

PUBLIC/LEGAL NOTICE

A Special Board meeting of the Lisle Library District (LLD) Board of Trustees will be held on October 12, 2021 at 12:00 pm in the Meeting Room of the Lisle Library District, 777 Front Street, Lisle, Illinois.

In accordance with Governor Pritzker's Executive Order No. 2021-20, all persons who are over the age of 2 who are medically able to tolerate a face covering (a mask or cloth face covering) must cover their nose and mouth when in the public space. Meeting attendees shall comply with social distancing guidelines and room arrangements. Public Comment Prior to the Meeting: Citizens may provide public comment via email: library@lislelibrary.org or via the USPS mail addressed to: Public Comment/Administration, 777 Front Street, Lisle, IL 60532, by 3:00 pm on the meeting day. Submitted comments will not be read aloud. Comments will be provided to the Board prior to the regular meeting and will become part of the meeting record.

The LLD records all regular Board meetings. Any person who has a disability requiring accommodations to participate in this meeting should contact the Lisle Library during regular business hours within 48 hours before the meeting. Requests for a qualified interpreter require three working days advance notice.

LISLE LIBRARY DISTRICT SPECIAL BOARD MEETING October 12, 2021 - 12:00 p.m.

1. Roll call
2. Opportunity for visitors to speak - general public comment period
3. Capital Improvement Project
 - a. Design Development – CCS / SNHA, report and presentation
 - b. Approve proceeding to Construction Documentation – Action Required
Approval to proceed with the Construction Documentation based on the Design Development phase report.
4. Opportunity for Trustee comments (five minutes)
Bartelli, Larson, Norton, Sullivan, Swistak, Turner, Wynn
5. Adjourn








October Report: Design Development Phase Summary

A. Progress Update (since the last Board Meeting on 9/15)

- A Request for Qualification was released (published publicly) for general contractors. Submittals are due by October 13th at 2pm.
- The Special Use Application, with a Drive-Up window was approved Village of Lisle on 9/20/2021.
- A rating call was held with Moody's who will issue the Library's bond rating on 10/13/2021.
- SNHA revised the plans and preliminary finish recommendations. Another round of design meetings was held with LLD Staff to gather staff input.
- A call was held with Envisionware to begin coordinating the automated material sorter and security gates.
- CCS provided a construction cost estimate on the design development package and the project cost proforma was updated.

B. Project Schedule Summary – Tracking on Schedule

The project will continue tracking on schedule with LLD Board's approval to continue with the Construction Documentation Phase of the project at the 10/12/2021 Board Meeting.

Master Project Schedule - Executive Summary		# of working months:								
		2	3	4	5	6	7	8	9	
month		7/21	8/21	9/21	10/21	11/21	12/21	1/22	2/22	
Design Phase										
Design Development (DD) (Status Update @ August LLD Board Meeting)										
*LLD Board Meeting - Special <u>October</u> Meeting (Proceed with CDs)										
Construction Documentation (CD) (Status Update @ October LLD Board Meeting)										
LLD Board Meeting - November (Proceed with Bid Release)										
Project Funding										
Develop Debt Issuance Parameters (LLD Board Meeting to Approve Parameters)										
Library Bond Rating Process										
Bond Sale and Closing										
Permitting		zoning process time - if required								
Special Use Application Process (Replacing the 1993 Special Use Approval)										
Anticipated Building Permit Process										
Contractor Procurement										
Contractor Pre-qualification										
Bid / Award Phase		2.75 months								

See Exhibit 1 for the full project schedule.



October Report: Design Development Phase Summary

C. Design Development Presentation

The Design Development floor plans, material palettes, and renderings are included in the Board packet as Exhibit 2 and will be presented at the 10/12/2021 Board Meeting.

D. Project Cost Summary – Tracking on Budget

Approved Total Project Budget: \$7.7M

Expenditures Summary					
Project Component	Concept Phase Budget (a)	Anticipated Cost Update (thru 10/5/2021)		Committed to Date (thru 10/5/2021)	
		\$	Change from Budget (\$)	Contracted (\$)	Expenditures (\$)
E-000: Land Cost					
E-000.1: Land Cost	\$0	\$0	\$0	\$0	\$0
E-000: Land Cost Total	\$0	\$0	\$0	\$0	\$0
E-100: Bond Cost					
E-100.1: Financing Costs	\$15,000	\$15,000	\$0	\$0	\$0
E-100: Bond Cost Total	\$15,000	\$15,000	\$0	\$0	\$0
E-200: Building Costs					
E-200.1: Building Construction	\$5,669,200	\$5,583,955	-\$85,245	\$0	\$0
E-200.2: Environmental Remediation	\$0	\$25,000	\$25,000	\$1,800	\$0
E-200.3: Site Utilities	\$0	\$0	\$0	\$0	\$0
E-200.4: Permitting and Zoning Fees	\$60,782	\$109,995	\$49,213	\$1,110	\$1,110
E-200: Building Costs Total	\$5,729,982	\$5,718,950	-\$11,032	\$2,910	\$1,110
E-300: Soft Costs					
E-300.1: Professional Service Costs	\$924,810	\$924,810	\$0	\$818,182	\$222,532
E-300.2: Fixtures, Furnishing & Equipment	\$840,000	\$853,000	\$13,000	\$4,500	\$0
E-300.3: Other Owner Soft Costs	\$0	\$0	\$0	\$0	\$0
E-300: Soft Costs Total	\$1,764,810	\$1,777,810	\$13,000	\$822,682	\$222,532
E-400: Contingency					
E-400.1: Owner Contingency	\$190,208	\$188,240	-\$1,968	\$0	\$0
E-400: Contingency Total	\$190,208	\$188,240	-\$1,968	\$0	\$0
Project Expenditure Totals	\$7,700,000	\$7,700,000	\$0	\$825,592	\$223,642

Variance \$ from Budget Notes (New Only):

- #1 Revised to align with the DD construction cost estimate and added scope allowances for the men's restroom floor tile and landscaping along Kingston
- #2 Revised to 2% of construction cost in lieu of attempting to itemize the number of fixtures (outlets, data ports, HVAC devices, etc.)
- #3 Revised to align with baseline AV requirements (monitors in meeting rooms) and video input system (only) in Meeting Room.
- #4 Funds reallocated based on updates noted above.



October Report: Design Development Phase Summary

E. Construction Cost Summary

The project team worked to define a base scope of work (shown in the design development phase floor plans and renderings) aligned to the construction cost budget.

Clarifications on Scope now included in the Base Project Budget:

- Replacing select 1st floor windows at the west end of the building not required to be replaced per the Facility Condition Assessment (previously held as an alternate)
- Allowance for replacing the meeting room wing men's restroom flooring due to damage.
- Allowance for minor landscaping and sign maintenance along the Kingston Avenue frontage.

Add Alternates recommended for further development*:

1. Meeting Room A/V – Adding wireless screen casting capabilities (\$5k)
2. Meeting Room A/V – Sound system upgrades and assisted listening capabilities (\$15k)
3. Meeting Room A/V – Upgrades to the wireless microphone system (\$20k)
4. Rubber Flooring in lieu of carpet throughout the Youth Services Department (\$25k)
5. Existing Family Restroom Finishes Replacement in Youth Serv. Dept. (\$50k)
6. DEDUCT – Existing lighting to remain in back of house areas (- \$45k)

**These items are not presently included in the base scope / budget; however they are recommended to be further developed as add alternates in the Construction Documentation Phase.*

Previous Alternates not recommended for further development:

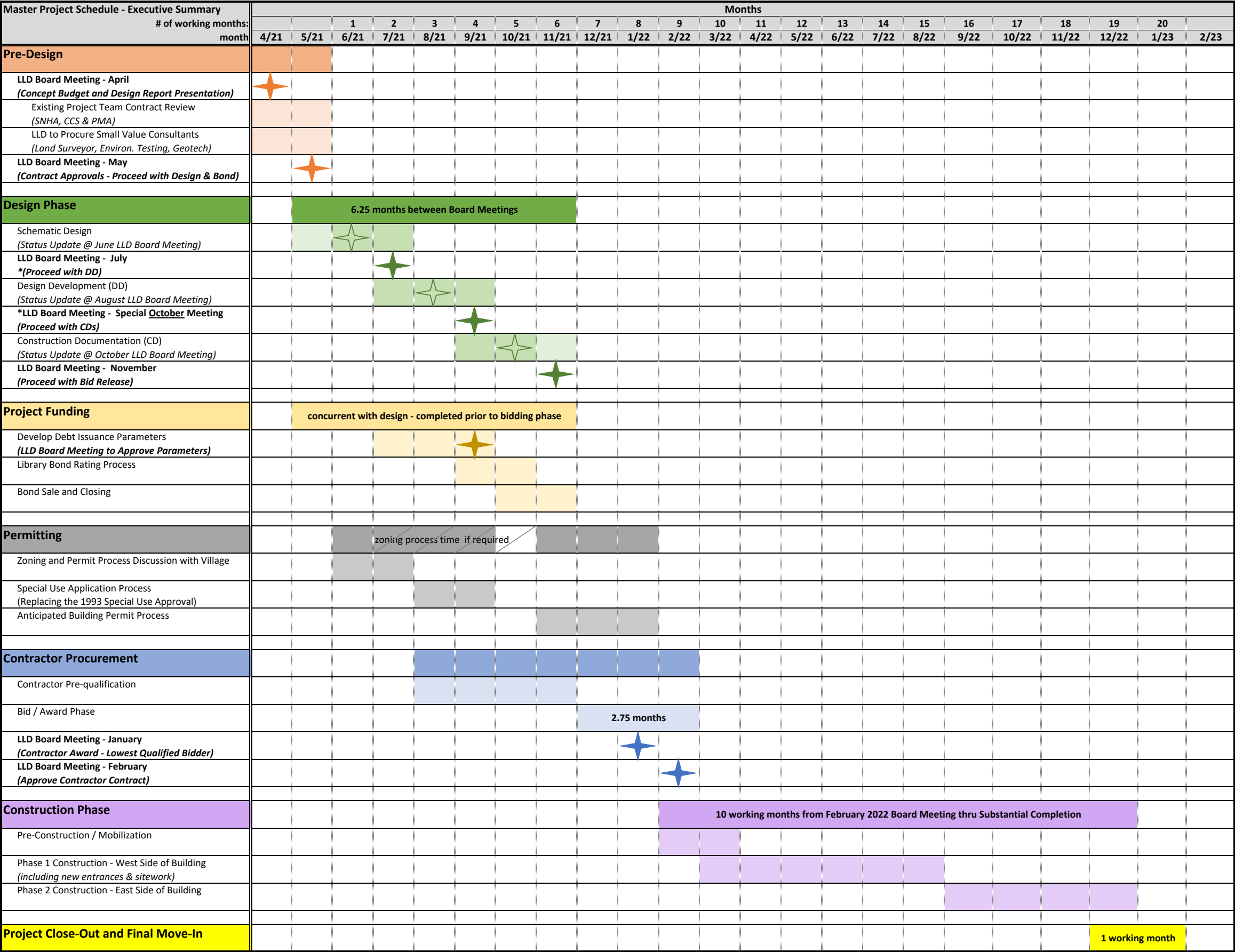
1. Replacing the existing projection screens in the meeting room - \$15k
2. Adding an operable partition between the study rooms at the new main entry - \$25k
3. Replacing the existing operable partition in the meeting room - \$50k

F. Upcoming Activities

- Anticipating LLD Board approval, SNHA will continue developing the Construction Document (DD) package which will be issued for:
 - General Contractor Bidding
 - Permitting
- The debt certificate bond sale is planned for the week of 10/25/2021.
- Midwest Environmental (MEC) is developing remediation plans for the back of house floor tile mastic (glue). A roof test will also be coordinated.
- A meeting with the Lisle/Woodridge Fire Department will be scheduled to review the project and the building modifications.
- Phasing and moving plans are to be developed for a future moving contractor RFP.
- A third Open House will be scheduled.

G. Action Requested

Approval to continue with the Construction Documentation (CD) Design Phase based on the Design Development Phase drawings, report and presentation.



Note: Filled stars
indicate LLD Board Meetings where
approval will be requested to
proceed with the next process in
the project.

* Scheule Addition / Adjustment
since Schematic

Color Legend:

Pre-Design Phase

Design Phase

Project Funding

Permitting

Contractor Procurement

Construction Phase

Close-Out Phase & Final Move-In



**SHEEHAN
NAGLE
HARTRAY
ARCHITECTS**

BOARD MEETING | OCTOBER 12, 2021

EXTERIOR DESIGN OPTIONS

A Series

Stone color: “Misty Eyed”

B Series

Stone color: “Navy Steel”

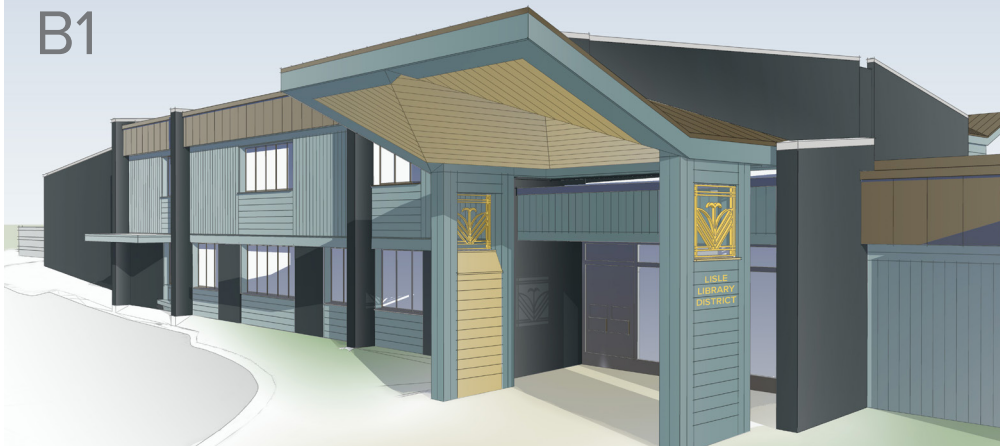
C Series

Stone color: “Forever Green”

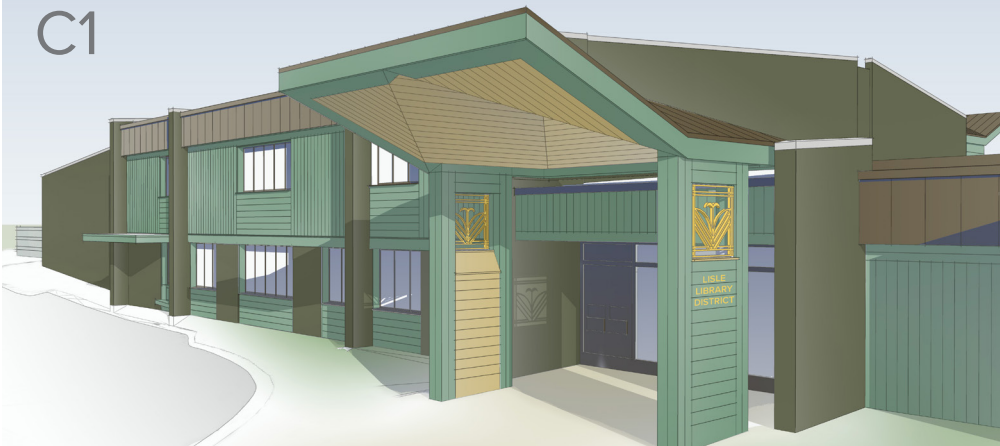
A1



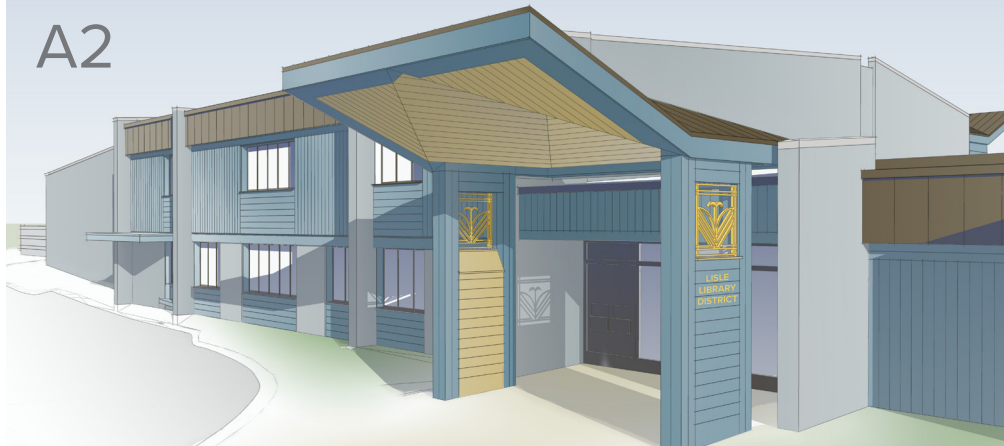
B1



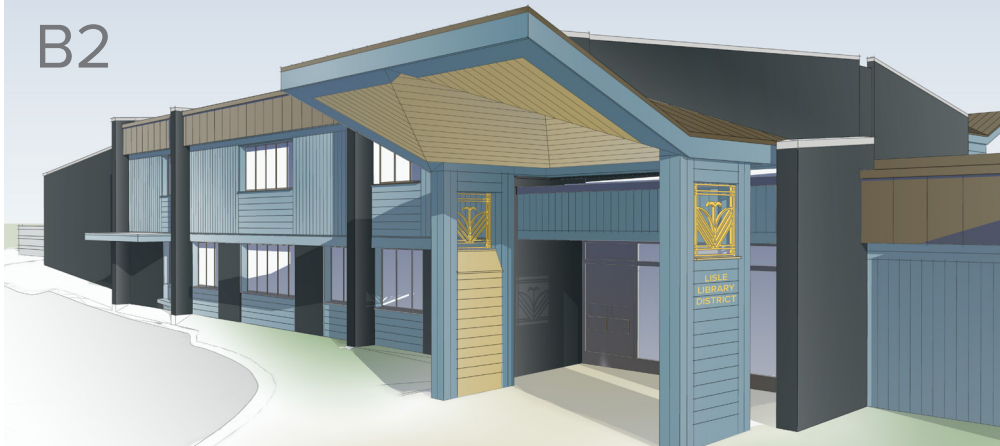
C1



A2



B2



C2



A3



B3



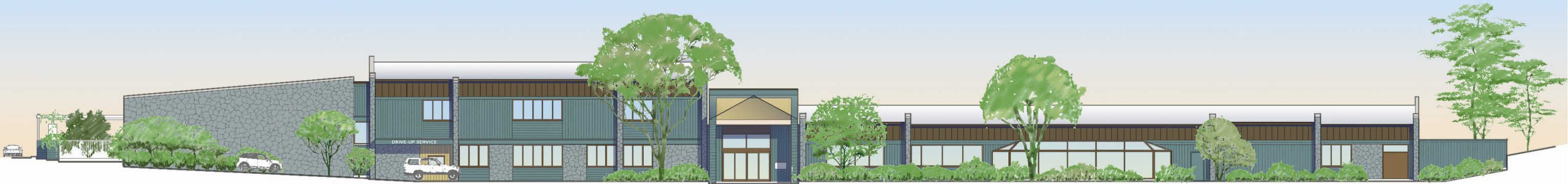
C3



EXTERIOR DESIGN OPTIONS

A1

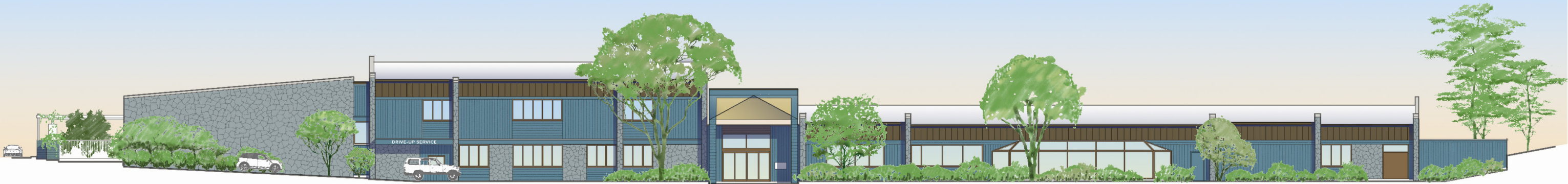
Siding: Teal
Stone: Misty Eyed
Canopy Ceiling: Transparent wood finish



EXTERIOR DESIGN OPTIONS

A2

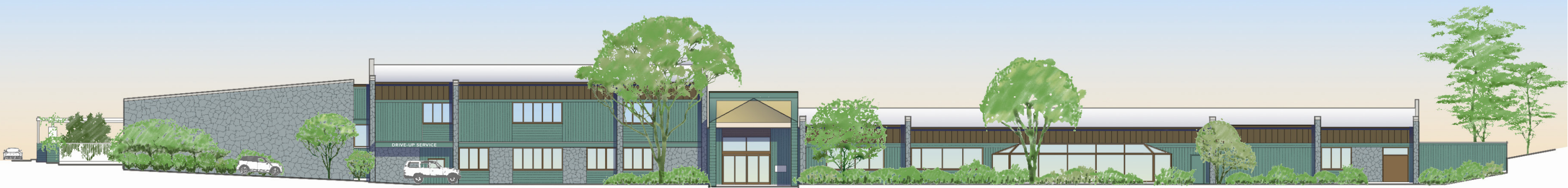
Siding: Buckland Blue
Stone: Misty Eyed
Canopy Ceiling: Transparent wood finish



EXTERIOR DESIGN OPTIONS

A3

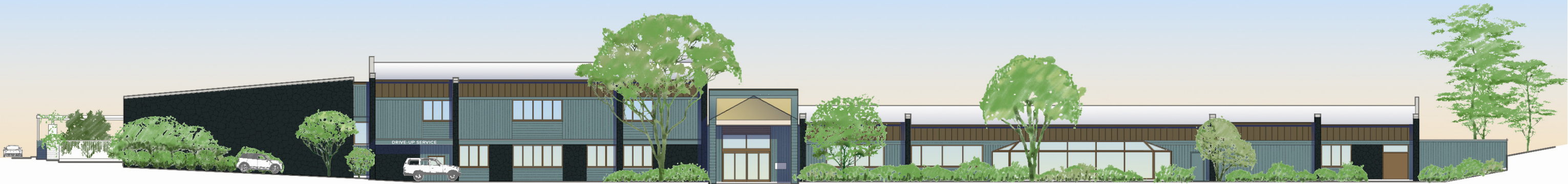
Siding: Waterbury Green
Stone: Misty Eyed
Canopy Ceiling: Transparent wood finish



EXTERIOR DESIGN OPTIONS

B1

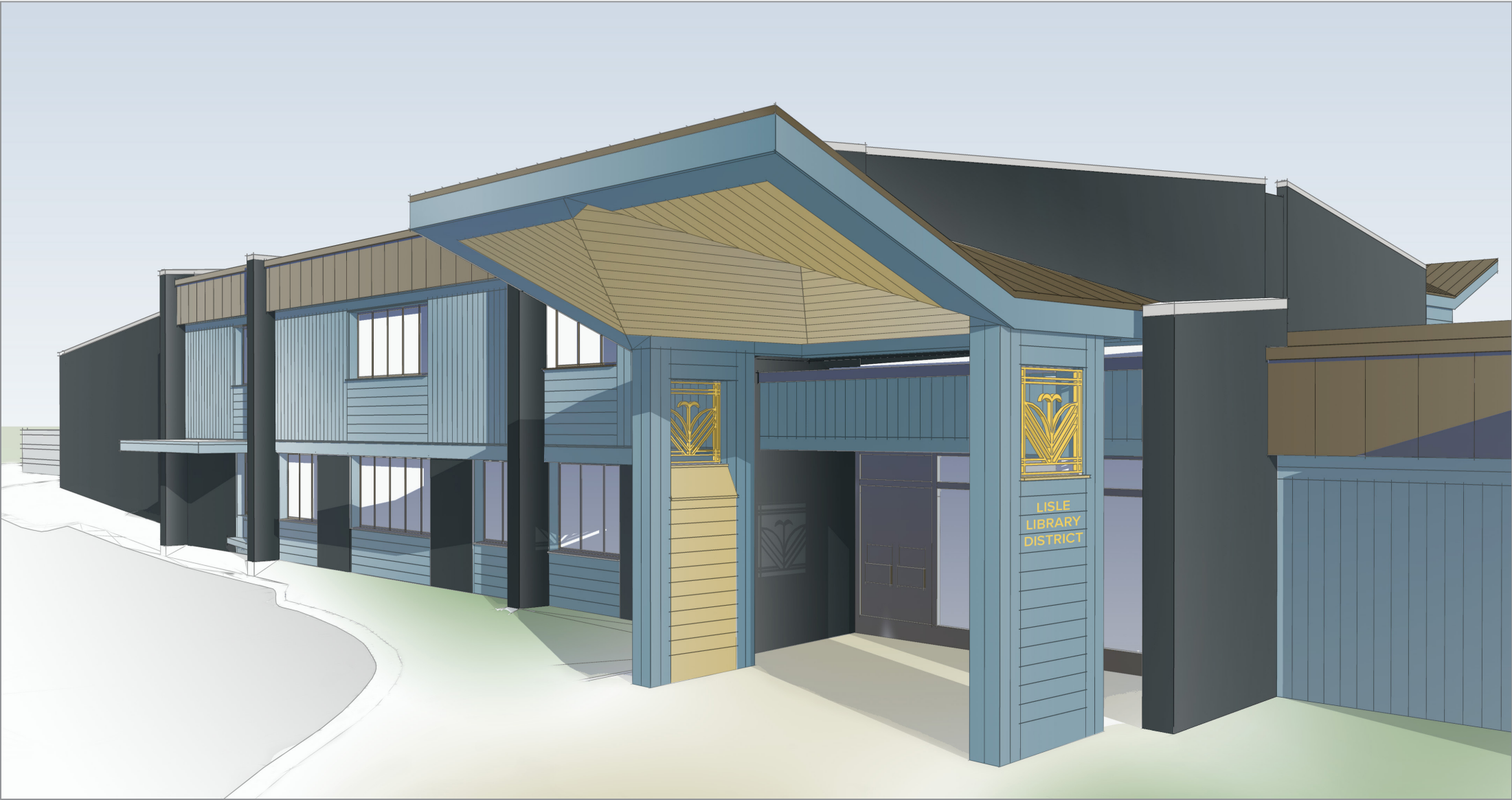
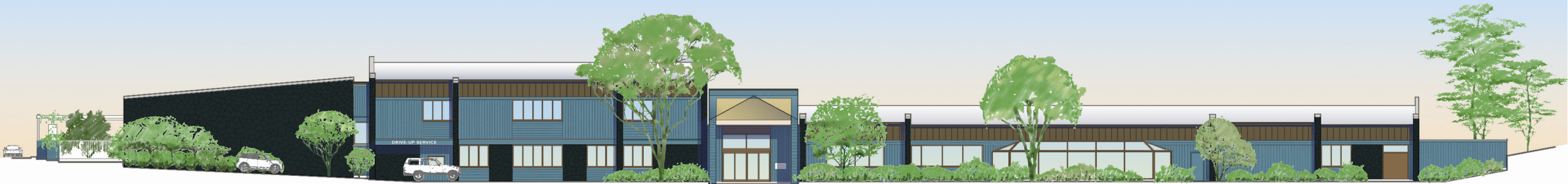
Siding: Aegean Teal
Stone: Navy Steel
Canopy Ceiling: Tansparent wood finish



EXTERIOR DESIGN OPTIONS

B2

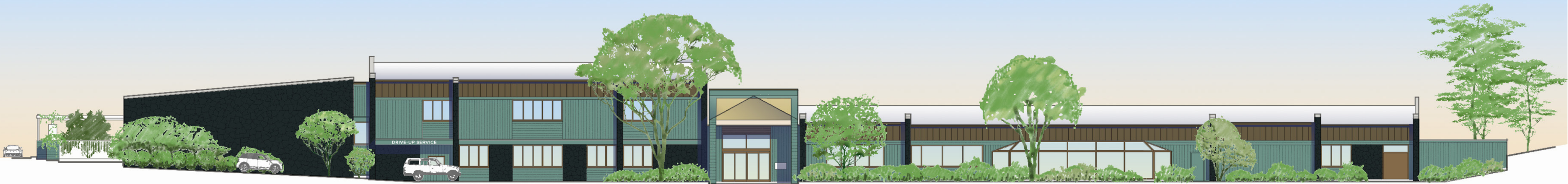
Siding: Buckland Blue
Stone: Navy Steel
Canopy Ceiling: Tansparent wood finish



EXTERIOR DESIGN OPTIONS

B3

Siding: Waterbury Green
Stone: Navy Steel
Canopy Ceiling: Tansparent wood finish



EXTERIOR DESIGN OPTIONS

C1

Siding: Clearspring Green
Stone: Forever Green
Canopy Ceiling: Transparent wood finish



EXTERIOR DESIGN OPTIONS

C2

Siding: Fairmont Green
Stone: Forever Green
Canopy Ceiling: Transparent wood finish



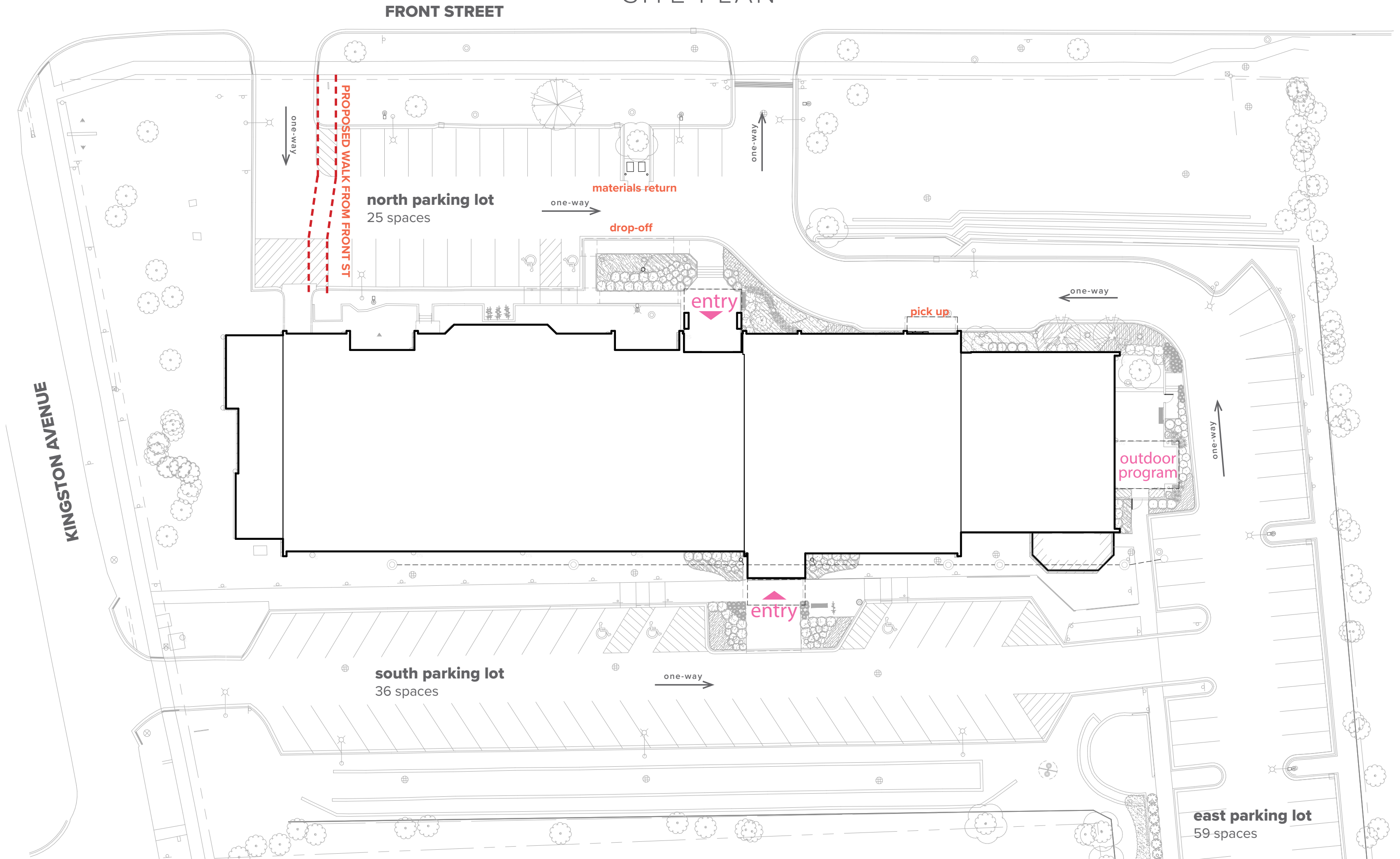
EXTERIOR DESIGN OPTIONS

C3

Siding: Casco Bay
Stone: Forever Green
Canopy Ceiling: Transparent wood finish



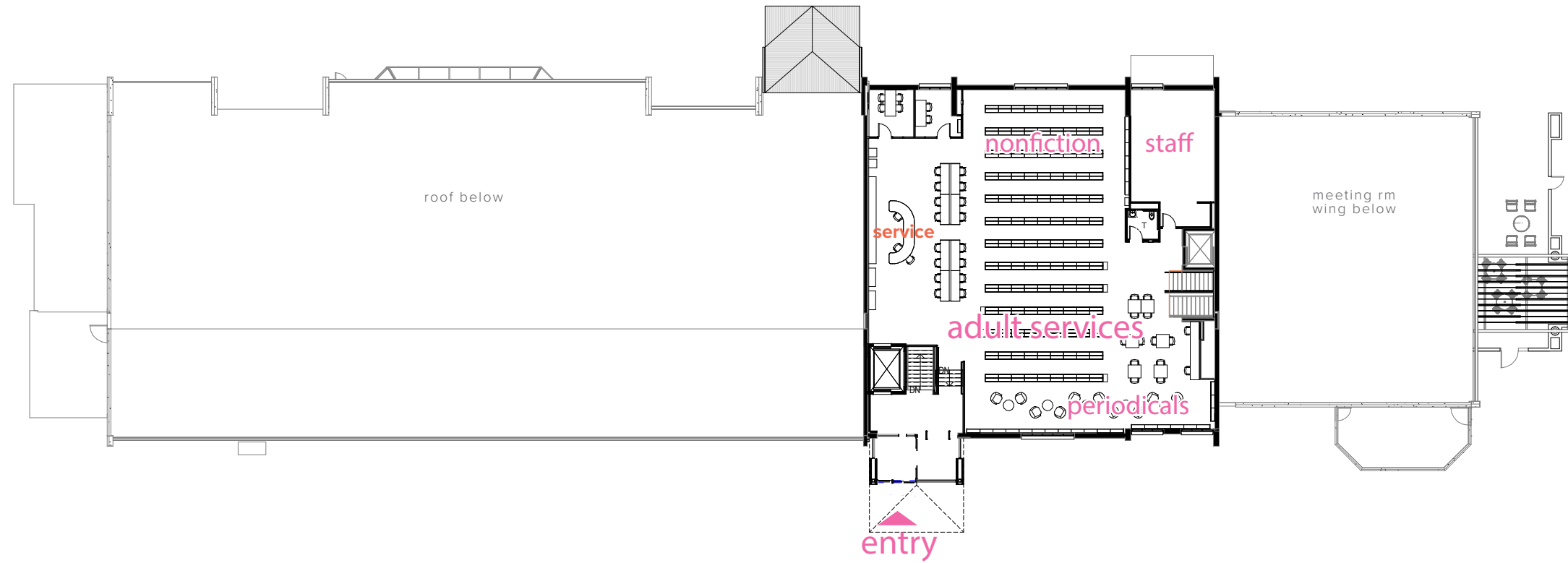
SITE PLAN



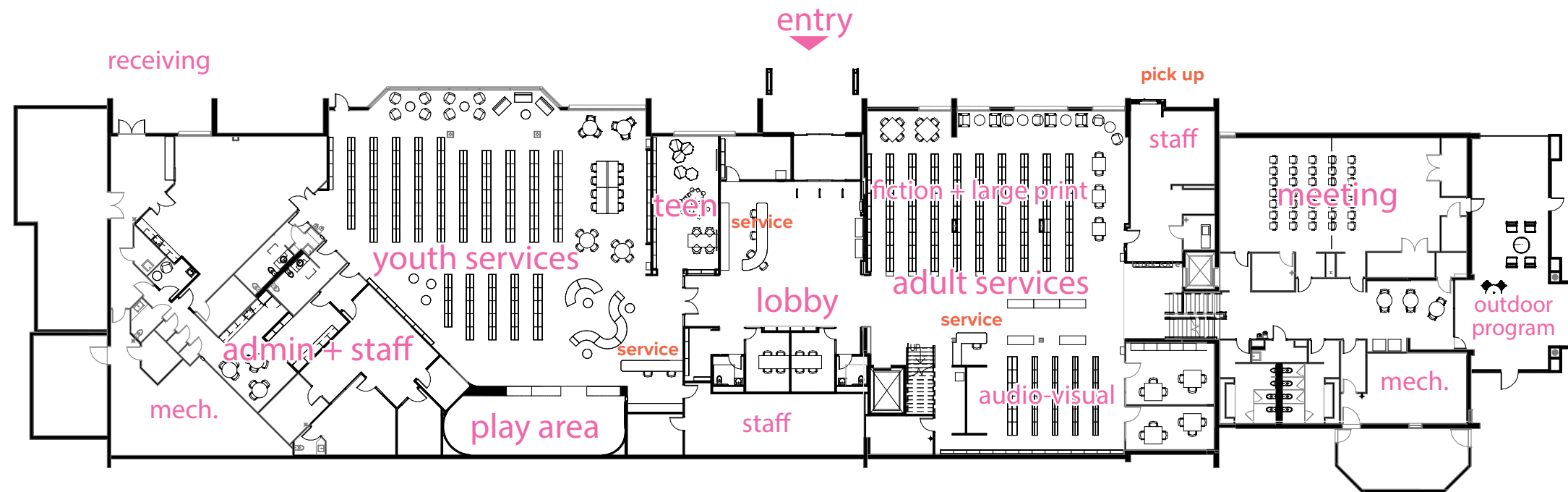
PROPOSED WALK FROM FRONT STREET



FLOOR PLANS

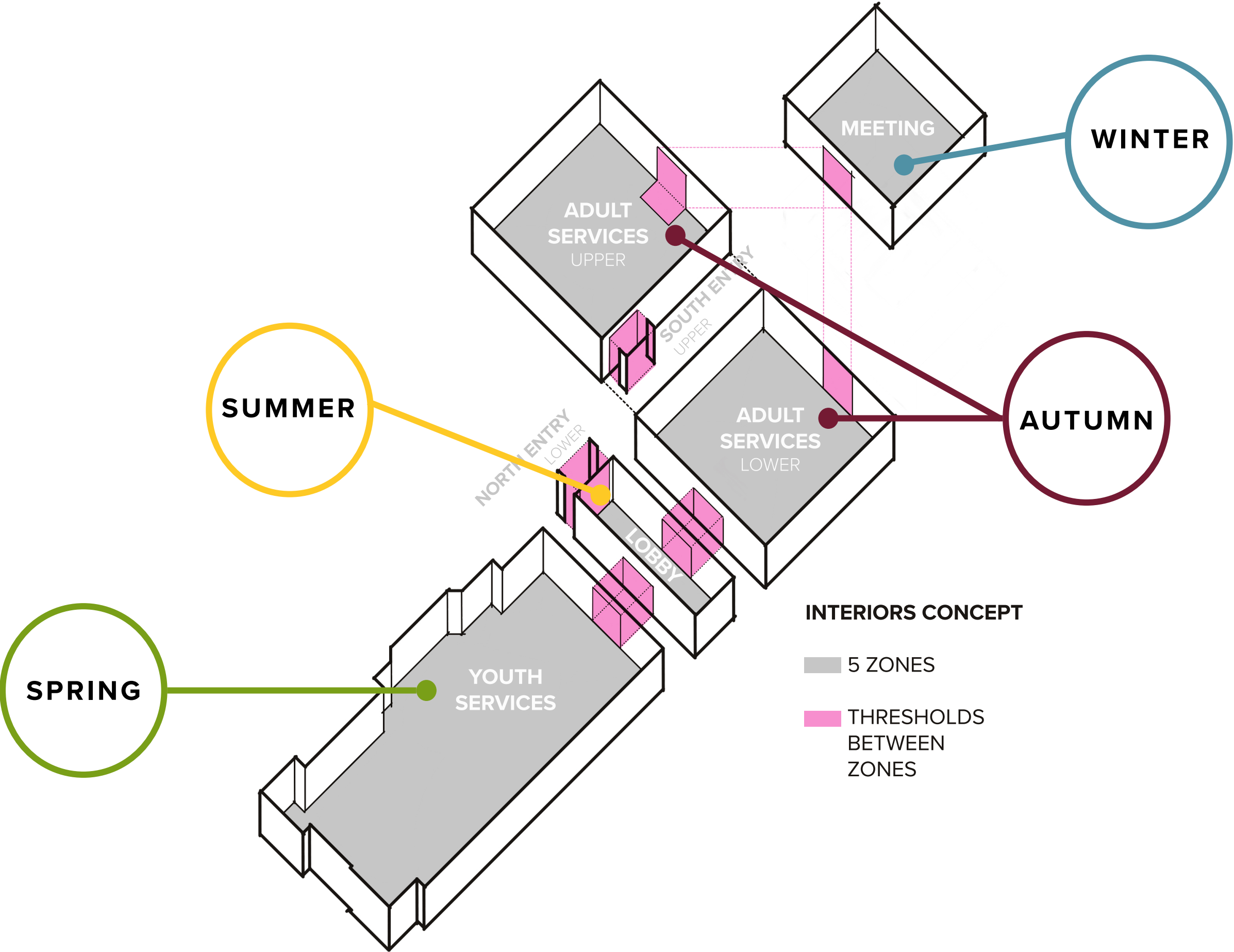


SECOND FLOOR PLAN



FIRST FLOOR PLAN

INTERIOR DESIGN CONCEPT



NEW LIBRARY LOBBY



YOUTH SERVICES ENTRY & PLAY AREA



ADULT SERVICES SERVICE DESK



ADULT SERVICES VIEW TOWARDS MEETING ROOM

