

June 22, 2021

Minutes of the special meeting of the Board of Trustees of the Skokie Public Library held virtually via Zoom, Tuesday, June 22, 2021.

CALL TO ORDER

Mark Prosperi, President, called the meeting to order at 6:32 pm.

Members present: Mark Prosperi, President; Gene Griffin (left at 7:00 pm), Vice President; Shabnam Mahmood, Secretary; Mira Barbir; Michelle Mallari; Magnolia Rivera-Pulex; Noreen Winningham

Staff present: Richard Kong, Director; Laura McGrath, Deputy Director; Tim Murphy, Building Services Manager; Monica Chavez, Administrative Assistant to the Director

Observers present: None

Guests present: Tom Hutchinson, Hutchinson Design Group

COMMENTS FROM OBSERVERS

There were no observers present.

APPROVAL OF REROOFING PLAN (Based on written memo provided by Mr. Kong to the Board prior to the meeting)

Tom Hutchinson from Hutchinson Design Group has been on-site to conduct his field investigation of the library's roof areas. He summarized his reroofing suggestions for each roof area and provided a revised timeline for the rest of the project.

Upon Board approval of the suggested plan, Mr. Hutchinson and the library can proceed with the next steps of the timeline, including preparation of the plans and bid documents, bidding out the project, and preparing for the actual construction. As mentioned at the regular June Board meeting, the actual costs of the roof replacement will not be determined until we receive bids from roofing contractors. The Board will have an opportunity to review the bids and approve proceeding with construction.

Building Services Manager Tim Murphy and Mr. Kong reviewed the recommendations with Mr. Hutchinson and did not have any concerns.

Mr. Kong recommended Board approval of the reroofing plan shared by Hutchinson Design Group.

Mr. Hutchinson gave a summary of his recommendations to the Board.

Mr. Prosperi asked if there are additional costs beyond the recommendations provided to the

Board. Mr. Hutchinson said that there are about \$200,000 in additional costs not included in the documentation. He does not anticipate any costs beyond that.

Mr. Prosperi asked if Mr. Hutchinson has checked with the Skokie Building Department to determine whether the additional insulation suggested is required or not. Mr. Hutchinson said he has not but according to his knowledge of the codes, the nature of the project does not require that the insulation be code-compliant.

Ms. Barbir asked if there would be any advantages to bringing the roof up to Skokie code. Mr. Hutchinson said it would not affect the quality of the roof. It would only be if energy costs or heat were being affected. But, the library has a lot more insulation than most buildings do and to add that small amount of insulation it would take 50 years to recoup the savings.

Ms. Rivera-Pulex asked a clarifying question about the sloping of the roof to take care of the water drainage issues.

Mr. Prosperi asked a clarifying question with regards to insulation for the roofs that are being removed and replaced.

Mr. Prosperi asked if there is a cost savings in terms of energy for replacing the glass in the skylight versus just repairing it. Mr. Hutchinson said that the places he has installed it have been very happy with the effect of the clear glass. The skylight is currently in the workroom. Mr. Kong explained that previously there were issues with the climate of the offices underneath it. Mr. Murphy explained that the past climate issues have since been resolved and that they had to do with some mechanical problems that have been corrected, not the skylight. He recommended repairing the skylight and did not see a need to replace it.

Ms. Winningham asked a clarifying question about the repairs that need to be made to the skylight. Mr. Hutchinson estimates that with the repairs the skylight should last for about ten more years if not longer.

Ms. Rivera-Pulex asked about the life of the waterproofing on the green roof. Mr. Hutchinson estimates that the library's waterproofing would last another 20 years. In the library's case, it is protected from harmful UV rays which are what cause damage. She also asked if the walkway is necessary. Mr. Hutchinson said it is because when workers are up on the roof, they are trampling the plants in the garden so a path would be better.

Ms. Barbir asked about the history and purpose of the green roof. Mr. Kong explained that because the roof was done before he was at the library, he cannot speak to the intent when it was built. Mr. Hutchinson suggested it was put in because of aesthetics. Ms. Barbir asked about the cost of maintenance. Mr. Kong said it would be difficult to estimate because it has not been regularly maintained. Mr. Murphy estimated a couple hundred hours of man-hours per year for

weeding.

Ms. Barbir asked if the trees in the village green are visible from the 3rd floor windows. Mr. Kong said that only the tops of the trees are visible. Ms. Barbir asked if the staff value the garden roof. Mr. Kong said that staff appreciate the green roof and the staff terrace on the 3rd floor.

Ms. Mahmood asked about the potential for improving the rooftop garden and maybe using it for environmental benefits. Mr. Hutchinson recommended using planters if staff are interested in growing vegetables. Trees in planters would be another possibility.

She also asked what kind of plants Mr. Hutchinson would recommend. He said that the sedum is a good option. The weeds come because the birds bring seeds in. It requires something hardy versus flowering plants whose roots can be invasive.

Ms. Mallari asked about the possibility of bringing in native plants that could survive the winters and flourish in the summers with less maintenance. Mr. Hutchinson said that with native plants they would still require weeding. He would recommend that native plants be put in planters instead of directly on the roof. He would be concerned with the roots getting down too deep and attacking the roof's waterproofing system.

Mr. Prosperi asked Mr. Hutchinson for an estimate for replacing the garden roof with a regular roof. Mr. Hutchinson said he could have that estimate to the Board by the morning. It is a matter with the logistics of removing the roof.

Ms. Barbir asked about what the garden roof would potentially be replaced with. Mr. Hutchinson suggested decorative rocks as an option.

Mr. Kong asked Mr. Hutchinson if the garden roof were to be continued to be maintained at the level it has been, if the roof system could be affected. Mr. Hutchinson said with the sedums that he would not worry about any issues with the waterproofing system. Weeds here and there are not a problem.

Ms. McGrath said she remembered conversations about the environmental benefits of having a green roof which made it a selling point at the time. She feels that staff appreciate the greenery.

Mr. Prosperi asked about what the benefits of the additional insulation suggested for several of the areas. Mr. Hutchinson said it would be a minor savings on energy costs. Nothing substantial. It would take a long time to recoup the savings.

Mr. Kong asked Mr. Hutchinson about the potential for future repairs needing to be made to drain areas, for example, if additional insulation is not put in. Mr. Hutchinson said even without

the additional insulation, all the insulation around the drains would be replaced and the drains themselves would be renovated so there would not be any concerns there.

Ms. Barbir asked about the potential of installing solar panels in the future. Mr. Hutchinson said that the roofs would be solar ready if the Board decided to do that in the future. Ms. Barbir asked if he recommends solar to clients. Mr. Hutchinson said that it depends on how it is procured.

Ms. Barbir asked about the general timeline and whether there would be any issues with weather if the work were to go past the fall estimated completion date for whatever reason. Mr. Hutchinson said that with materials issues, they would know in advance and would seal the roof up completely and then continue the work when possible to do so.

Mr. Prosperi asked if they were to elect to replace the garden roof, would it be more than the \$50,000-\$55,000 proposed in the recommendations. Mr. Hutchinson estimated that it would be in the \$200,000-\$300,000 range.

Mr. Hutchinson left the meeting at 7:20 pm.

Mr. Prosperi summarized the three decisions to be made by the trustees.

1. Is the extra insulation necessary?
2. Should the skylight be repaired or replaced?
3. Should the garden roof be replaced?

The trustees came to a consensus that the extra insulation is not necessary.

The trustees came to a consensus to repair the skylight versus replacing it.

Ms. Mallari asked how necessary it is to put concrete pavers on the roof. Ms. Winningham expressed support for concrete pavers in order to make it easier for workers to reach the equipment they need access to without forcing them to walk along the edge of the roof. Mr. Murphy shared that it is a safety issue as well and there are other elements included in the pricing for that portion such as drainage and other mechanical elements. The trustees came to a consensus to keep the garden roof and go ahead with the concrete walkway.

Mr. Kong estimated the costs with the options chosen by the Board to be \$1,357,750 to \$1,457,500, plus the \$200,000 in additional costs mentioned by Mr. Hutchinson.

Mr. Prosperi asked Mr. Kong to let Mr. Hutchinson know he does not need to provide a detailed estimate for replacing the garden roof.

Ms. Barbir expressed concern with minimizing disruption to the library with the upcoming roof

work. Mr. Kong said that the library will do whatever it can to minimize the disruption to neighbors and patrons.

Ms. Rivera-Pulex asked for the amount estimated in the capital projects spreadsheet for the roof replacement. Mr. Kong said it was estimated at \$1.7 million. Ms. Rivera-Pulex asked what the Board should be looking for when the bids are reviewed. Mr. Kong answered that the bids should be responsive to the request for bids, that references are provided, and that they are the lowest bidder. Mr. Prosperi asked if Messrs. Kong and Hutchinson would pre-qualify the bidders to make sure they have the capacity to do the job. Mr. Kong explained that Mr. Hutchinson knows all of the contractors in the area and will know who to recommend.

A motion was made by Ms. Mahmood, seconded by Ms. Rivera-Pulex:

MOTION: THAT THE SKOKIE PUBLIC LIBRARY BOARD OF TRUSTEES APPROVE THE BASE RECOMMENDATIONS IN THE REROOFING PLAN AS PRESENTED BY HUTCHINSON DESIGN GROUP, EXCLUDING THE ADDITIONAL INSULATION OPTIONS, AND INCLUDING THE REPAIR OF THE SKYLIGHT.

A roll call vote was taken and the motion passed unanimously. There were 6 ayes and 0 nays.

COMMENTS FROM TRUSTEES

There were no comments from the trustees.

ADJOURNMENT

At 7:39 pm a motion was made by Ms. Barbir seconded by Ms. Winningham to adjourn the regular meeting. A roll call vote was taken and the motion passed unanimously.

Shabnam Mahmood, Board Secretary