

**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
JULY 11, 2017 AT 7:09 P.M. IN IN THE THIRD FLOOR MEETING ROOM**

ROLL CALL:

TRUSTEES PRESENT: Joseph Egan, Chair; Karen Burkum, Patrick Lamb (7:10 p.m.), Bernardino Parisi, Michael Reardon, Judith Rayborn (left 7:51 p.m.), Robert Trizna

TRUSTEES ABSENT: Stevan Dobrilovic, Charlene Foss-Eggemann

OTHERS PRESENT: Anastasia Daskalos, Interim Library Co-Director; Laura Scott, Interim Library Co-Director; Alderman Charlie Melidosian, Library Liaison; Steven Steffens, (Building Inspector) CP&D, City of Park Ridge; Anne Lunde, Park Ridge Journal; Joshua Kiem, Park Ridge resident

Approval of Minutes

Mr. Trizna referred to the end of the second paragraph under "Library Columns" on page 2 of the June 13, 2017 Building & Grounds Committee minutes. In regard to the statement that, "Mrs. Van De Carr added that she has been discussing this matter with Green Associates the last two to three years" he doesn't recall seeing any action item or any discussion at any meetings. He stated he doesn't recall hearing any concern about the pillars until this recent incident.

Mr. Reardon made a

MOTION: to approve the minutes for the Buildings and Grounds Committee meeting held June 13, 2017

Mr. Trizna SECONDED the motion.

Voice vote: 5 Yay: Burkum, Lamb, Parisi, Reardon, Trizna
 2 Abstain: Egan, Rayborn (*because they weren't at the meeting*)
 2 Absent: Dobrilovic, Foss-Eggemann,

MOTION PASSED

Library Improvement Project

Mr. Steve Steffens, Building Inspector with CP&D (*the City's Community, Preservation and Development department*) – Mr. Steffens stated that he read the June 13, 2017 Building & Grounds Committee minutes and he would like to take this opportunity to make some clarifications. He stated that in regard to an "independent examiner who conducts many municipal reviews", CP&D has not been notified of who that independent examiner is and there has been no further explanation of them. In response to Mr. Lamb's inquiry he stated that Studio GC has not contacted the City to notify them and he had informed Studio GC that the City would need two to three names. Mr. Steffens added that Studio GC shouldn't have hired anyone without prior approval from the City and the Park Ridge Fire Department.

Mr. Steffens stated he has yet to receive anything in writing from Studio GC or an independent examiner stating that per the building code extra sprinklers aren't required. Further discussion ensued regarding the minutes of the meeting and Mr. Steffens mentioned that the suggestion about an extra exit in Children's Services, etc. was just a suggestion made by him at the meeting as one example and shouldn't be regarded as "this gets you all the way there". Increasing the number of exits was just one idea and the ideas shouldn't be coming from the City they should be coming from Studio GC. Mr. Lamb assured Mr. Steffens that minutes of the meeting are just a summary of the conversation and the Board understands that all renovation plans have to be reviewed by and signed off by the City and the Fire Department.

Mr. Egan stated that over the years a fireman said there have been a number of suggestions for improving life safety and the Board would like to see the documentation.

Mr. Steffens instructed the Board to have Studio GC produce a code analysis and life safety plans and suggestions for compliance.

Mrs. Burkum asked if there is a way the Library can make a long term plan to come up to code. Mr. Steffens replied that the City is open to this but what comes first is a life safety analysis. The international fire code is very important. Mr. Lamb asked if the City pays for the safety upgrades.

In regard to the issue that CP&D doesn't want to state whether the Library is a 3-story or 2-story with mezzanine. Mr. Egan stated that it's a City building so why can't the City state what they classify it to be? Mr. Steffens replied that the architects (Studio GC) have to make that call. There could be records on file at the City but the architects (Studio GC) haven't requested any of them. Mr. Egan stated he surmises they started by looking at the drawings from the City. Mr. Steffens stated that from the City's standpoint it is a 3-story building and Studio GC needs to work from that.

Alderman Melidosian asked for clarification that a 2-story building with mezzanine doesn't need sprinklers but a 3-story building does. Where do you draw the line on how much renovation can be undertaken before the building codes apply? It was stated that both sides are anxious to figure this out. Alderman Melidosian asked what can be done to get Studio GC and the City talking and to get this project moving forward again. It was decided that another meeting with Studio GC, Fire Marshall Kevin Plach, Mr. Steffens, and two Library Board Trustees would take place. Mr. Egan will contact Mr. McCarthy of Studio GC to discuss a meeting and how to move this process forward. Mr. Steffens stated it shouldn't take more than a couple of weeks to review the submittal once it is received. He also offered suggestions for consultants.

Columns Someone inquired what the insurance procedure is for the column hit by the truck. Mr. Egan asked who is going to pay for the repairs to the columns. Mr. Lamb suggested the Library forward the bill to the City. Mr. Reardon asked if the cost can be incorporated into the bigger renovation project, which might be cheaper. Does the Library have to go out to bid? The Committee reviewed the proposal from Studio GC for *Architectural Services Proposal*. Per the proposal, *"Compensation will be based on a lump sum fee of \$7,200 and reimbursable expenses will be invoiced at one and one-tenth (1.10) the cost billed to the Architect and shall be limited to plotting and printing costs."*

Mr. Egan made a

MOTION: to approve the *Architectural Services Proposal* from Studio GC Architecture and Interiors 223 W. Jackson Blvd., Suite 1200, Chicago, IL as specified above

Mr. Lamb SECONDED the motion.

Voice vote

MOTION PASSED UNANIMOUSLY

Other Mr. Egan asked Mr. Trizna for an update on the Intergovernmental Agreement (IGA). Mr. Trizna replied he does not have an update. The last meeting was held in the fall of 2016 and Ancel Glink provided an IGA from the suggestions but it never went any farther. Mr. Egan stated the Board will have to get back to the City on this matter.

Adjournment: 7:54 p.m.

Joseph Egan, Chair