

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

June 14, 2023

4:15PM

I. Call to Order

The meeting was called to order at 4:17PM.

II. Roll Call

Present: Trustee Drisko, Trustee Veach, and Director Kowalcze

Absent: Trustee Schneider

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 April 10, 2023 were reviewed and approved by the Committee.

V. Old Business

None.

VI. New Business

A. Full Building Sealant Project

1. The Committee reviewed the two estimates for the full building sealant project. Dan recommended moving forward with this project, as the sealant needs to be done in the next 2-5 years, and has a 7-10 year average lifespan. Looking at the two estimates, IWS has a broader scope for the project, as some of the work is outside of what Sager does as a company. Due to the cost of the project, the Committee decided to prioritize the more expensive project, which encapsulates the 1977 and 1998 parts of the building, and waiting on the 2015 portion of the building. The 2015 portion is a smaller project, and so annual escalation won't have as much of an effect. The Committee decided to bring the IWS Estimate to the next Board Meeting for approval.

B. Masonry Projects (Tuckpointing and Courtyard Wall)

1. The Committee reviewed the two estimates for the full building tuckpointing projects. These estimates range from \$85,000 to \$240,000. The Committee discussed that in the next few years, we will want to some kind of wall project, potentially to improve insulation. Pursuing a full tuckpoint at these costs does not make sound financial sense. Dan pointed out that some brick is damaged, which should receive more urgent attention, but that it is a small job that many companies might choose not to bid for. The Committee decided to reach out to the Bruno's Tuckpointing, who had the lower estimate, to see if combining the removal of the courtyard wall and the damaged brick work would be a large enough project to get an estimate on. Dan and Director Kowalcze

will follow up on this.

2. The Committee discussed the fence replacement proposal. We would like to align replacing the fence and the demolition of the current wall to be close together in time. Director Kowalcze will reach out to the fence company to see if we can have them order and hold materials and schedule installation when the demolition is planned. Director Kowalcze will also look into the permits from the Village. We will speak with the company demoing the wall to see about salvaging a small (under 20) number of bricks. Salvaging more brick will be very costly. The Committee decided to bring the K Brother's Fence estimate to the next Board Meeting for approval.

C. Parking Lot Sealcoating and Striping

1. The Committee reviewed the two estimates for the parking lot patching, sealing, and striping. One of the companies is recommending a full removal and replacement of the Staff parking area. The other company offered a skim patch, which should give us another 2 years to plan for a full replacement. The estimate from New Line Paving Services seemed more comprehensive, and the Committee decided to bring that estimate to the next Board Meeting for approval.

D. Capital Priorities

1. In light of the additional information gathered from the discussed proposals, the Committee made a few adjustments to the proposed capital priorities. The estimated costs were updated. The tuckpointing project was split between repair of damage and a full building tuckpointing, which was moved to the short-term priorities. The sealant project was similarly split into two projects. The safety updates were moved up into Priority One. The drainage issues on the Staff Parking Lot resulted in it being added to short term priorities so that it is not overlooked in future projects. The updated capital priorities will be shared with the full board.

VII. Public Comment

None.

VIII. Adjournment

Meeting adjourned at 5:22PM.

Recorded By:

Amanda Kowalcze  
*Library Director*