

FRANKFORT PUBLIC LIBRARY DISTRICT
BUILDING & GROUNDS COMMITTEE MEETING
FRANKFORT PUBLIC LIBRARY

July 19, 2023

4:15PM

I. Call to Order

The meeting was called to order at 4:15PM.

II. Roll Call

Present: Trustee Drisko, Trustee Schneider, Trustee Veach, and Director Kowalcze

Absent: None

III. Introduction of Visitors

Dan Eallonardo, Independent Construction Services, Owner's Rep

IV. Minutes for Approval

The Minutes from the Buildings & Grounds Committee Meetings on June 14, 2023 were reviewed and approved by the Committee, with John S. abstaining for not being at the previous meeting.

V. Old Business

None.

VI. New Business

A. Masonry Projects (Tuckpointing and Courtyard Wall)

1. The Committee reviewed the two proposals for repairing specific damaged areas of the Library's brick and the demolition and haul away of the Courtyard wall. The two proposals cover the exact same work, so the Committee is recommending the lower cost proposal for approval by the Board at the July meeting. Once the proposal is approved, Director Kowalcze will reach out to the Village to get the permits set up for the demolition of the wall and installation of the new fence.

2. The Committee discussed future tuckpointing projects. One suggestion was to break the projects up into multiple phases to keep annual costs lower.

B. StudioGC Facility Assessment Review

1. The Committee reviewed the StudioGC Facility Assessment, focusing on the determination of various projects as Required, Recommended, and Discretionary. At the recommendation of Dan Eallonardo, the Committee focused on the next 8-10 years' worth of projects. Trustee Veach and Trustee Schneider discovered a mathematical oversight in the report, where the annual rate of inflation was not consistently updated throughout the data. Director Kowalcze is reaching back out to the firm to have this corrected. Upon review of the Recommended/Required/Discretionary projects, a few minor changes were noted. We are completing the parking lot sealcoating far lower than projected, so that is a cost savings. The recent plumbing project has also appeared to

alleviate the urgency of a more costly plumbing replacement project. Overall, however, it appears that the assessment of projects is accurate. Based on the feedback from our Financial Advisor, costs to cover needed building improvements over the next 8-10 years will be around three to four million dollars.

2. The Committee recommended reaching out to StudioGC to get a proposal to create cost projections for doing larger scale projects to address the needed building improvements either through a large renovation project or by replacement of some parts of the building. We would ask StudioGC to provide a few different projections, with one covering the same projected \$3-4 million dollar cost that we anticipate for making repairs. These projections should focus on the 1977 portion of the building, where the majority of the costly repairs are located. The Committee discussed the concept of Schematic Designs (SDs) and pre-SDs, which are not as comprehensive and are based on very limited information. Owners Representative Dan shared his opinion that SDs are more useful for seeing the scope of a potential project and understanding costs.

3. The Committee briefly discussed any next steps of a potential building project. They felt these discussions needed to be had with the full Board, but asked Director Kowalcze to start putting together information, like the proposals from StudioGC, and potential costs of a consultant, to facilitate a more informed discussion from the full Board.

VII. Public Comment
None.

VIII. Adjournment
Meeting adjourned at 5:30PM.

Recorded By:

Amanda Kowalcze
Library Director