

# Minutes of the Special Meeting of the Board of Library Trustees of the Orland Park Public Library held May 24, 2021

The meeting was officially called to order by Charles McShane, Secretary at 11:16 a.m.

## Call To Order

Members present: Joanna Leafblad, President (via phone at 11:25 a.m.); Christian Barcelona, Vice President (via phone); Dan McMillan, Treasurer; Charles McShane, Secretary; Nancy Healy, Trustee; Bridget Lindbloom, Trustee

## Roll Call

Members absent: Elan Kleis, Trustee

Staff present: Mary Weimar, Library Director; Mary Adamowski, Assistant Library Director; Ross Kimmey, Finance Manager; Maintenance Superintendent, Steve Newman; Senior Administrative Coordinator, Aaron Peterson

Tony Wellner, Austin Tyler Construction  
Chris Wirkus, Austin Tyler Construction

## Introduction of Visitors

None

## Public Comment

Adopt a resolution to accept Section E *Bid and Pricing* Option 2 of the bid by Austin Tyler Construction, Inc. and to execute a change order for the repaving of the Orland Park Public Library parking lot – For Action

Trustee Healy motioned to adopt a resolution to accept Section E *Bid and Pricing* Option 2 of the bid by Austin Tyler Construction, Inc. and to execute a change order for the repaving of the Orland Park Public Library parking lot. Trustee Lindbloom seconded.

Director Weimar asked to also have option 3 included as it will be incorporated into the scope of the project. The motion was approved as amended.

Director Weimar stated Tony Wellner and Chris Wirkus of Austin Tyler Construction were present to assist with details on the changes within the parking lot repaving project. It was discovered during the scrape down of Phase One of the project that there was 5 1/2" of asphalt instead of 4". Austin Tyler Construction has determined that below the asphalt surface the ground is in substandard condition and additional unsuitable subgrade materials must be removed and replaced with compacted CA-6 aggregate. Also, additional fabric under the subgrade aggregate is now required, as well as PG undercuts. The parking lot, in particular, the drive lanes, failed the proof roll due to the substandard base. The proof roll was witnessed by a representative from Soil and Material Consultant, Inc. Trustee Healy asked if the Village had been made aware of the new development. Assistant Library Director Adamowski stated she had called the building department but has not heard back from the Village. Director Weimar continued that the parking lot is partially completed exposing the unpaved lot to the elements making re-bidding impractical. It is proposed that the additional project cost will be \$236,272: \$182,784 for 1,750 cubic yards for removal of unsuitable subgrade material (undercut) and replacement with compacted CA-6 aggregate material; \$42,000 for 1 inch of additional compacted CA-6 aggregate material for the entire parking lot, and \$11,488 for fabric beneath the undercut following removal of the unsuitable subgrade material. Library Director Weimar mentioned the additional costs are for both Phase One and Two, and the affected areas will include the drive lanes, but not the parking stalls. Tony Wellner of Austin Tyler Construction stated the driving lanes did not pass the proof roll. Library Director Weimar stated the project will be \$80,000 over budget and could be paid for using

either the current operating or special reserve monies. Chris Wirkus stated the additional materials may not be needed for Phase Two if 4" of asphalt is removed and the proper amount of subgrade material is present. Trustee Lindbloom asked if the sewers should be dealt with now too. Wellner stated the appropriate time to inspect the sewers is after the paving is completed. The sewer repair option cost was quoted in the bid package as \$2,950 per sewer if necessary. Treasurer McMillan stated the sewers were included in the bid option and what was being discussed now was inside the scope of the project. Chris Wirkus stated the location of the irrigation system sprinkler heads and electric lines must be known before their work can begin. Maintenance Superintendent Newman said he is waiting for a call back from a local locator company. Secretary McShane stated a map of the parking lot indicating the work that will be completed with this project, as well as the irrigation and electrical systems locations should be created for future reference.

A roll call vote as follows: Leafblad- Aye, Barcelona – Aye, McMillan – Aye, McShane – Aye, Healy – Aye, Lindbloom – Aye; Kleis - Absent

Motion passed 6 ayes, 0 nays, 1 absent

Trustee Healy motioned to adjourn the meeting and it was seconded by Treasurer McMillan.

**Adjournment**

A roll call vote as follows: Barcelona – absent; Healy – aye; Kleis – absent; Leafblad – aye; Lindbloom – aye; McMillan – aye; McShane – aye.

Motion passed. 6 ayes, 0 nays, 1 absent

The meeting was adjourned at 11:42 a.m.

Charles McShane  
Secretary

Approved: \_\_\_\_\_ Date: \_\_\_\_\_

Minutes prepared by Aaron Peterson