

**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  
JUNE 13, 2017 AT 7:07 P.M. IN THE THIRD FLOOR MEETING ROOM**

**ROLL CALL:**

**TRUSTEES PRESENT:** Robert Trizna, Chair Pro-tem; Karen Burkum, Stevan Dobrilovic, Charlene Foss-Eggemann, Patrick Lamb, Berardino Parisi (*via phone*), Michael Reardon

**TRUSTEES ABSENT:** Joseph Egan, Chair; Judith Rayborn

**OTHERS PRESENT:** Janet Van De Carr, Library Director; Rick McCarthy & Isela Catania, Studio GC; Joshua Kiem, Park Ridge resident

**Approval of Remote Attendance**

Mrs. Van De Carr announced that Mr. Parisi was phoning in remotely. Mr. Trizna confirmed that a motion is needed for the Trustees to formally approve Mr. Parisi's attendance tonight via remote means. There being no objections to Mr. Parisi attending remotely,

Mrs. Foss-Eggemann made a

**MOTION:** to approve the attendance at this evening's meeting by Berardino Parisi, Vice-President, via electronic means.

Mr. Reardon SECONDED the motion

Voice vote

MOTION PASSED UNANIMOUSLY

**Note:**

Mr. Trizna stated that Mr. Reardon had suggested that due to the abundance of matters on the agenda this evening that all but the most critical matters be postponed, all of various minutes be approved, Studio GC give their presentation to the Building & Grounds Committee, and then the last order of business would be the Personnel COW. There being no objections.

Mr. Trizna went down the Agenda and the Trustees voted on the Committee minutes for all committees one by one (Building & Grounds, Planning & Operations, Communications & Development, and Budget & Finance).

Some discussion ensued in Planning & Operations and then the Building & Grounds COW reconvened for the presentation by Studio GC.

**Approval of Minutes**

**Budget & Finance Committee**

Mr. Trizna made a

**MOTION:** to approve the minutes for the Budget & Finance Committee meeting held April 11, 2017

Mr. Reardon SECONDED the motion. Voice vote.

MOTION PASSED UNANIMOUSLY

### **Communications & Development Committee**

Mr. Trizna made a

**MOTION:** to approve the minutes of the Communications & Development Committee meeting held April 11, 2017

Mrs. Foss-Eggemann SECONDED the motion. Voice vote.

MOTION PASSED UNANIMOUSLY

### **Building & Grounds Committee**

Mr. Trizna made a

**MOTION:** to approve the minutes for the Buildings and Grounds Committee meeting held May 9, 2017

Mrs. Burkum SECONDED the motion. Voice vote.

MOTION PASSED UNANIMOUSLY

### **Library Columns**

Mr. Dobrilovic asked if the Committee should quickly discuss the matter of the Library column since it is time sensitive. Mr. Reardon and Mrs. Foss-Eggemann wondered if the Library should ask Studio GC architects to review the reports by Green Associates and make suggestions to the Board. Mr. McCarthy, Studio GC, said he will review the report and look at the columns.

Mr. Trizna noted that the report states there is no imminent danger of failure because the load is distributed over all eight columns. Mrs. Van De Carr agreed, stating that it is more of an appearance issue, a few seams popped over this last winter and spring. Mrs. Van De Carr briefly explained to Mr. McCarthy how water is accumulating inside the columns and soaking into the wood. Mr. McCarthy stated he will look at them after the meeting this evening. Mrs. Van De Carr added that she has been discussing this matter with Green Associates the last two to three years.

In response to Mrs. Foss-Eggemann, Mrs. Van De Carr explained that the quotes listed in the memo is for Green Associates to design all of the columns, prepare the bids, oversee the process, etc. She added the column that was hit is not salvageable. Mr. Dobrilovic stated that the costs for the three options (including architects costs) range from \$30,000 for minimal repair, to \$53,500 for replacement. Because these options are all over \$20,000 the project will have to go out for bid. Mrs. Van De Carr stated that the \$53,500 would be for a permanent solution – instead of dealing with the cracking and other issues every year with the current columns.

Mr. Trizna asked the Trustees for any other items for discussion this evening. There being none, he announced that all other general agenda discussion items will be postponed at this time.

### **Library Renovation – Furnishings, Building Permits**

At 7:21 Mr. McCarthy and Ms. Catania of Studio GC began their presentations.

Mr. McCarthy reported that in regard to the sprinkler system matter, he received a call today from the independent examiner who conducts many municipal reviews. He agreed with the assessment made by the Studio GC architects and stated that the installation of sprinklers isn't required by the building code and they will be providing their determination in writing. Mr. McCarthy stated that the decision for the following is up to the Library Board, and that is regarding one of the suggestions made by the City at the meeting which was to add another exit from the Children's area. Mr.

McCarthy stated that the design team suggests adding an additional exit to the Children's Services department and also retaining the back staircase leading to the teen area. The Committee discussed this and agreed these changes are desirable. The Committee directed Mr. McCarthy to send the report as well as the floor plan changes to the City as well as the Library Liaison.

Mr. Lamb asked if this will delay the project or can the team catch up. Mr. McCarthy replied that yes, the project will be delayed. Ms. Catania reminded the trustees that once the Library obtains the permit from the City, Studio GC then has to get approvals from the Library Board on all of the furniture – which takes twelve weeks to order, produce and receive – as well as Board approval of all the alternates, as well as all of the other things involved with the various phases of the projects, and assuring that the contractor agrees with all the stages of the phasing of the construction portion and the construction documents. Mr. Lamb asked for the current estimate of when the project will be completed, to which Ms. Catania stated approximately 18 weeks/5 months from when the project begins. Mrs. Van De Carr stated that the early timeline that was discussed had the project beginning at the end of May, and that got pushed back to the end of June, so it is plausible that the project might end in December or early 2018 depending on when it actually begins.

Mr. McCarthy stated he will contact CP&D (City of Park Ridge Community Preservation & Development) with the reports, plans, and independent examiner's determination.

Ms. Catania distributed the updated shelving and furniture budget for the project. The budget for shelving, public and staff furniture is \$782,079. In response to Mr. Reardon's inquiry, Mrs. Van De Carr stated that the original budget for these items was \$600,000–\$750,000. Ms. Catania explained the cost of reusing existing shelving versus purchasing new – moving and reusing older shelving – costs more to move and disassemble than to purchase new. She explained that reassembling the old shelving can be problematic; it may not go back together correctly. Mrs. Foss-Eggemann questioned moving, reassembling and stability of older shelving. Ms. Catania explained the need to make the aisles ADA compliant, therefore all the shelving has to be moved. Mrs. Foss-Eggemann suggested the Library publish the ADA changes in order to make the Library more accessible.

**Mr. Parisi left the meeting/disconnected at 8:00 p.m.**

Ms. Catania stated that the final amounts will be available once all decisions are finalized. She showed the trustees the notebooks with all of the quotes, plans, and configurations as well as the various fabric and carpet samples that were on display; there was considerable discussion regarding the samples. The Committee returned to the table at 8:12 p.m.

Ms. Catania explained that tonight's meeting is to discuss the furniture and budget. Once a decision is made on the architectural plans the Board can make final decisions for the furniture. Mr. McCarthy asked the trustees if they are satisfied with the examples and the styles, to which they all replied that they are satisfied with everything.

**Other**                      None

**Adjournment:** 8:19 p.m.

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Robert Trizna, Chair Pro-tem