

Minutes of the Special Meeting of the Building and Maintenance Committee of the Orland Park Public Library held March 21, 2022

The meeting was officially called to order by Vice President Christian Barcelona, Chair of the Building and Maintenance committee at 6:05 p m.

Call To Order

Members present: Christian Barcelona (via phone), Chair; Dan McMillan, Treasurer; Charles McShane, Secretary; Bridget Lindbloom, Trustee

Roll Call

Members absent:

Staff present: Mary Adamowski, Library Director; Anthony Andros, Assistant Library Director; Ross Kimmey, Finance Manager; Aaron Peterson, Senior Administrative Coordinator

None

Introduction of Visitors

None

Public Comment

The Orland Park Public Library Boiler Replacement Project proposal from Wight Construction Services from National Heat & Power Corporation in the amount of \$184,500 base bid, in addition to Alternate #1 in the amount of \$7,000 and Alternate #2 in the amount of \$30,000, not to exceed \$221,500 – For Discussion and Recommendation to the Board of Library Trustees.

New Business

Assistant Library Director Andros stated the Board was given a copy of Wight's proposed Statement of Work at last month's meeting. Joe Zielinski, one of Wight's engineers, had visited on site to familiarize himself with the library's systems. Library staff then had a follow-up meeting with George Gardner and Joe Zielinski to discuss the next steps. The Bid Notice for the Request for Proposal was posted on February 24, the pre-bid walkthrough was February 28, March 10 was the bid opening at the library, and March 14 is when the library received Wight's recommended proposal, which is being submitting for Board approval. The estimated timeframe for material procurement is July/August, with the installation targeted during September. The anticipated installation is estimated at 1-2 weeks, and at this time, Wight does not anticipate any library closure to complete the project.

At the bid opening, there were seven bid packages submitted. National Heat & Power Corp. from Morton Grove was the lowest, responsible bidder. Their base bid came in at \$184,500, approximately 15% over the budgeted amount. Wight's recommendation also strongly endorses the two proposed alternates, which brings the total amount to \$221,500. The first alternate offers much more functionality in the digital controls than what its default integration offers. The enhanced digital controls with a company such as Trane will give the Maintenance Superintendent more ability to fully access, analyze, diagnose, and control the system from onsite or remotely. The second alternate is to completely replace the flues which travel through existing openings in the roof. Current flues continue to erode. Library staff strongly supports Wight's two alternate recommendations for this project.

Wight will supply the library with the full AIA contract. The contract of \$221,500 is a GMAX agreement, where the amount would be set as 'not to exceed.' \$221,500 would need to be approved at the April Board meeting as an amount transferred from the Special Reserves to the Operating Account.

Secretary McShane asked if there would be any ongoing costs related to Alternate #1 or if it would be a one-time integration, and Assistant Library Director Andros will investigate. McShane asked why the

lowest bid was so much less than everyone else. Andros stated most of the bid amounts received were approximately \$200,000 with the exception of the highest and lowest, in which it seemed the highest bidder may not have understood the exact scope of the project to fit the library's needs. Treasurer McMillan asked about any details regarding warranties. Andros stated there was a leak warranty and he will look into the specifics and hopefully have more information at the regular board meeting at 7:00 p.m. Chair Barcelona asked if there was a state certificate for the boiler to be able to confirm what pressure they are running at. Andros stated Wight shared they are in complete compliance with code and would obtain further feedback on this question from Wight. Barcelona asked if they are union contractors. Andros confirmed they would be union contractors. Finance Manager Kimmey asked if the UV filtration would remain in place. Andros confirmed the UV filters would not be touched. Barcelona asked when the installation would be done. Andros stated September or October would be ideal months for the installation to take place and that it would be completed within two weeks with no library closure anticipated.

Chair Barcelona motioned to recommend the Orland Park Public Library Boiler Replacement Project proposal from Wight Construction Services from National Heat & Power Corporation in the amount of \$184,500 base bid, in addition to Alternate #1 in the amount of \$7,000 and Alternate #2 in the amount of \$30,000, not to exceed \$221,500. Secretary McShane seconded.

No discussion.

A roll call vote as follows: Barcelona – aye; Lindbloom – aye; McMillan – aye; McShane – aye.

Motion passed. 4 ayes, 0 nays, 0 absent

Chair Barcelona motioned to adjourn the meeting and it was seconded by Secretary McShane.

Adjournment

A roll call vote as follows: Barcelona – aye; Lindbloom – aye; McMillan – aye; McShane – aye.

Motion passed. 4 ayes, 0 nays, 0 absent

The meeting was adjourned at 6:21 p.m.

Charles McShane
Secretary

Approved: _____

Date: _____

Minutes prepared by Aaron Peterson