

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

June 14, 2022 at 7:00 p.m.

ROLL CALL

Trustees Present: Committee Co-Chairs: Joseph Steinfels and Danielle Powers; Karen Burkum; Alexandra Hanba, Josh Kiem, Lauren Rapisand, David Somheil, Deepika Thiagarajan
Trustees Absent: Gregg Rusk
Others Present: Joanna Bertucci, Library Director; Angela Berger, Lauren Bochat (7:45p.m.), Alyson Doubek and John Priala, Library Staff
Andy Dogan, Williams Architects

PUBLIC COMMENT

None

Trustee Steinfels called the meeting to order at 7:01 p.m.

APPROVAL OF MINUTES

Trustee Steinfels made a

MOTION: to approve the minutes of May 10, 2022

Trustee Burkum seconded the motion

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

Motion passed

CAPITAL PROJECT UPDATE

Director Bertucci introduced Andy Dogan from Williams Architects who will provide an update on the status of the Structural Repairs and Replacement project. Copies of his PowerPoint presentation were provided to the Committee. He began with an update on work that has been completed to date and reviewed the scope of the project.

With regard to the masonry screen wall, it has been determined that removal and reconstruction of the entire wall down to the concrete deck will be required. Trustee Rapisand asked if this work would have any impact on patrons and Mr. Dogan replied that it would not.

The second component of this project involves new interior lintels to support five openings in the building. Mr. Dogan explained that each of the lintels will require a different approach to the work. He reviewed each of the scenarios and provided an estimate cost for this work of \$102,625. Trustee Rapisand inquired about cost escalations that might be encountered in bidding out this project. Mr. Dogan replied that inflation has certainly impacted the costs of construction and that is why the costs being estimated now are different (higher) than what was estimated when the Capital Needs Assessment was completed last year. He further stated that the cost of materials is experiencing greater fluctuation than that for labor and this project is primarily dependent upon labor vs. materials. This may be a mitigating factor in costs increases realized as a result of the bidding process.

The third and final element of the project includes consideration of converting existing bathrooms in Children's to a single, all-gender ADA compliant restroom and a sensory/wellness room. Mr. Dogan explained that from an economy of scale standpoint, it makes the most sense to accomplish all of the interior lintel work in one project, including widening the doors to the two existing children's restrooms so they are ADA compliant. It is his recommendation that consideration be given to ADA compliance work at these two areas as part of this project. Trustee Hanba asked about the advisability of having the loss of use of one bathroom. Director Bertucci replied that the City would have to approve having one less bathroom in the building but it is Mr. Dogan's opinion that there are sufficient restrooms in the building even with loss of one in Children's. Mr. Dogan informed the committee that the ADA accessibility portion of this project would allow the Library to apply for an Illinois State Library grant for \$50,000. To receive the grant for this project, the Library would need to separate the interior lintels and restroom work into a separate project from the exterior masonry work.

Discussion ensued with regard to the use of the washroom space in Children's and it was agreed that Director Bertucci would explore options for, and questions that were raised regarding this element of the project.

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Trustee Rapisand, noted that the costs estimates provided now far exceed those included in the Capital Needs Assessment and asked if funds are available to complete this work. Director Bertucci replied that the funds are available and directed the committee's attention to p. 4 of the packet which details Capital Budget funds.

Trustee Kiem made a

MOTION: to authorize Williams Architects, at the June 21, 2022 Board meeting, to put the exterior masonry wall project out to public bid in July, 2022

Trustee Hanba seconded the motion

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

Motion passed

Director Bertucci then reviewed the timeline on pg. 5 of the packet for possible sequencing of these projects depending on if the Board decides to add ADA compliance to the interior lintel project.

Children's Room Acoustic Project

Director Bertucci reviewed the memo in the packet that provides background information on this project. This project was initially considered in September, 2019 to address post-renovation noise levels in the Children's Department. The Board last discussed this project in early 2020 but with the onset of the pandemic, the issue was tabled. Andrew Jose of Green Associates previously developed a design and cost estimate for this project and has now, at no cost to the Library, provided an updated cost estimate for this work.

Director Bertucci explained that the cost of this project could be partially funded by FY21 Per Capita Grant funds not required for projects covered by the original grant application. If the committee chooses to move forward, next steps would include approving a "not to exceed" amount for consulting fees to Green & Associates at the July 12, 2022 COW meeting.

OTHER

None

Meeting was adjourned at 8:28 p.m.