ms. Turner: Okay. Should we give you that desk in case Mr. Denk is here? Greetings, welcome to the board meeting.

Mr. Denk: Thank you.

Ms. Turner: We very much would like to hear what your thoughts are related to all this.

Mr. Denk: I need to take the documents that I prepared for the scope of work that we bid, and I need to reconcile that with a level two audit.

Ms. Turner: Okay. It is my understanding from a conversation that I had with Mr. Cockfield that there were some things that were in the bid at least somehow that were not in the level two audit. Is that essentially true?

Mr. Denk: I don't know to say it in quite that definitive of a term. That's why I have to resolve, I need to meet with a level. I need to meet with the PACE folks and-

Ms. Turner: Okay.

Mr. Denk: And understand the basis of their estimates and their items.

Ms. Turner: Versus what's your thoughts.

Mr. Denk: Versus my understanding, right.

Mr. Rashid: A question. What did you prepare your bid based on? Just the studies that, what were they based on?

Mr. Denk: Mr. Cooper and I, I look at the building heard his experience right, we were maintaining it over the time. And prepared a scope board based on that, so it was certain directed. I wasn't disciplined by the PACE study as much as I realize I need.

Ms. Turner: Wow, so that explains how this happened. You're saying that you need time to reconfigure this. What does that look like from a time standpoint? I know there was some great concern expressed early on about the time frame related to the weather that's coming?

Mr. Denk: I think it was critical before we had, we had a good meeting. That's part of the reason that we want to talk about this today. Why we thought let's procure the boilers right? From the libraries instead of through the contract. That was in the interest of time and that was some weeks ago.

Mr. Denk: I think now with this and then the bids not conforming, I think our opportunity to do it this heating season are passed.

Ms. Turner: You're not thinking that we would be able to get this new system in before it gets cold?

Mr. Denk: We would not be able to have the meeting with PACE, reconcile everything, rebid it and do all of that. It's going to be early November by the time all of that and I'm understand the board would like to see this before we go out again. Know a little bit more communication maybe right, takes a little bit more time.

Mr. Fambrough: We were way in critical path before. We were critical. If boilers were on their way, we were critical path. Any bit of it, I think it's set up for a problem that you don't want to have.

Ms. Turner: Okay, so here's our concerns. And this was that in order to run the equipment that we have on installed currently, there's about \$30,000 worth of work that needs to be done is my understanding. If we do not get this done, then this means that there's \$30,000 that we have to invest and then replace the system.

Ms. Turner: That's you know, does not seem like great stewardship of public funds. Our question, my question would be is it possible given that, in order for us, we got to have heat, period. That's not negotiable. The system we have in currently needs some investment. With the difference in money from the investment that we would this, so we're

going to have to spend the \$30,000 either way it goes it sounds like this point.

Ms. Turner: Is there a way, would there be a way to bring the new system online given the additional resources? Those additional resources. Because like I said, in my mind it seems like we got to have \$30,000 just to bring it up so that we could have heat this winter.

Mr. Denk: We did not receive bids from two contractors, two good contractors that attended the previous meeting. And a third one did not bid, I know he's arguably the best contractor in the city if you judge by size and what they're working on.

Ms. Turner: Mm-hmm (affirmative).

Mr. Denk: And they told me it was because they were too busy. You know you have to keep in mind how busy people are in general. That they were too busy to perform on the schedule that we needed them to perform on originally.

Ms. Turner: Okay.

Mr. Denk: And [crosstalk 00:10:05] one of the volumes, you know we've talked about this \$30,000, I've heard that right. But I'm not, there's some piping that I witnessed that does need to be replaced. And I know Mr. Cooper's gone out and received a proposal, but that might be worth, you know I don't want to put another look piece into this whole discussion.

Ms. Turner: Okay.

Mr. Denk: I'm not positive we have an obligation to a \$30,000 expense on the board.

Ms. Turner: That would be, I mean I would be more than willing to, I'd be much more comfortable. Let me be clear, I'd be more comfortable with that idea if we did not have to have such a great outlook in order for there to be heat. If we had to wait, which was like I said, not our preference but clearly time is ticking.

Mr. Denk: I could be wrong, but I don't know the definitives by [crosstalk 00:10:46]

Ms. Turner: My question is I like I know the conversation was like the issue is that the heat needs to not be on in order for you to fix it, so the building would have to be closed, or what have you. Like I said, if we're looking at this... We need an apples to apples comparison. If it would

be that maybe \$5,000 would be the answer and we can just wait until the spring.

Ms. Turner: Versus it would cost us more money to have it because we have to shut the library down. We have to do whatever would be necessary to do that work to get the stuff installed over the course of the next several days. The question to me it's a cost benefit analysis. You know?

Ms. Turner: You know which would be preferable. You know the idea that you know that we're still within our guidelines with PACE, wait until the spring. However, like I said, the issue with the building being comfortable has been significant.

Mr. Denk: Well, yeah and you know the next heating season if we wait, this season will be the same as last season. I don't know. You know it's not good. I don't know how bad it is, but.

Ms. Turner: Yeah, so the question, so my thing is, and I think one of the things that we need from the staff is a cost benefits analysis to get an understanding of what our options are. If we go about the business of doing this now and let's say it's not until December when this could actually jump off. Then can that happen? And if it does happen what would it cost us?

Mr. Denk: The product you want to buy is that boiler room reworked twice so that you get a nice 20 or 25 years of good performance.

Ms. Turner: Mm-hmm (affirmative).

Mr. Denk: And nice clean well put together. That's where we're heading. But I don't know that we can pull the trigger on that at this time and execute that. There's a month with work in that boiler room.

Ms. Turner: Okay.

Mr. Denk: It is, it's not that you can't [crosstalk 00:13:05]

Ms. Turner: Okay, so we're not talking about something that happens over the course of two or three days. This is something-

Mr. Denk: And there's nothing that you can work on at night, turn it back on during the day [crosstalk 00:13:15]

Ms. Turner: I understand.

Mr. Denk: That whole thing's got to be locked up and you know.

Ms. Turner: Okay, so then what we need to do is have some information on what our options will be in order to ... Like what do we need to truly to make it functional for this winter? From what Mr. Denk is saying, we don't have a, like getting installed by the first of, by before it gets cold is no longer an option. Does that seem a reasonable assessment [crosstalk 00:13:45]

Mr. Denk: Yeah, to have it installed before it gets cold is not realistic.

Ms. Turner: Okay. Then to talk about what is that going to cost us then for the, mm-hmm (affirmative).

Ms. Marcus-Bey: Madame Chair, Mr. Cockfield, Mr. Cooper told you the cost.

Mr. Cockfield: Well Mr. Cooper suggested that you know the \$3,000 expenditure just to-

Ms. Marcus-Bey: Three thousand?

Miss Turner: Thirteen.

Ms. Marcus-Bey: You said \$3,000?

Mr. Cockfield: Thirty.

Ms. Marcus-Bey: You said \$3,000. [crosstalk 00:14:16]

Mr. Cockfield: I said three? Thirty, I'm sorry.

Ms. Marcus-Bey: Yeah.

Mr. Cockfield: Thirty-thousand-dollar expenditure just to rework the pipes down there.

Mr. Fambrough: Where did that number come from?

Mr. Cockfield: He got that from Air Temp I believe, Air Temp Camp.

Mr. Rashid: [inaudible 00:14:35]

Mr. Cockfield: No. No, that's just an estimate that apparently, they do work here, so I believe within the context of us looking to get some work done, he might have just asked and getting a number for doing some work.

Mr. Rashid: That means that there possibly could be more economical.

Mr. Cockfield: Sure, it could be less.

Mr. Rashid: Okay, because we [crosstalk 00:14:58] possible. One other thing I'm curious about too.

Mr. Cockfield: Sure.

Mr. Rashid: Is how did you end up on one path and what we needed was on another path?

Mr. Denk: Because that case study, I had heard the term, but I wasn't, the communication was not complete I suppose. And that didn't come out until August 2nd and I was working here in February, March. I mean I-

Mr. Rashid: Because you and I walked around the building and was that you and I? because I'm confused.

Mr. Denk: I don't think so.

Mr. Rashid: Because I met with somebody from either your organization or somebody's organization. It depends, and we went upstairs, and we looked at some of the stuff that from here it might have been the architect. Yeah, you're right.

Mr. Rashid: I'm really confused, because I thought he was working in tune to the requirements that had to be met as it relates to conform to what PACE expected from us.

Ms. Turner: Yeah, because that was definitely our intention.

Ms. Marcus-Bey: He saw the level one audit.

Ms. Turner: Yeah, but the level two audit had a whole [crosstalk 00:16:05]

Ms. Marcus-Bey: Right and the board requested a level two audit and it took all the way to August 2nd.

Ms. Turner: Yeah and so but he didn't get that information-

Ms. Marcus-Bey: He did get. He did get post all the work he's done. because-

Ms. Turner: Okay.

Miss Turner: Yeah, all the work.

Ms. Turner: What happened was as he said, it was not reconciled. The work was done without reconciling it to what PACE requested.



Mr. Rashid: In order to be clear about the question I'm asking, I'm asking you did a study based on providing a system for us to heat the whole building. Regardless of PACE, run, speed, anybody else. You just did what your engineering company would normally do to heat and air condition this building.

Mr. Denk: Rick has a boiler room that was giving him trouble and a building when he, yeah, so we just took it from there.

Mr. Rashid: Okay.

Mr. Denk: Which we do 300 times a year for different [crosstalk 00:17:01].

Mr. Rashid: Right, yeah.

Mr. Denk: Nothing unusual.

Mr. Rashid: And so, then when we get the specs back and look at the bid that was prepared, the bid was prepared for an engineering study to do what we wanted to do. But it did not basically [crosstalk 00:17:16] have your engineer study conform to the requirements of PACE and what they were asking us to do in order to make sure that we qualified for this money. And could spend it properly if in fact we get the money.

Mr. Rashid: Basically, well at least we not starting from scratch because you do have enough information.

Mr. Denk: We're far from scratch.

Mr. Rashid: Right, to take these two and blend them together [crosstalk 00:17:37]

Mr. Denk: There's no problem. To me as an engineer, the PACE study is [inaudible 00:17:41] thing. That I don't know that I understand exactly the funding mechanism, right that's [crosstalk 00:17:46]

Ms. Turner: Right, that part is of less interest to you I'm sure.

Mr. Denk: But I think it's very difficult for COSE or what to the group right, to audit a facility and describe it and then price it. And identify cost savings. That's a very [crosstalk 00:18:02]

Mr. Rashid: I agree with you because that's why I thought your side of the fence came from. Because if they give us a set of outliers to say that this is supposed to be the temperature here, this is how it's supposed to work, this is how it's supposed, and then the engineering company come behind them and develop a system that would do this relative [crosstalk 00:18:19]

Mr. Denk: But I didn't come here with a budget as yet, it's so tight and yeah.  
[crosstalk 00:18:24]

Mr. Rashid: See and it could also be impossible to do everything that they're told,  
a steady amount of money [inaudible 00:18:30].

Miss Turner: That's if we have [crosstalk 00:18:31]

Mr. Denk: That's why I want to have that meeting.

Ms. Turner: No, the issue is that he had some thoughts, there was some thoughts  
that he had in terms of systems that we should have that were-

Ms. McClarin: I didn't hear his name. What is it?

Ms. Turner: I'm sorry?

Miss Turner: Go ahead.

Ms. Turner: That were not covered in the PACE audit, so it's [crosstalk 00:18:52].  
PACE audit said this.

Miss Turner: Right.

Ms. Turner: It said he had that much, but what Mr. Denk thought [crosstalk  
00:18:58]

Miss Turner: It won't be enough.

Ms. Turner: It's like this much. He thought we needed more. But there's a-

Ms. McClarin: Okay.

Ms. Turner: There's some limitation to-

Ms. McClarin: It's not gone be over that 500,000 is it? because originally, we started  
there and then they said they would have [crosstalk 00:19:12]

Ms. Turner: No, we have what PACE said [crosstalk 00:19:13], what PACE agreed  
to give us with the extension was \$200,000.

Ms. McClarin: Right, I'm just saying [crosstalk 00:19:21]

Ms. Turner: With that \$200,000 to give to them. Sorry [crosstalk 00:19:24]

Mr. Fambrough: It was 218 [crosstalk 00:19:27]

Miss Turner: I know how much it is.

Ms. Turner: Yeah.

Ms. McClarin: I know how much it's going to be.

Ms. Turner: We got a contingency that would be that, so the question then becomes given that that's the case and that those things are also supposed to include the [crosstalk 00:19:40] or whatever the installation is. [crosstalk 00:19:42]

Ms. McClarin: I'm just trying to place whether they are saying that that's not going to be enough money. [crosstalk 00:19:47]

Ms. Turner: Yeah, we've got to come up with a ... We've got to come up with some reconciliation. That absolutely has to happen. [crosstalk 00:19:56]

Mr. Rashid: Can I see this?

Ms. Turner: Sure.

Mr. Rashid: Let's keep in mind, we started down this path to heat a room downstairs that was cold.

Ms. Turner: Well that was one of the spaces in the building that was cold, yes.

Mr. Rashid: That was just one? I didn't hear anything else.

Ms. Turner: That was the one that I'm conscious of and that's the thing that people were concerned about because that's the room that we meet in. Are there other spaces where there's also some concern about heating the building?

Ms. Marcus-Bey: The boiler has not been efficient, and the rest of the building is suffering. They're suffering in the administrative area. They're suffering in the lower auditorium. They're suffering up in computer lab. You go up there right now it's sweltering. It's like what, Louisiana.

Ms. Marcus-Bey: And you go up there [crosstalk 00:20:41] in the-

Ms. Turner: There's no air conditioning up there?

Ms. Marcus-Bey: No, you don't and then in the winter it's pretty cold

Ms. Turner: Okay, I did not know our air conditioning was also an issue with all of this. I thought it was just a boiler issue.

Ms. Marcus-Bey: The case is the whole control.

Ms. Turner: You know I understand [crosstalk 00:20:55] all of them [crosstalk 00:20:57]

Ms. Marcus-Bey: That's an example of the fluctuation of the temperature, so [crosstalk 00:21:01]

Mr. Rashid: And what you're saying is that you didn't things [inaudible 00:21:04] cover all of this.

Mr. Denk: Mr. Cooper and I walked around, and he related his experiences and I wasn't disciplined by the PACE study. And I just, okay let you know, he's had some difficult maintenance problems with the 15-year-old rooftop as a really good example, right?

Mr. Rashid: Mm-hmm (affirmative).

Mr. Denk: They can be repaired, or they can be replaced. He's done a fair amount of this expensive maintenance, so there's a subjective decision to be made though right. As to whether you keep going or you replace them. And bidding is not buying, so we at some point you said, "Can we look at the replacement cost?"

Mr. Denk: Hopefully those worried, you know let's bid and see. And I don't, I wasn't appreciating the way the funds were available and the encumbrances on them right. The logistical case.

Mr. Rashid: Did you have an opportunity to review the bids that we actually received?

Mr. Denk: I looked at them only briefly.

Mr. Rashid: Okay, by your observations can you give us any indication as to why there was such a wide discrepancy?

Mr. Denk: No, I don't know that, no. No, off the top of my head, the \$265k, \$266k seemed to be a reasonable bid. The one is much higher, just I can't example the large gap there. I think contractors get very busy and I think this happens more frequently than we all might realize.

Mr. Denk: You submit a bid for you know, and it should be affected.

Ms. Turner: See if this sticks.

Mr. Denk: Yeah, you do, you do.

Ms. Turner: It's like fling it out there. Yes Mr. Fambrough.

Mr. Fambrough: You know they're all also in the bid packet that went out some things that I would like to adjust it so that it reads and flows differently than what this is. One thing, in particular, is here, bid security. Bid security shall be submitted with each bid in the amount of 5% of the bid amount. No bids may be withdrawn for a period of 60 days after opening the bids.

Mr. Fambrough: Owner reserves the right to reject any and all bids and to weigh informalities and irregularities. This piece puts a hardship on small minority businesses and vendors. And I did not go forward with that word in [inaudible 00:23:30].

Mr. Fambrough: Look around you and see in this community who the people are. And we would have a situation where they can't get involved in any of the contracting the jobs and things with such a clause in the thing. Presents a burden and hardship upon them. And there may be more issues [crosstalk 00:23:54]

Ms. Turner: It sounds like one of the things that I'm hearing from this, is that we are not going to be sending anything out to bid anytime soon. Because it's got to be reconciled.

Mr. Fambrough: Whenever we do.

Ms. Turner: No, what I'm saying [crosstalk 00:24:10] let me finish what I am saying. This gives you time to look at what I was suggesting oh so many times ago. I've said so many times to all of you is that you got to look at your policies and your procedures related to your ... To the committees. If you think that is a policy that it should not be part of our bid packet, you can have that [crosstalk 00:24:38] conversation.

Ms. Turner: Yeah, but like I said, this is not the place to have that conversation.

Mr. Fambrough: This is in addition to a performance bond and the insurance requirements. This is-

Ms. Turner: Well, like I said, if you can make those, those are things that are set up to protect the library. If you feel like that is not necessary, then you can have that conversation.

Mr. Fambrough: Well that's what I'm saying.

Ms. Turner: However, one of the things like I said is that this is not a place to have that conversation. Because we are not sending bids out anytime soon from what I'm hearing. Is that we're going to end up waiting. We need

information that's going to come back that will give us, that will be an integration and we will have a sense if that quarter of a million dollars would even work for us to get all the things that we want. That's what Mr. Denk is proposing to do. Correct?

Mr. Denk: Correct.

Mr. Fambrough: I am-

Ms. Turner: We've sold that conversation about what the actual bids and you can study that. You can have the conversation with people who run buildings and grounds. And make whatever recommendations you want to make.

Mr. Fambrough: Okay.

Ms. Turner: But this is not the place to have a conversation right now. [crosstalk 00:25:47]

Mr. Fambrough: I'm agreeing that this is not the place.

Ms. Turner: I appreciate that, but I'm running the meeting, so-

Mr. Fambrough: I'm stating what I see.

Ms. Turner: Can we go [crosstalk 00:25:54]? It appears then if that's the case, then we will not need then resolution 09-01-2018 is off the table.

Ms. McClarin: I only see one resolution.

Ms. Turner: Okay.

Mr. Rashid: Resolution 09-01-2018?

Ms. Turner: And also, the resolution of Portrait for two borders because we can't do anything because we still need a resolution. Correct, so both of these [crosstalk 00:26:28].

Mr. Fambrough: [inaudible 00:26:32] here.

Ms. Turner: Yes.

Mr. Fambrough: I make a motion then to table resolution 09-01-2018. And that we [inaudible 00:26:46] Yeah, we-

Ms. Turner: Okay, I'm sorry, so [crosstalk 00:26:51]

Mr. Fambrough: That this come back through buildings and grounds and any other provision that we supposed to take up.

Ms. Turner: Just to get a sense Mr. Denk, when might we have this resolution?

Mr. Denk: I'll meet with PACE and I don't expect any real surprises out of that. I'd like to do some cost [inaudible 00:27:12] resolve their estimates. But what we expect from this, because those are two fairly different things. Possibly right?

Mr. Denk: And then our documents, it's really scope production. That's not difficult for us to do. We can you know to all computer drawings and those can be suppressed easily.

Ms. Turner: Yeah. Be taken out by for later.

Mr. Denk: I don't know how quickly PACE can meet, but I'm thinking what does that take? Maybe like two weeks until we have a pretty decent hold on this, we should.

Ms. Turner: Okay.

Mr. Denk: And then another week or so for us to do our documents, so three to four weeks finds us in a spot where we might have...

Ms. Turner: Would you be available? We have our meeting in October. Our regular meeting in October is, hold on for a second. Yeah, because we just passed the September meeting. [crosstalk 00:28:11]

Ms. McClarin: September.

Ms. Turner: Huh?

Mr. Rashid: September [crosstalk 00:28:14]

Ms. Turner: Yeah, no but the time frame he's saying is going beyond that, so our next meeting will be the 15th. Which is our regular board meeting on October 15th. Would you be available to talk to us then?

Mr. Denk: Yes.

Ms. Turner: Okay, so we should have some, so we'll have to put Mr. Denk on the ... On our agenda.

Mr. Denk: That's at 6:30 again?

Ms. Turner: Yes. Yes, on the 15th of [crosstalk 00:28:47].

Mr. Rashid: Madame President?

Ms. Turner: Yes.

Mr. Rashid: How about-

Ms. Turner: I mean of October, I'm sorry.

Mr. Rashid: I just think that for our own protection, we need to do something to instruct the administration or whoever we go through, Building and Grounds to then how can we work this out to immediately start looking at estimates from heating and air conditioning companies. To prepare our self if we have to repair this [crosstalk 00:29:16]

Ms. Turner: Yeah, the other thing that I was going to say, I could ask Mr. Denk is to ... If you can get some feedback from Mr. Cooper. And also, give us a sense of what it is that we really need to have happen. Because that's the other piece of it. I mean like people come in and give you an estimate and they can give you an estimate for a room and you don't really need the room.

Ms. Turner: The question is, you could tell us exactly what it is that we do need in order to make it through the winter. That would be helpful.

Mr. Rashid: Yeah, that something within your scope?

Mr. Denk: Maybe within my scope.

Ms. Turner: Okay.

Mr. Denk: I'll talk to Mr. Cooper and see what's-

Ms. Turner: He said there was some struggles and appreciate that there were generally some struggles around heating the building last year. And that there's some things that just isn't going to work for this year coming up. Since we know that's true, if we can get a number on that so that and if we can have that number.

Mr. Rashid: We need to do that by the 17th if it's possible.

Ms. Turner: Yeah, if we can have it for the meeting on the 17th and that's hype because today.

Ms. Bennett: September 17th?



Ms. Turner: Yeah, we next meet on September 17th. That's our regular September board meeting. The question becomes can we have a sense of what that's going to take by September 17th? Is that doable?

Mr. Rashid: Okay, good.

Ms. Turner: Okay, great. And so, if you're able to be with us, great. If you're not able to be with us if you can send us documents so that we clearly understand that this is what needs to happen, in order for you to make it through [inaudible 00:30:58]. Okay.

Mr. Rashid: I'll leave you my email address just so that I can receive a copy of this when you send it.

Mr. Denk: Sure.

Ms. Turner: Yes.

Mr. Fambrough: I think one of the problems has been a lack of information coming to the members of the board. Had I been able to see this bid packet prior to it going out, then I would have written what I had written, and it would have been earlier.

Ms. Turner: In the process, yeah, I have been saying for months [crosstalk 00:31:29]

Mr. Fambrough: Wait, hold on. [crosstalk 00:31:31] We need to-

Ms. Turner: I've been saying for months that we need a procedure.

Mr. Fambrough: Okay, right.

Ms. Turner: And so that piece is dead on, so however you make that happen. Miss [crosstalk 00:31:44]

Mr. Fambrough: Right now, Madame Chair, this agenda does not have audience participation on it. And I make a motion that we add audience participation to this agenda.

Ms. Turner: And we already did that approve [crosstalk 00:32:00]

Mr. Fambrough: I know.

Ms. Turner: The agenda. Can you hold on for a second? Hold that thought. Miss Bennett wanted to make a comment.

Ms. Bennett: Madame President, I just wanted to just make sure we were clear on the expectations of engineer Denk for October 15th. As we move forward, is it the board's expectation that Mr. Denk will come forward and present the bid specifications?

Ms. Turner: Yes.

Ms. Bennett: At that time and then-

Ms. Turner: What they should be for.

Ms. Bennett: Right, and then is it the board's expectation that Mr. Denk will meet with Buildings and Grounds Committee prior to the October 15th board meeting?

Ms. Turner: I don't know that that, if we can get it to look at, they can look at it. But I don't necessarily know, I don't know. I'm not a Buildings and Grounds person, so can we meet with the whole board?

Mr. Rashid: I think that that is a better way of approaching this. Is that we all get it the same time.

Ms. Turner: Okay.

Ms. Bennett: Okay.

Mr. Rashid: If there's a way, unless there's something that prohibits you from doing that and we want to just, because I don't even know right now Mr. Mays is not here. We don't currently have a date scheduled for that meeting.

Ms. Turner: Yeah.

Mr. Rashid: And looking at [crosstalk 00:33:10] that what we're talking about, it's not a lot of time. A bunch of meetings, if you're able to do that by October, I mean by September 17th just to give us an idea and I mean we want an honest estimate that will tell us what it would take just for us to get through this winter. I mean-

Ms. Turner: And then when you come on the 17th.

Mr. Rashid: And then when you come in October, we want to see what the numbers look like for comprehensive program that includes this information from PACE and conform to level honest and everything else. Are we all on same page?

Mr. Denk: Understanding what I'll do is meet with PACE. They have budgets and I think you were saying it earlier, right? It's that, is there any guarantee we can meet those budgets? That's my concern. You know the marketplace is the marketplace. People are busy and they might charge a premium. That would be the worst.

Ms. Turner: And so, I mean at this point we're at a place where we're not trying to get it done before the winter, so perhaps that will give us a little more, that will get better bids if they were going to do it in April. As opposed to them going to do it in October.

Mr. Denk: We had a contractor drop out. I think we had two others. As I said earlier right? And that doesn't help, that's not a good thing. Yeah, slowing down is always good.

Ms. Turner: Okay, so then the process then it makes more sense to just get this reconciliation and look at if we send a bid out and it goes out for the future sometime.

Mr. Denk: We can reasonable hope.

Ms. Turner: Hope that that would be-

Mr. Denk: It's come in line.

Ms. Turner: Will those bids come in line because basically what maybe PACE is thinking is based on it being installed in April or May as opposed to it being installed in October. [crosstalk 00:34:56]

Mr. Denk: My first hurdle is to meet with PACE and make sure I understand that they got their numbers.

Ms. Turner: Excellent.

Mr. Denk: And then we don't have a conflict there.

Mr. Rashid: Right.

Ms. Turner: Excellent.

Mr. Rashid: That's what I'm thinking.

Ms. Turner: And we appreciate you engaging them on our behalf in this way because there's none of us that are speaking that language as effectively as you are.

Mr. Denk: I'm not positive I am.

Ms. Turner: Yeah, trust me I'm sure you're ahead of all the rest of us. You know, want to know about urology I got you. Hi.

Contractor: Hi, I'm also one of the contractors and came here. Look I need all specs, maybe could we split the boarders up from the AC work also.

Ms. Turner: I can't hear you.

Speaker 11: Can we split the boarder work up? Make that one bid, the AC for another bid?

Ms. Turner: You know what, that's a conversation that we would have to have based on the things that Mr. Denk is reviewing for us. It's a possibility that that could happened, but I don't know if I can absolutely guarantee you that given all that we're, we're just gathering data.

Mr. Rashid: I'm thinking too in response to that question, that based on what we're going to need for just one, that's more than likely. Because we not even fixing air conditioning for this one, we're going to be fixing the boiler. As it relates to what he's going to find out about [crosstalk 00:36:16]

Ms. Turner: Yeah, are more immediate and more immediate way.

Mr. Rashid: Right, perhaps he should make sure he has them. Well, how this process is going to go because I would think that at least give it three bids for any work that has to be done by three reputable contractors. And then you pick the best based on their experience, their reliability. I like to check references and those kinds of things.

Mr. Rashid: Once he determines what we can do to get through the winter months and if we decide to go that way, you know I don't see why we would be talking about air conditioning at that time. We distribute folks on the boards. [crosstalk 00:36:52]

Ms. Turner: If you're talking about that [crosstalk 00:36:53]

Ms. Bennett: I think his request is separate from-

Contractor: Separate.

Ms. Bennett: ... The boilers for the winter. He's talking more the bid.

Contractor: Once he gets through with this case.

Ms. Bennett: For an entire price.

Contractor: He's saying when the time does come, split it up, make a boarder package.

Ms. Turner: Package. [crosstalk 00:37:13] To have more than one bid to not make it a massive-

Contractor: Massive. [crosstalk 00:37:19]

Mr. Rashid: I understand the scope of this job is going to encompass this whole building. And I would prefer to just one have contractor on the job so if something go wrong, I know who to sue. But he said you did something, and you said he did it, then something happens in that mix, then it becomes a stale mate because we would have to get a lawyer to figure out which one of you is telling the truth.

Contractor: They independent systems though, that's the thing.

Mr. Rashid: But they all tied to the same network of distribution, wouldn't they be?

Mr. Denk: Not so much. Can you not bond with job as big as that?

Contractor: Yeah, I can, that's no problem. But how can I say, the boarders, say if I was to do the boiler system, okay got it out the way. Then do the HVAC later on, or just split the bid up. Instead of having the whole unit doing both of them. But I still can do both of them.

Mr. Rashid: Well that's something we can talk about in our buildings and grounds [crosstalk 00:38:13]

Ms. Turner: And also, that's more information based on the things that come back related. because like I said, all of this is tied to PACE, and all of this is tied to the scope of work that has been identified with Mr. Denk. I think we just got to wait and see before we can say definitively that we can absolutely do that. Because we don't have enough information to make a commitment one way or another.

Mr. Rashid: PACE may not let us do that, split [crosstalk 00:38:42]

Ms. Turner: No, it was about what works best for the library. You know, what best serves the library. Like you said, would it be better to have one contractor or multiple contractors? Would it be better to have this one get it done in this time and then the next set of work being done here?

Ms. Turner: There's some logistics that we don't know, and we can't make a commitment [crosstalk 00:39:03].

Mr. Fambrough: My concern here would be the royalty situation, so you know when you have several cooks in the kitchen.

Ms. Turner: Yeah, you want to have, so logistically there are some things we need to understand before we can answer that for you sir. That would be the answer to the question, but we can definitely take what you're saying into consideration.

Ms. Turner: There is a motion to table. I think Miss-

Ms. McClarin: Yeah, so Mr. Fambrough only made a motion to table one of the resolutions. Can we put them both on the table or do we need to go one at a time?

Mr. Fambrough: No.

Ms. Turner: I think we can only do one at a time.

Mr. Fambrough: We need to get to that second agenda, we not there yet.

Ms. Turner: Yeah. [crosstalk 00:39:46] We still on the first agenda.

Mr. Fambrough: We still on [crosstalk 00:39:48]

Ms. McClarin: That's why I asked. It was mentioned.

Ms. Turner: We got it.

Ms. McClarin: I second. All right, that's my question. Okay.

Ms. Turner: Okay, so we've got a motion, we've got a second. Is there any more discussion? Mr. Turner, can you make the vote for this?

Mr. Turner: This is to table.

Ms. Turner: Yes, this is the table.

Mr. Turner: 09-01-2018?

Mr. Turner: All right

Discussion: None.

Roll Call Vote: Ms. Turner (yes), Ms. McClarin (yes), Mr. Rashid (yes), Fambrough (yes)

Mr. Fambrough moved and Ms. McClarin seconds tabling resolution 09-01-2018.

Yes – 4

Motion passes.

Resolution  
09-01-2019  
is tabled.

**V. RESOLUTION 09-02-2018: RESOLUTION TO PURCHASE TWO (2) BOILERS TO COMPLIMENT THE "HEATING VENTILATION AND AIR CONDITION (HVAC) ENERGY CONSERVATION PROJECT"**

Ms. Turner: Perfect, thank you. Now moving on to resolution 09-02-2018. This is essentially the same resolution that we had in the previous meetings to [inaudible 00:40:31]. The issue is thought that we cannot go any further with this also because it was all tied to conversation that we were having related to the first one.

Ms. Turner: If someone can make a motion to table this.

Mr. Fambrough: I'm Chair, I move that we table on number five, the agenda resolution 09-02-2018.

Ms. Turner: Okay, second.

Mr. Rashid: I'll second.

Ms. Turner: It's been moved to second. Any more discussion? Mr. Turner.

Mr.  
Fambrough  
moved and  
Mr. Rashid  
second tabling  
resolution  
09-02-2018.

Discussion: None.

Roll Call Vote: Ms. Turner (yes), Ms. McClarin (yes), Mr. Rashid (yes), Fambrough (yes)

Yes – 4

Motion passes.

Resolution  
09-02-2019  
is tabled.

Ms. Turner: Okay. There is, so just as we are tying up our meeting the things we are expecting is that we'll get some information from Mr. Denk for our meeting on the 17th related to what we need to get through the winter. And what that should look like. There'll be some more information that is coming back to us for our meeting in October that he's going to work on also.

Ms. Turner: The next piece of this is that also that what the process for bid and what is including our bid needs to go back to committee. It has to be considered and across it that whole, what are our priorities going to be in the bid process. And a procedure needs to be developed.

Ms. Turner: Between now and then maybe we can't make that happen before the meeting in September, but it definitely needs to happen for the meeting in October. Because between now and October, that needs to be worked out between the staff. because I've already talked to Mr. Cockfield about this. And I've had conversations with Director also every week, so that you guys need to come up with something to present to the committee so that you can look at it. And then we can have some conversation about it in October.

Mr. Cockfield: Are you speaking about this cost? Is that-

Ms. Turner: No, no, no, talking about just procedure related to sending out payments.

Mr. Cockfield: Sure.

Ms. Turner: Because you still have to meet with Buildings and Grounds. Like I said, that's something we needed all along. But I think that we've bought some time because we need to take a step back.

Mr. Cockfield: Right.

Ms. Turner: Okay, so please make a point just to coordinate with Mr. Rashid and Mr. Mays. Whatever you guys have started to work on up to this point so that you can bring something to the board. Not necessarily for September because I don't know if you guys will be ready to meet that fast. You could put it on the board for the agenda for September that



you've met. But if not, it definitely needs to be you need to have some procedure.

Ms. Turner: And then mercifully Miss Bennett just gave us all the ORC [inaudible 00:43:39] to related to that. Yes.

Mr. Rashid: Madame President I know we've talked briefly about an explanation regarding the PACE program and how we function in terms of repayment. And the guarantees that were given to us. We are not, energy savings are not enough to pay for PACE. And we are supposed to ensure it some sort of way.

Mr. Rashid: Can we put that on our discussion for September the 17th? because we can't talk about it now can we in this meeting?

Ms. Turner: Mm-mm (negative).

Mr. Rashid: Can we make sure that that's [crosstalk 00:44:14]

Ms. Turner: I think what Mr. Rashid wants to know, wants to talk about is that there's a performance guarantee that comes with the PACE program. And he wants some conversation about what is in the packet. The actual forms that we sign related to this. What's in there that describes that? What is the whole procedure that's described in that? Does that make sense?

Ms. Turner: You understand what we're asking?

Ms. Bennett: We can provide him with documents.

Ms. Turner: Say it again.

Ms. Bennett: The documents?

Ms. Turner: Yes.

Mr. Rashid: I don't want the documents.

Ms. Turner: No, he wants to, he doesn't want the documents. He wants an understanding of something that's in the document. Which is the explanation of the performance guarantee.

Mr. Rashid: Okay, having documents is nice but as being [crosstalk 00:44:56] leads for the project for representation, I would rather for you to explain to us how this works. And then we can look at the documents.

Ms. Turner: Just from a logistic standpoint, so for instance there's we've sent out X number of dollars. It's been this amount of change in our energy bill. Then if the two things, if the bill is bigger than the energy savings, then what happens? How do we ... Who do we talk to get that difference in the money back?

Mr. Rashid: Second half of my question, guarantee.

Ms. Bennett: Is this something-

Ms. Turner: I know, that's what he wants to know how the guarantee works. [crosstalk 00:45:34]

Mr. Rashid: How it works, and the second half of that question is what happens in the worst-case scenario and we default? Because now we placed an assessment on this library for whatever amount of money we accept from PACE. Because actually instead of \$250k, it's actually \$297k, including the cost and interest.

Ms. Turner: And the payback.

Mr. Rashid: And the payback. What constitutes a default and what happens if in fact that should happen? I think we should all as a board be aware of what that is. And what the consequences are, so as we move forward we can all say, "Okay, we understood everything."

Ms. Turner: You can [crosstalk 00:46:12]

Ms. Bennett: You would like that for September 17th?

Ms. Turner: Yes.

Ms. Bennett: Or October 15th?

Mr. Rashid: Yes, yes, that'll be fine.

Ms. Turner: Yes, please.

Mr. Rashid: Yeah, thank you very much.

Ms. Turner: That's definitely something that will need to be added to our agenda.

VI. ADJOURNMENT

Mr. Fambrough: With that Madame Chair I move for adjournment.

Ms. Turner: Can I get a second?

Mr. Rashid: I will second it.

Ms. Turner: Okay. Been moved, been second. Please Mr. Turner.

Discussion: None.

Roll Call Vote: Ms. Turner (yes), Ms. McClarin (yes), Mr. Rashid (yes), Fambrough (yes)

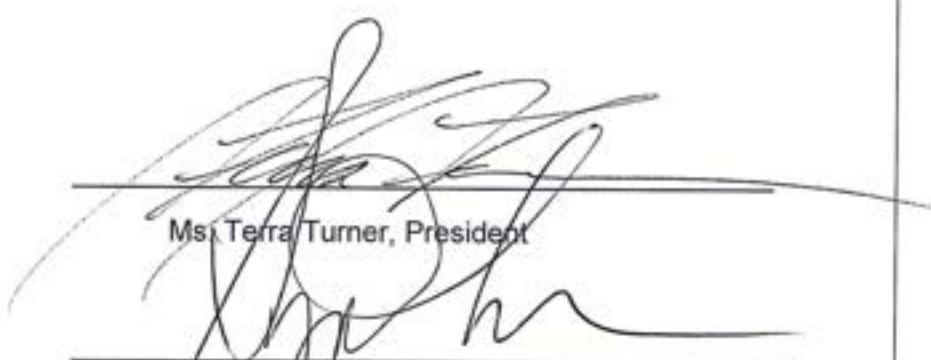
Yes – 4

Motion passes.

[The meeting adjourned at 7:38 PM]

Meeting  
adjourned.





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Ms. Terra Turner, President

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Ms. Leontine Synor, Secretary

