

Minutes of the Special Meeting of the Building Committee of the Board of Library Trustees of the Orland Park Public Library held March 14, 2019

The meeting was officially called to order by Christian Barcelona, President at 7:00 p.m.

Call To Order

Members present: Christian Barcelona, President; Dan McMillan, Trustee; Charles McShane, Trustee

Roll Call

Staff present: Mary Weimar, Library Director; Mary Adamowski, Assistant Library Director; Ross Kimmey, Finance Manager

Michael C. Barnes, Architect
John Lucas, Wight & Co.
Lisa Schmidt, Wight & Co.
Adam Tomsha, Wight & Co.

Introduction of Visitors

None

Public Comment

Discussion of the Library Building Renovation

Old Business

Architect Barnes said the purpose of the meeting was to give the Building Committee an update on the scope of the renovation project and to discuss the areas that will be affected during the project. Barnes stated that not all areas highlighted in the Master Plan can be renovated, but all areas will be touched in some way. Barnes continued his presentation by detailing the project, floor by floor, department by department. The lobby will be redesigned as it was detailed in the Master Plan although the heat curtain and the window in the book drop wall have been removed from the project's scope. Trustee McMillan inquired about the cost of a heat curtain. Construction Manager Tomsha explained it may be more cost effective to relocate the handicap door to the west side of the entrance to reduce the cold air from entering the vestibule and lobby. Assistant Director Adamowski asked if the millwork located behind the Patron Services checkout desk will be used for the Lucky Day collection. Architect Barnes stated that it would be used.

Architect Barnes is in the process of sketching some designs for the portal that will lead into the Youth Services Department. Barnes continued that the storytime room is an area that has the most reduction of scope within the project. In addition to the installation of a clear, sliding partition between the storytime room and the craft area, the upgrades to the room will include new flooring, a wall-mounted monitor and benches for seating. The Preschool Area will have a corral-type of furniture of securing small children in the area. The existing reference desk will be given a new look and moved south past the first bay area.

The Tween space will have a study room added, as well as new furnishings and lighting that will help define the area. Director Weimar mentioned the Youth Services staff is heavily weeding materials and integrating certain collections due to stacks being removed for the Tween area.

Architect Barnes stated the open pantry concept for the enlarged meeting room has been removed from the scope of the project. There will be an enclosed pantry area the staff can access from the meeting room, as well as the proposed newly located board room. The technology in the meeting room will be upgraded and a new ceiling and lighting will be added. Architect Schmidt mentioned some acoustic wall panels will be added to enhance the sound during programs. Trustee McMillan inquired how much seating will be added to the meeting room. Architect Barnes stated that the orientation of seating will be east facing and 200 chairs will easily fit the space. Director Weimar asked about the vestibule area's climate control since patrons will be sitting next to the vestibule's wall during programs in the proposed design. Barnes stated that the area will have weather stripping installed to prevent the cold from passing through the shared wall. He also mentioned the renovation will include better sound separation between the meeting room and board room and the nearby restrooms.

With regards to the second floor renovation, Architect Barnes noted that during the February 20 meeting with department managers, it was mentioned that a staff desk should be installed near the study rooms, especially with the installation of two new rooms. Trustee McMillan asked how many study rooms would be added to the second floor. Barnes stated two additional rooms would be added in Adult Services and along with two additional rooms added in teen and two in Youth Services, the total amount of study rooms available to patrons throughout the library will be 12.

The IT Department will have increased visibility to the Smart Lab with the installation of a glass enclosed wall. The glass will have a specially designed film adhered that allows the projection of digital images both inside and outside of the room. This feature is similar to Des Plaines Public Library's technology room. Trustee McShane inquired about security for the server room. Barnes stated a card reader would be installed for staff access. He also mentioned that air conditioning will be connected to the room to keep the temperature cool. Architect Schmidt said the existing furniture in the Smart Lab is in good condition and will be reused. The Computer Lab furniture is also in good condition but the chairs may be updated. Barnes pointed out the web developer's office in the updated concept and was not part of the Master Plan. Director Weimar asked that brighter wall colors be a part of the project. Architect Schmidt said the next phase will show colors that are being considered. Architect Barnes also mentioned furniture can have a big impact with color, as well. The project does call for changing carpet throughout patron side of the building. There will be definitive carpet to define certain areas such as the Tween and Teen areas.

The Teen area will have enclosed glass walls with a unique ceiling and lighting that will delineate the area. Trustee McMillan expressed his approval of the redesign of the Teen area and reinstated the importance of having a distinctive place for them to come. Architect Schmidt said there is some furniture that can be used for the two new teen study rooms. Director Weimar mentioned the existing teen furniture is brightly colored and since it is in good condition some pieces could be used within the teen space.

Architect Barnes stated the nature center is an add alternate within the renovation project. Director Weimar said Youth Services is researching nature grant opportunities to assist with funding for the nature center, as well as grants available for the Youth Services sensory room. Trustee McShane asked if the Village has codes restrictions that may affect the nature center. Construction Manager Tomsha said he will inquire with the Village.

Construction Manager Tomsha stated the project's budget is conservative and he does not anticipate the use of the entire contingency budget that has been proposed. Architect Schmidt stated many of the budget's line items will not be depleted due to reusing and repurposing some of the library's existing furniture and equipment. President Barcelona inquired if the library has access to the blueprints to see where the conduits run throughout the building. Architect Schmidt said the engineers will need to see them after the design phase. Construction Manager Tomsha stated the budget proposal includes the contingency figure based on 4 phases planned for the renovation. The less phasing means the project will be less expensive overall. Tomsha also mentioned October is a good time of the construction year for bidding and pricing of projects.

President Barcelona asked about power for the building, particularly restrooms, during outages. Director Weimar stated she and Finance Manager will look into using monies from the operational budget to upgrade the library's current generator so restrooms, servers and lights will remain functioning during power loss.

Finance Manager Kimmey asked about the possibility of getting the proposed budget down to the approved budget of \$3 million. Construction Manager Tomsha said a firm set of drawings is needed in order to filter money from the budget. Trustee McMillan said the growth of savings from 2019 can be pushed to fiscal year 2020 for use. Trustee McShane mentioned he believed some of the costs of items in the proposed budget were high. Construction Manager Tomsha stated the costs given range from low to high-end and the final budget of items will depend on what is chosen for the project. Architect Schmidt said there is wiggle room in all of the line items and during the design phase a more firm price will emerge. The contingency line in the budget is reserved for unforeseen change orders and circumstances.

Architect Barnes stated the Conceptual Design is a living document. Director Weimar said the scope of the project is headed toward \$3 million and the library will do its part to eliminate costs so that figure can be reached. She reminded the committee the money saved in 2019 can be reallocated into the 2020 budget but does not need to be used. Director Weimar said she will have a good idea of the library's savings by late July.

Adjournment

The meeting was adjourned at 8:43 p.m.

Elan Kleis
Secretary

Approved: _____

Date: _____

Minutes prepared by Mary Adamowski