

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 – February 9, 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, Charlie Melidosian, Alderman, City of Park Ridge.

PUBLIC COMMENT

None.

Call to Order

Committee Chair Reardon called the Building and Grounds Committee meeting to order at 7:04 p.m.

Secretary Somheil made a

MOTION: to approve the minutes of January 12, 2021

Trustee Steinfels seconded the motion.

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

Motion passed.

Update on sprinkler project, approval of Change Orders

Mr. Jose of Green Associates provided an update on the sprinkler project and reviewed change orders to date. Change Order 1, which revised the date of substantial completion to 2/5/21 due to delays in project award was executed.

Mr. Jose explained that Change Order 2 is pending. This covers fire alarm system changes required by the Park Ridge fire marshal. The Board requested Mr. Jose speak to the fire marshal to confirm that no further changes would be needed on the project. While Mr. Jose was unable to obtain that, the fire marshal did approve the final permit alarm drawings and the permit has been issued. He requested the Board's approval of Change Order 2.

Trustee Kiem made a

MOTION: to approve Change Order 2 of the Sprinkler Project in the amount of \$10,158

Vice President Burkum seconded the motion.

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

Motion passed.

Mr. Jose stated that Change Order 3 has been executed. Change Order 4 involves accommodations for sprinkler pipe routing. He received preliminary pricing from the contractor today, but they are still negotiating. He will have this ready for the Board's review at next week's meeting. Committee Chair Reardon requested that Interim Director Berger make sure this item is on the agenda for next week.

Change Order 5 includes miscellaneous electrical work; changing some fixtures that were supposed to be recessed – after demo discovered they could not be recessed, must be flush mounted. The amount of this change order is \$1,327.70 taken from allowance with no cost change to the contract.

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Trustee Kiem made a

MOTION: to approve Change Order 5 of the Sprinkler Project in the amount of \$1,327.70

Vice President Burkum seconded the motion.

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

Motion passed.

Mr. Jose presented Change Order 6 which changes the date of substantial completion. The Board had discussed this at a previous meeting and thought the proposed date could be moved up, urging that it was important to complete the project to allow patrons to return to the Library. Mr. Jose reviewed schedule with contractor, stressing where progress had been made and urged them to review timeline. The critical path work is the fire protection piping; work has been underway on that project since December and is more than half done. The contractor agreed to set the date of completion as May 28, 2021. Mr. Jose is still hoping to improve on that timeline, especially once Change Order 4 is approved.

Trustee Kiem stated he was less concerned with substantial completion of the entire project as opposed to getting work completed within the building. If there is a tradeoff to getting interior work completed first, he asked that the contractor please consider that. Mr. Jose confirmed that interior will be completed ahead of exterior work. President Rapisand agreed that her main concern is patron access to the building. Mr. Jose offered that at the next meeting he could break out interior/exterior completion dates.

President Rapisand made a

MOTION: to approve Change Order 6 which revised the date of substantial completion to May 28, 2021

Trustee Kiem seconded the motion.

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

Motion passed.

Mr. Jose reviewed Construction Change Directive 1, which has been executed, no is action needed. Regarding excavation, it will occur at the beginning of April to avoid issues with frost and having to do a temporary patch in the pavement. He indicated that they hope to have the IDOT permit for work on Touhy at that time and all work can be completed at once. He expects the total duration of exterior work will be 3 weeks. Then they will still have the full month of May as a buffer if they run into any issues with the exterior work. The potential maximum cost is \$53,000.

Trustee Kiem asked why Touhy was mentioned, his understanding was that the connection was going through Summit. Mr. Jose replied that the line had to be disconnected at Touhy which required the IDOT permit.

Mr. Jose moved on to the Board's request that they keep track of soil testing cost against the included contingency. While costs are not totaled in the reduction in contingency in the contract, these numbers are also tracked to be consistent with changes in the contract. He noted that once excavation begins, there could be a potential need to address underground utilities if there is something in the way of the watermain. He doesn't anticipate anything but wanted to point that out.

Mr. Jose presented to the Board an asbestos abatement matter that had arisen. In preparing for the work on the sprinkler system, they performed testing in areas of the first floor ceiling and identified some piping insulation that contains asbestos. He said that it does not need to be disturbed to perform the work as part of this project, and can be abandoned in place. However, now that it is exposed, the Library has the opportunity to do full abatement. The environmental consultant performed testing and identified areas where abatement would need to occur. They received proposals from three abatement contractors to remove asbestos.

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The lowest bid received is from CEC Environmental in the amount of \$6,450. There is also alternate work to be performed in the amount of \$2,700 that can be added to the project. There is piping insulation above the two small bathrooms in children's services area. That piping insulation is above a drywall ceiling which would require additional demo and patching. He noted that there had been discussion of renovating those bathrooms in the future and the Board could choose to do the work at that time instead.

Mr. Jose reviewed the floor plan indicating which areas were under the base bid and what would be included in the alternate, with the total contract amount of \$9,150. Committee Chair Reardon noted that there was also a fee for the environmental consultant, Ramboll. Their fee for the base bid is \$4,400, and the fee for alternate work is \$1,200. The consultant conducts air testing control samples and performs project management on-site, is responsible for paperwork, and notifications to governmental agencies that need to be notified of the work.

In order to begin execution of work they must provide 10 day notice. After the notice, contractor can begin work. No lead time is needed, they can perform work right away. This will delay the other work only a few days. Most of the areas are in accessible ceilings where tiles can be removed and put back by contractor themselves.

He explained the Board needs to decide – do they want to abandon in place the asbestos-containing piping insulation with the potential of doing it in a subsequent project, or do they want to do the abatement now, and if so, do they also want to do the alternate work?

Committee Chair Reardon pointed out that the information from the testing company says the areas must be remediated. Mr. Jose replied that at the time the testing was originally performed, the contractor thought they had to connect to piping with asbestos containing piping insulation. If they don't have to disturb it, it does not have to be removed. Committee Chair Reardon noted that the memo stated "some of the pipe insulation was damaged with ACM debris observed laying on top of the drop ceiling." Mr. Jose explained that when ceilings are accessed there is risk to disturbing asbestos-containing material. It can be kept in place as long as it's not friable (disintegrating of its own accord). He can confirm this and revisit at Board meeting.

President Rapisand asked if this was something that would have been found in previous renovation? Mr. Jose replied that he was not involved in that project and was not sure how much work was done on piping. He is aware the first floor and second floor restrooms were done at that time. He said there is potential that it could have been discovered, but was not required to remove if it is not friable.

Trustee Steinfels asked if there was any proposed impact on the timeline or access to the Library if abatement was to move forward? Mr. Jose replied that the delay to the construction project would be at the most a few days (3-5 days). The majority of areas are accessible ceilings. The general contractor can proceed with regular work as scheduled. There will be additional work with the alternate option. The work will also involve additional coordination by Mr. Priala and impact staff in moving departments around, and possible disruption of staff.

Trustee Hanba said that given the opportunity to remove, with the impact being just a few days, and that this would protect staff and patrons she supports doing this.

Trustee Steinfels asked if there was a concern that additional asbestos could be found? Mr. Jose said that they did look at entire first floor ceiling. There are some areas that are still enclosed where they have not done demo work. Most areas were opened in the last project. There is a report from prior projects of the assessment that was done. There is potential for additional asbestos containing piping insulation.

Trustee Kiem said that when asbestos was discovered in the tile in a staff area during the renovation, they closed the Library to employees and the public while it was abated out of an abundance of caution. He asked if there is a

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way to know how long this would take or if they could compress the amount of time, or if it was possible not to have to close the library. Mr. Jose said he will bring that up with environmental consultant and report that at the next Board meeting.

Trustee Steinfels asked if it was a safety issue. If it is ok to leave – abandon in place – does it create a safety risk? If yes, it should go, if not is it necessary? Mr. Jose replied that he will ask the environmental consultant.

Committee Chair Reardon requested that an assessment of safety concerns and outline of financial costs be provided at least a couple of days before the next Board meeting.

Interim Director Berger asked if there were additional costs in terms of construction? Mr. Jose said that there were including patching the drywall ceilings in the alternate area at an estimated cost of \$2-3000. No additional work is required in the base area.

Committee Chair Reardon said the Board needs to know the entirety of costs for the main area and alternate area, and from the environmental consultant whether the material is friable.

President Rapisand asked that if the Board waits on this information, will that further delay construction? Mr. Jose said it would not impact the general contractor. Mr. Jose said the abatement would not be considered as part of contingency – not planned for.

Committee Chair Reardon noted that at the following board meeting, the Board needed to approve Change Orders 2, 5 and 6.

Other Business

Trustee Kiem asked about the Grab and Go service – reopening the north entrance – asked if there was any concern with snow and ice falling. He did not believe the snow and ice melt system extends to that area. Interim Director Berger stated that walkway does not go directly under the building as it does on the parking lot side. She said she would discuss with Mr. Priala.

Meeting adjourned at 7:49pm