

**MINUTES
OF THE REGULAR MEETING OF
THE BUILDING & GROUNDS COMMITTEE OF THE WHOLE
OF THE BOARD OF TRUSTEES OF THE PARK RIDGE PUBLIC LIBRARY HELD
MAY 9, 2017 AT 7:06 P.M. IN THE THIRD FLOOR MEETING ROOM**

ROLL CALL:

TRUSTEES PRESENT: Joseph Egan, Chair (7:08 p.m.); Karen Burkum (7:30 p.m.), Stevan Dobrilovic, Charlene Foss-Eggemann, Patrick Lamb (7:10 p.m.), Judith Rayborn, Michael Reardon; Robert Trizna

TRUSTEES ABSENT: Berardino Parisi

OTHERS PRESENT: Janet Van De Carr, Library Director; Angela Berger, Anastasia Daskalos, Peggy Maiken, John Priala, Library Staff; Kevin Plach, Fire Marshall, *Park Ridge Fire Department*; Steven Steffens, Building Inspector, *City of Park Ridge Community Preservation & Development (CP&D)*; Rick McCarthy and Carl Giometti, Studio GC

Approval of Minutes

Mr. Reardon made a

MOTION: to approve the minutes for the Buildings and Grounds Committee meeting held April 11, 2017

Mr. Trizna SECONDED the motion.

Voice vote: 6 Yay: Egan, Dobrilovic, Foss-Eggemann, Lamb, Reardon, Trizna
1 Abstain: Rayborn
2 Absent: Burkum, Parisi

MOTION PASSED

Library Renovations / Library Improvement Project

Mr. Egan noted that two representatives from the City were present – Fire Marshall Kevin Plach (*hereinafter referred to as “Fire Marshall Plach”*) and Building Inspector Steven Steffens (*hereinafter referred to as “Mr. Steffens”*) – and wished to discuss their concerns regarding the Library renovation plans.

Mr. McCarthy explained that there are levels of the building code and stated that after a certain point in the remodeling, if more than 50% of a building's space is being reconfigured/modified, then that could require that the entire building be brought up to code. He added Studio GC's calculations are that 26% of the building is being reconfigured and the building code doesn't trigger a requirement for additional fire suppression equipment in the building at that percentage. Mr. Steffens stated that based on the information he has received to date, it appears to him that the Library will be “working on” greater than 50% of the building and the sprinklers could be one thing that is required by code.

Mr. Egan asked Mr. Steffens if there are other concerns. Mr. Steffens replied that the Life Safety Plan is incomplete based on what he has been given; he doesn't know if the Library is a 3-story building or a 2-story building with mezzanine.

Mr. Steffens said his expectation is that the documents show: 1) the current layout/what you have to start with; 2) what the end result/plan will be; 3) how the plan complies with the building code. Mr. Steffens stated the City was never contacted to get the above information. Mrs. Foss-Eggemann asked shouldn't the City have this information and can't they supply it. Mr. Steffens stated it is the applicant's responsibility, not the City's. Mr. Trizna asked the

difference between a 3-story building and a 2-story building with a mezzanine. Mr. Steffens explained that in a 2-story building an open stairway is permissible; in a 3-story building the stairs must be enclosed. Mr. Trizna asked if all City buildings have to conform to the building codes. Mr. Steffens replied yes, and possibly even a higher standard. Mr. Steffens stated that (*sic*) to the City it looks like the Library is having 75% of the building done. Mr. Egan asked Mr. Steffens what he means by “done”. Mr. Steffens replied that the ceilings are being removed and replaced, the work area is how that is defined. Mrs. Foss-Eggemann asked what the definition is of “working on an area” or “reconfiguration”. Mr. Giometti stated if a difference appears in the plan review letter they can address it. Mrs. Foss-Eggemann asked what is NFPA – a City or national standard. (**The National Fire Protection Association (NFPA) is a United States trade association, with some international members, that creates and maintains private, copyrighted standards and codes for usage and adoption by local governments.**) Mrs. Foss-Eggemann stated that model codes also have comments that give examples as to how it applies. That would make her say, what constitutes “work”? Does replacing the ceiling mean “work” or do “modifications” to the ceiling mean “work”? Mr. McCarthy replied that, yes, there are definitions in the building code.

Mr. Egan asked what the next step is. Mr. McCarthy replied the next step can be to bring in an independent consultant to review the plans. Mr. Steffens said that Studio GC meet with him in November, without the Fire Marshall. Mr. Steffens requested a Life Safety Plan. He added that he received the plans in mid-April, and it didn't include a Life Safety Plan. He got that plan five days later. He added that it still isn't clear to him whether the building is a 3-story or 2-story with mezzanine.

Mr. Dobrilovic stated that Studio GC will provide the missing information noted by City: 3-story building or 2-story building with mezzanine; project occupancy. Fire Marshall Plach stated that before the plan review can be completed, it has to be determined what the building type is (3-story, or 2-story with mezzanine). Mr. Reardon asked who determines this. Mr. Giometti replied that there are definitions for this.

Mr. McCarthy asked what exactly the City wants. 1) Life Safety Plans coordinated to show: not sprinkled; calculations shown for 3-story, and 2-story with mezzanine; full-occupancy count loads for all spaces. Fire Marshall Plach stated that for the meeting room, 15 square feet per person would determine the maximum capacity.

Mr. Steffens stated that the building is severely underserved by egress and not sprinklered and that is a life safety issue, adding that if you're spending \$1-million, should think life safety.

Mr. Reardon stated he believes the renovations are primarily cosmetic upgrades. Mr. McCarthy stated that if less than 50% of the building is being changed then code upgrade doesn't apply. Fire Marshall Plach replied, “not necessarily”.

Mr. Giometti stated that Studio GC needs to know the specifics of the building code that needs to be addressed by paragraph. Mr. Steffens stated the City expects Mr. Giometti (Studio GC) to provide that and not vice versa and that the information presented was insufficient or wrong. He added that 90% of what Studio GC says he disagrees with. Mr. McCarthy asked if he is willing to look at a third party's opinion of what are the deficiencies in the building (like egress) that could be corrected. The City would have to agree with the third party selected. Mr. Steffens said to start with the points listed in the May 2, 2017 email follow up – address those issues and then can get to the next step.

Mr. Dobrilovic asked if the City is looking for a plausible explanation and interpretation of the building code. Mr. Steffens replied that his job is to make sure the building adheres to the building code and that the building code is being followed to the letter, not the spirit.

Mrs. Foss-Eggemann encouraged Mr. Steffens to make Studio GC aware if there are other adjustments he wants the Library to make in order to make the building safer. Mr. Steffens

said that the third party consultant can tell (the Library) the improvements that could be done to mitigate lack of sprinklers.

Fire Marshall Plach stated that a 2006 review of the building by the Park Ridge Fire Department recommended enclosing the stairwells. Mr. Reardon asked that the Fire Department forward to Studio GC from the files of the Fire Department what concerns were previously voiced/given to the Library.

At 8:15 p.m. Fire Marshall Plach and Mr. Steffens left the meeting.

Mr. Egan asked when Studio GC can respond to the City. Mr. McCarthy replied, "by Friday", adding that it seems that the City is trying to treat the entire Library building as if it is a new building according to NFPA. Maybe it's good to do all they are asking but it isn't required by the building code.

Mr. Giometti stated that the renovation isn't making enough changes to require the installation of a sprinkler system.

Mr. McCarthy stated that the three possible forms/types of changes to a building are renovation, modification, and reconstruction. Estimate of cost of sprinkling is \$400,000; more likely \$500,000. He will review his 26% calculation and give the City the data they asked for.

Mr. Dobrilovic asked that in the response that Mr. McCarthy cite the code provision and why it doesn't apply to the Park Ridge Public Library.

Mr. Lamb stated that due to the difficulty in calculations (calculating) the Library may need to bring in a third party consultant to regain credibility.

Mrs. Rayborn asked how many ceilings are being touched since, as an example: the quiet room is being reconfigured by adding a door.

Mrs. Van De Carr asked Mr. McCarthy to send the name of consultant to the City staff to see if they approve of the consultant being recommended. Mr. McCarthy said he will do so. Mr. Reardon asked him to look at the Fire Department recommendations previously given. Mr. Giometti said he will.

Mr. Reardon and Mr. Dobrilovic asked that Studio GC point out where the Library is improving "life safety" with the existing renovation plans.

(8:30 p.m.) – Mr. Egan asked Mr. Giometti to talk about the bids for the renovation and the low bidder, *Construction Solutions of Illinois*. Mr. Giometti said he did due diligence and was prepared to recommend them.

Mr. Egan asked if there is a bid tabulation. Mr. Giometti said he will forward it to Mrs. Van De Carr. Mr. Egan asked if the bid was greater than the estimate. Mr. McCarthy said that the average of the midpoints was higher – he believed because the economy is better. Mr. Giometti stated their bid was about 6% to 8% over budget.

Mr. Egan asked about the length of time the bid is valid. Mr. McCarthy responded it is valid for 60 days from the initial receipt of the bid but can ask for extension. Contractors may ask for additional fee – for example, 1% per month. Mrs. Van De Carr stated that the bids were opened on April 10, 2017.

As part of due diligence, Mr. Giometti asked for schedule of values for three lowest bidders: the three areas they were lower than their competition; overhead and profit; electrical (largest difference was in electrical and in the light fixtures); demolition.

Is Studio GC confident that the contractor understands the full scope of the project?

Mr. Giometti replied yes. Mr. Egan asked if it is a union contractor. Mr. McCarthy said you can't specify that requirement, can only require they pay their workers the prevailing wage.

Mr. Trizna stated he was sold on the wow factors that were presented by Studio GC and he isn't seeing any of them. Mr. McCarthy said there are seven: 1) fireplace/quiet room; 2) lighting in teen loft; 3) lighting in kids' area; the colored lights are echoed on floor; 4) digital maker space – an island of technology in the Adult Services area; 5) fun colors/fabrics in the kids' area; 6) higher ceiling in lobby; 7) more face-out shelving/change perception of collections.

Mrs. Van De Carr stated that the tone from the City was much different tonight than the previous meeting on May 3, 2017 and that Studio GC needs to be thorough in their description of their calculations and other details. Mr. Dobrilovic stated the City must cite the code to justify their position in their reply.

Other

Exterior Digital Sign – Mrs. Van De Carr reported that she spoke with Gayle Mountcastle, Executive Director of the Park Ridge Park District, per Alderman Melidosian's suggestion that the City Council would like to consider both the Library's and Park District's requests at the same time. She added that next week Ms. Mountcastle will be speaking to the Park District Board to discuss the issue. The Committee discussed the merits of sharing the cost of one community sign, having two signs, and a joint proposal to the City Council by the Library and Park District. Mr. Egan stated he prefers if there is only one community sign that it is located at the Park Ridge Public Library. He stated he also favors going with the Park Ridge Park District to the City Council to request the variance. Mrs. Rayborn expressed concern about the appearance of a digital sign. Mrs. Foss-Eggemann feels due to prominent location it would be a tremendous boost to attendance at the Library and Library programs. Mr. Dobrilovic stated his first preference is that a joint sign be located at the Library. A joint sign would have a lower cost, still in a prominent location, might be more palatable to the City, and can be used by multiple City organizations. Mr. Reardon asked Studio GC for their input. Mr. McCarthy of Studio GC stated that in Bartlett, Illinois some digital signs are denied as a hazard to drivers. Mr. Giometti of Studio GC stated that one of their library clients just removed their sign because their patrons learned about programs in other ways. Mr. Egan directed Mrs. Van De Carr to continue conversation with the Park Ridge Park District.

Adjournment: 8:57 p.m.

Joseph Egan, Chair