

LISLE LIBRARY DISTRICT
SPECIAL BOARD MEETING
July 10, 2019 - 6:00 p.m.

1. Roll call

Present:

Thomas Hummel - President
Marjorie Bartelli - Vice President
Jenny Norton - Treasurer
Emily Swistak - Secretary
Thomas Duffy - Trustee
Karen Larson - Trustee
Liz Sullivan - Trustee

Also present:

Tatiana Weinstein - Director
Beth McQuillan - Assistant Director
Ginger Boskelly - Finance Director
Chris Knight - Recording Secretary
Jack Hayes - FQC, President/Presenter

2. Opportunity for visitors to speak - None

3. Facility Condition Assessment Report/FQC | Discussion

President Hummel introduced Jack Hayes from FQC.

Mr. Hayes presented his credentials and information about FQC. The presentation provided an overview of the current condition of various areas around the facility including the HVAC system, backup systems, exterior/interior of building, plumbing and electrical components, parking lots, public restrooms, storm water system, retaining walls, roof, and windows. The report documented maintenance and replacement costs, including a prioritized timeline for project implementation.

Discussion:

Trustee Sullivan asked about public grants to accomplish project goals. Mr. Hayes mentioned that ComEd has offered grants for lighting upgrades. President Hummel asked about electrical surges and electrical capacity. Director Weinstein stated that electrical issues chiefly involve the orientation of supply. Mr. Hayes reiterated that power is not distributed efficiently and/or effectively. Trustee Sullivan asked if the LLD was in need of an electrical engineering consultant. Mr. Hayes agreed that it would optimize power to and around the building. Director Weinstein stated that the paging system does not effectively target all areas of the Library and suggested that it was a safety and security issue. Trustee Sullivan asked if a Library-wide back-up system is an excessive recommendation. Mr. Hayes stated that it was not excessive and not uncommon for libraries to also have generators.

Trustee Duffy asked if the recommendations in the report were base proposals or those that exceed standards. Mr. Hayes provided examples of enhancements and advancements that may lead to more efficiencies, however answered that the report was strictly mid-line recommendations for maintenance and replacement, not innovation.

President Hummel questioned why the HVAC system did not receive a full upgrade 5-7 years ago. Assistant Director McQuillan and Mr. Hayes explained that in FY2012/13 a boiler and condensing units were installed and posited that a complete HVAC system overhaul may have been cost prohibitive to the prior administration. Assistant Director McQuillan mentioned that after recent heavy rains there has been some ceiling staining and roof issues regarding the coping where the roof joins the walls.

Trustee Duffy asked if the costs in the report strictly involve construction. Mr. Hayes confirmed that fact. Trustee Larson asked if FQC could recommend engineers for electrical and storm-water repair. Mr. Hayes stated that he could supply a list of vendors. Trustee Larson asked about a general price range for analysis. Mr. Hayes answered that consulting can run between \$10-15,000 depending on the extent of work.

Director Weinstein asked Mr. Hayes to talk about campus topography. Mr. Hayes described the complex variations in landscape where water regularly gathers and where there is ongoing erosion. President Hummel asked about storm-water from neighboring properties. Mr. Hayes said that it appears a hose is directing water onto LLD property from a neighboring lot.

Trustee Larson asked about asbestos in the building. Jack Hayes said it may be likely in a building of the Library's age. Trustee Larson asked about carpet replacement and laminate flooring. Mr. Hayes described varying flooring choices. Director Weinstein asked about recycled rubber flooring. Trustee Duffy discussed project management and asked Mr. Hayes about his recommendations regarding project implementation. Mr. Hayes mentioned hiring consultants to guide larger system work. Trustee Sullivan recommended that the Physical Plant Committee review the assessment and return to the Board with recommendations. Board members thanked Mr. Hayes for his presentation.

4. Adjourn

MOTION: Trustee Sullivan moved to adjourn the meeting. Secretary Swistak seconded.

Voice Vote - All Aye

The meeting adjourned at 7:03 p.m.

Recorded by

Chris Knight, Recording Secretary

Approved by the Board of Trustees on August 14, 2019.

Approved by

Emily Swistak, Secretary of the LLD Board of Trustees