

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 – June 8, 2021 at 7:00 p.m.

CALL TO ORDER

President Rapisand called the Committee of the Whole meeting of the Park Ridge Public Library Board of Trustees to order at 7:04 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.

President Rapisand announced that any public comments or requests to speak may be sent to librarydirector@prpl.org or participants could raise their hand virtually.

ROLL CALL

Trustees Present: Lauren Rapisand, President; Alexandra Hanba; Josh Kiem; Michael Reardon; Joseph Steinfeld; Deepika Thiagarajan

(Via videoconference)

Absent: Karen Burkum, Vice-President; Stevan Dobrilovic, Treasurer; David Somheil, Secretary

Others Present: Joanna Bertucci, Library Director; Angela Berger, Interim Library Director; Alyson Doubek, Finance Manager; John Priala, Facility Manager and Andrew Jose, Green and Associates.

PUBLIC COMMENT

None.

CALL TO ORDER

Committee Chair Reardon called the Building and Grounds Committee meeting to order at 7:07 p.m.

APPROVAL OF MINUTES

Trustee Hanba made a

MOTION: to approve the minutes of May 11, 2021

President Rapisand seconded the motion.

Roll Call Vote: Yes: Hanba, Kiem, Rapisand, Reardon, Steinfeld, Thiagarajan

Absent: Burkum, Dobrilovic, Somheil

Motion passed.

UPDATE ON CONSTRUCTION PROJECT

Mr. Jose of Green Associates provided an update on Library construction. With regard to interior work, sprinkler tests and occupancy inspections for second and third floor are scheduled for June 11 with partial occupancy permits issued if sprinkler test passes. As for the status of exterior work, the new water main has been installed. There will be no interruption to the water service during the changeover to the new water main. Completion of water main and plumbing work anticipated by June 30.

He noted additional excavation and water main costs for concrete encased water main, backfilling vault, additional investigations requested by city, additional traffic control devices, and removal of section of existing foundation; the preliminary costs for which is \$36,000. Mr. Jose explained that there were three factors that triggered the additional costs for excavation: the existing foundation, the concrete encased old water main, and additional piping and valves present that required additional investigation resulting in work stoppage requested by City while IDOT reviewed.

Lintels noted on the second floor that were determined to be deficient have a proposed cost of \$34,001. Structural engineer is reviewing and assessing and Mr. Jose expects these costs to be reduced to the high \$20,000 range. Other additional outstanding costs include request to address city requirement for floor drain in mechanical room

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sink, \$9,651.47; proposed request for nitrogen generator additional electrical circuit, \$1,325.27 and proposal for electrical and fire alarm punch list items from prior renovation project, costs are pending.

Mr. Jose suggested that the Board might want to consider packaging the work required for the three lintels identified on the second floor along with the two in the area of the Children's washrooms and bid these out as a new project, separate from the current project. Mr. Jose will be contacting the City to determine if deferring this work will be an option for the Library. There was discussion among the committee with regard to completing the work now or deferring to a future date. Mr. Priala stated that it was his opinion that the work for all five identified lintels should be bundled and addressed in a future project.

The Board concurred that they would like to see all proposals for additional work to be completed, along with the prioritization for each of these projects before making a decision as to how best to proceed. Mr. Jose stated that additional information would be available after the construction meeting held on June 10 and prior to the Board meeting scheduled for June 15. He will update the Board at that time.

OTHER

Mr. Reardon asked about the timing of the planned Capital Needs Assessment. Mr. Priala replied that it is planned for SY21 and Ms. Doubek confirmed that it is not currently budgeted for in the SY21 budget but budgeted amounts can be carried forward from the FY21 budget.

Director Bertucci noted that this assessment has been included on the Board Annual Task Calendar in August. Mr. Reardon noted the importance of this assessment, as it will inform long-term capital needs planning and budgeting.

Committee Chair Reardon closed the Building and Grounds Committee meeting at 7:41 p.m.