

MINUTES

PARK RIDGE PUBLIC LIBRARY

20 S. Prospect Avenue, Park Ridge, IL 60068

Building and Grounds Committee of the Whole Meeting of the Board of Trustees
held via videoconference – January 12, 2021 at 7:00 p.m.

President Rapisand explained that the Library Board was meeting via videoconference and stated that she authorized the Board to meet remotely as per Illinois Public Act 101-0640 which, among other matters, amends Section 7 of the Open Meetings Act to allow meetings of members of a public body subject to the Act to occur without a quorum being physically present at the meeting due to COVID-19.

ROLL CALL

Trustees Present: Lauren Rapisand, President; Karen Burkum, Vice-President; David Somheil, Secretary;
(via videoconference) Stevan Dobrilovic, Treasurer; Alexandria Hanba; Josh Kiem; Michael Reardon; Joseph Steinfels; Deepika Thiagarajan

Others Present: Angela Berger, Interim Library Director; Alyson Doubek, Library Finance Manager,
Andrew Jose, Green & Associates

PUBLIC COMMENT

None.

President Rapisand called the Committee of the Whole Meeting to order at 7:05 p.m. She welcomed Interim Director Angela Berger to the meeting.

BUILDING AND GROUNDS COMMITTEE

Trustee Reardon called the Building and Grounds Committee meeting to order at 7:08 p.m.

Trustee Hanba made a

MOTION: to approve the minutes of October 13, 2020

Secretary Somheil seconded the motion.

Roll Call Vote: Yes: Burkum, Dobrilovic, Hanba, Kiem, Rapisand, Reardon, Somheil, Steinfels, Thiagarajan

Motion passed.

Approval of change orders and additional professional services

Committee Chair Reardon explained that there were construction related change orders for the Board to review. He introduced Andrew Jose of Green Associates, the Library's architect to present them, answer questions, provide updates on the projects. One change order was related to the roof snow melt project and the other is for the sprinkler project.

Mr. Jose reported that he had been working with the contractor to correct issues with the controllers for the roof snow melt system. They initially installed sensors in the gutters to address ice buildup; it was later determined that snow sensors were needed so the system could turn on when snow fall is detected to address snow drifting that occurs on the roof. If approved, this work can be completed in 2 weeks.

President Rapisand asked if this was not initially needed or if it was something that was later determined to be necessary. Mr. Jose replied that it was not recommended in the design of project. Due to empirical data based on what happened last year, more sensors were needed due to snow drifting.

Committee Chair Reardon said the contingency allowance for the project was \$8,000, the cost of the proposed additional work at \$5,811 would be covered by this allowance and would not increase the total project cost. He confirmed that this is the last change order on the project.

Vice President Burkum made a

MOTION: to apply \$5,811 of the project contingency to installation of snow sensors

President Rapisand seconded the motion.

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Roll Call Vote: Yes: Burkum, Dobrilovic, Hanba, Kiem, Rapisand, Reardon, Somheil, Steinfels, Thiagarajan
Motion passed.

Change order 002 for Sprinkler Project

The next items are related to the sprinkler project. This change order includes:

- Change the Date of Substantial Completion per Change Order 001 from 05 February 2021 to 19 July 2021. The Final Completion date will be 26 July 2021.
- Per the Fire Marshall's request during permit reviews, replace (11) wall mounted strobes, (1) ceiling mounted strobe, (2) wall mounted visuals, (3) new ceiling mounted strobes, and (3) new ceiling mount horn strobes. (In accordance with Efraim Carlson's Change Request dated 18 Nov 2020 attached).
Add: \$10,158.50

Mr. Jose explained that the project had a \$75,000 contingency for unforeseen conditions, which is typical with any project involving excavation. He noted that there were tight conditions for routing of sprinkler piping, which would not be known until they we started pulling things apart, and incorporates any owner requested changes during construction and minor cutting and patching as it comes up that was not included in the contract.

Change order 002 also includes changes requested by the Fire Marshal. The documents were reviewed before going out to bid and during permitting, and provided additional comments, which were incorporated into the contract. These changes amount to \$10,158.50 which also includes changing out devices and coordinating strobe alarms. The change order also moves the completion date to July 26, 2021. Trustee Kiem asked about the Fire Marshal changes and inquired why these changes weren't requested earlier in the process. Mr. Jose replied that some were included and then the project was tabled. He said that was the purpose of the project was to address and resolve any concerns that the Fire Marshal has. He said there is a good relationship with the Fire Marshal, who is thrilled that sprinklers are going in. Once these last set of limitations are included, he doesn't believe the Library will have any more issues with complying with Fire Marshal requirements. He is very satisfied with the way things are going. Trustee Kiem asked that Green submit a formal request in writing to the Fire Marshal to confirm that no further changes will be required.

Committee Chair Reardon said that Change order 001 revised the completion date to February 2021; now it is being revised again to another 6 months out – why do they keep pushing the completion date? Mr. Jose said that after reviewing the granularity of the phased implementation, and what was involved with moving departments around, the contractor composed a detailed Gant chart schedule of how to accommodate the staff's moves, and projected that the work could be extended to July. He does not anticipate it will be that far out; but said the contractor wants to be careful about contractual obligations, requested date of substantial completion be pushed out to accommodate that.

Committee Chair Reardon asked if this is reasonable, more than doubling the time. Mr. Jose said the contractor experienced additional delays waiting for permitting, and that in looking at the schedule, with as much relocation of departments that needed to happen, it makes sense. Committee Chair Reardon asked if it implied they did not do their homework ahead of time to understand what the project required. Mr. Jose replied that given COVID and all that is going on, he was not sure the phasing was expressly communicated to them in the way that it is now. Reardon expressed displeasure with this extension and had hoped the project would be completed as soon as possible.

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Trustee Kiem said he would be happier with June 1 completion. Mr. Jose explained that the schedule was done before they started on the phases; they've reviewed the schedule again now that they have gotten some of the work under their belt.

President Rapisand asked if the Board could have the schedule prior to next week's meeting. Committee Chair Reardon suggested if not, the change orders could be separated.

Vice President Burkum made a

MOTION: approve change order 002 as amended - \$10,158.50 changes to fire alarm system as requested by Fire Marshal

Trustee Steinfels seconded the motion.

Roll Call Vote: Yes: Burkum, Dobrilovic, Hanba, Kiem, Rapisand, Reardon, Somheil, Steinfels, Thiagarajan

Motion passed.

Treasurer Dobrilovic suggested that this item be kept off consent. Trustee Kiem said he would like to receive written confirmation from the Fire Marshal that no further changes will be required.

The change to substantial completion date would be put on agenda for next week and Mr. Jose will provide a separate change order for that.

Change order 003 includes:

- Changing lighting in second floor office areas from flat panel to low-profile "dome" type light fixture to match other fixtures in the amount of \$1,052.70 (owner request)
- Remove and replace ceiling in Work Room 122 – entire floor have all new ceilings \$2,321
- Credit for reduction of soffit modifications in Children's Services – better routing for piping \$4,800

Trustee Thiagarajan made a

MOTION: approve change order 003

Trustee Kiem seconded the motion.

Roll Call Vote: Yes: Burkum, Dobrilovic, Hanba, Kiem, Rapisand, Reardon, Somheil, Steinfels, Thiagarajan

Motion passed.

Mr. Jose reviewed change order 004 which pertains to tight space on second floor in the ceilings and will involve changing some routing. Green Associates and the general contractor are still reviewing costs, if this is ready, he will submit for the board meeting next week.

Construction change directive 1 involves the excavation of contaminated soils from the parking lot area. A sample has determined that the soil has been found to have fuel-based contaminants, common with parking lots. The Library has the option of hiring a soil engineer to conduct delineation testing to determine if the water main excavation was moved to the north or south that could eliminate the contaminated soil concern. The cost of this would be \$2,700. He pointed out that this would have limited return – even if the testing is conducted, other areas may still be contaminated.

Mr. Jose explained that contaminated soil cannot be accepted at a regular landfill, it has to be taken to a special landfill and the cost for that is higher. Based on the quantities of soil that could potentially be removed, the cost of disposal could be up to \$16,000, but he does not anticipate it going that high. If the Board went ahead with the change directive, the contractor could proceed with work, and issue change order at the end based on final cost. The amount would not exceed \$16,000. The agreed upon cost with the contractor is \$27.50 per ton. The contractor will provide daily tickets indicating the quantity of spoils removed each day. Trustee Burkum expressed concern about cost and environmental impacts. There was some discussion about the hauling and testing procedures.

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Trustee Hanba asked if there was any obligation to address other areas of the parking lot. Mr. Jose replied that the Library was not required to abate any additional area outside of the work area.

Trustee Kiem asked about the watermain to Summit Ave. and thought it was going to go to Touhy Ave. Mr. Jose replied that if it went to Touhy Ave. that would require IDOT permits which can take up to 18 months to obtain. Summit Ave. is a City of Park Ridge connection and would not be subject to IDOT regulations.

Committee Chair Reardon said that if the trench has to be dug through the parking lot, it is likely the all soil will be contaminated. Mr. Jose concurred.

Treasurer Dobrilovic summarized saying that it seemed the most expedient way to address the concerns would be to forgo the additional testing, assume everything is contaminated, and monitor how many tons are hauling to special landfill, with the maximum total cost not to exceed \$16,000 coming from the project contingency.

Treasurer Dobrilovic made a

MOTION: to approve construction directive 1 for a total not to exceed \$16,000 and forgo the additional testing.

Trustee Steinfels seconded the motion.

Roll Call Vote: Yes: Burkum, Dobrilovic, Hanba, Kiem, Rapisand, Reardon, Somheil, Steinfels, Thiagarajan

Motion passed.

Committee Chair Reardon asked how this would be accounted for since there is not yet a change order. Finance Manager Doubek will develop a tracking method.

Hearing no objection, Committee Chair Reardon adjourned the meeting at 8:01 p.m.