

# Minutes of the Special Meeting of the Building Committee of the Board of Library Trustees of the Orland Park Public Library held January 7, 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; Elan Kleis, Secretary; Dan McMillan, Trustee; Charles McShane, Trustee

## Roll Call

Other Members present: Joanna Leafblad, Vice President; Nancy Healy, Trustee

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

Michael C. Barnes, Architect

## Introduction of Visitors

None

## Public Comment

Discussion of the Building Renovation

## New Business

Library Director Weimar reviewed the handouts included in the meeting packet, in particular, the resumes of the Construction Managers and the building experiences provided by Wight and Company. Director Weimar emphasized the purpose of the meeting was to engage in discussion only about the building renovation and no action would be taken. Trustee McMillan stated that he equates the Open Book method of the construction process with the Integrated Design and Delivery method. Trustee McMillan asked Architect Barnes to give the pros and cons between Traditional Design-Bid-Build vs. Separate CM vs. Integrated Design and Delivery. Architect Barnes stated that he has worked with all three methods in his past work experience. At this time he is not able to do the Integrated Design and Delivery method because he has no construction company. He prefers the CM method because the process is easier for the owner in that the CM provides input early in the design process, is responsible for hiring the various engineers and subcontractors, advises the owner on sequencing of construction phases, and may lock in a guaranteed price early in the project. Barnes also mentioned that one pro for using the traditional route is the general contractor may have lower price options available to his company but the cost savings won't be known until later in the project.

Director Weimar stated during the December 17 regular board meeting Attorney Dennis Walsh expressed some difficulty with Wight's Integrated approach in that the CM is on staff at Wight and Company and he questioned whether the CM would be objective when dealing with problems during the project. Vice President Leafblad stated Attorney Walsh and Wight and Company Architect Lisa Schmidt were looking at this possible occurrence from two different perspectives as Architect Schmidt did not foresee the loss of objectivity by a Wight and Company CM. Director Weimar mentioned that

Owner's Services was hired by the library during the construction of the current building and it was their responsibility to look out for the library's best interests. Finance Manager Kimmey stated that contracting with both a CM and an owner's representative would be a duplication of efforts, as well as an added expense to the project. Architect Barnes stated that Wight and Company has a very unique process in the Integrated Design and Delivery model in that it offers an architectural team, construction managers and engineers to the client. Trustee McShane inquired if Wight charges a premium cost for their all-inclusive model. Architect Barnes stated there is no higher charge but Wight does offer high level engineering software that may not be necessary for the library's project.

Trustee McMillan inquired about the use of a general contractor for the project. Architect Barnes stated that the GC usually comes in after the design phase is completed. He also mentioned the library would act as mediator between the designer and contractor if issues arise. Director Weimar stated it is the goal of the library to keep the building open and all services available to patrons. She mentioned it may be necessary to hold programs off-site during different phases of the project and that there are some options within the village to do so if needed. Trustee McMillan emphasized that phasing throughout the project is extremely important.

Architect Barnes stated he is not a candidate to be CM for the library's project but as the architect he would be able to provide a listing of possible CM candidates. Trustee Healy questioned if the library was bound by the lowest bid when hiring a CM. Director Weimar stated the library would contract with the lowest responsible bidder. The current building's architect of record is listed as Wight and Company as they bought out Lohan Anderson, the architectural firm who originally designed the building in 2002. The new building project will have a new architect of record. Trustee McMillan stated that the architect would pull together a team of engineers and subcontractors and help take the library's \$4 million estimated cost project down to the budgeted \$3 million amount. He also reiterated the importance of phasing and cost savings throughout the project. Architect Barnes stated that although value engineering sounds like a positive approach during a construction project it actually doesn't offer many benefits especially in deductions of monies spent.

Trustee McMillan asked if Wight and Company could be recommended as a possible CM bidder and Director Weimar stated it is possible they could bid. Assistant Director Adamowski mentioned there were some communication issues with Wight and Company's architect assigned to the library's roofing replacement project.

Director Weimar reiterated this meeting is for discussion purposes only and that the January 14 Building Committee meeting will be the one in which action will need to be taken in recommending to the board the architect for the project. Director Weimar also clarified to the committee there is a difference between request for proposal and request for bid. Trustee Healy stated that she did not see a need for Attorney Walsh to attend the January 14 meeting. Director Weimar said she would contact Walsh by telephone to discuss the legal questions the committee has involving the project.

Architect Barnes stated if he is hired as the design architect the project may take longer unless he is able to secure a sub-architect to assist him. He said the library should have all of the documents and drawings from the construction of the current building. Director Weimar said the library has all of the documents in paper format but not all of the electronic versions.

Trustee Healy asked about the scope of the meeting room renovation and what was being renovated that impacts the high estimated cost proposal. Director Weimar stated that a larger meeting room is needed for the increase in program attendance that has been steadily increasing yearly. Assistant Director Adamowski mentioned the Village has reduced their number of program offerings and that many residents are looking to the library for free additional programs for them to attend throughout the year. Director Weimar said she is in the midst of writing the Live and Learn grant in the hopes of receiving \$125,000 from the Illinois State Library. Those monies, if received, could be used toward the cost of the meeting room renovations.

Architect Barnes said the library is at the very beginning of the Conceptual Design phase and that it is too early to prioritize the various phases of the project. Director Weimar said she hopes to have the project begin by fall 2019. She asked Architect Barnes if there is a favorable climate for bids and he stated that early fall is usually a better time because many tradesmen are looking for job to be completed indoors during the winter months.

**Adjournment**

The meeting was adjourned at 8:18 p.m.

Elan Kleis  
Secretary

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

Minutes prepared by Mary Adamowski