

HOMER TOWNSHIP PUBLIC LIBRARY
Special Meeting - Board of Trustees
November 14, 2011 – 6:30 p.m.

President O'Brien called the meeting to order at 6:34 pm, followed by the Pledge of Allegiance.

TRUSTEES PRESENT

Ed O'Brien, President
Jane Klunk, Vice President
Mike Budde, Treasurer
Phyllis Levine
Brian Smith (6:41 pm)
Kevin Owen (6:37 pm)

STAFF PRESENT

Sheree Kozel-La Ha, Library Director
Sara McCambridge, Assist. Director (7:15 pm)
Carol McSweeney, Business Manager
Patti Nakutis, Recording Secretary

TRUSTEES ABSENT

Adelyne Parker, Secretary

AUDIENCE TO VISITORS

President O'Brien welcomed staff and Joe Huberty and Alex Ramsey of Engberg Anderson.

OVERVIEW WITH ENGBERG ANDERSON

Architect Joe Huberty explained the cost estimate based on the drawings. A local construction manager verified the estimator's costs. The variance is \$2,682,489. The estimate is \$5,319,949 for 26,600 square feet (14,000 existing/2,000 basement). This price includes all new computers, all new furniture, roof top window, bump-outs on the south wall, etc. and includes all fees.

To reduce this cost while keeping the same square footage the following reductions are recommended:

- Replace stone with brick
- Eliminate north bump-out in Youth Services
- Eliminate south bay windows
- Reduce landscaping budget while still allowing for functional goals
- Re-use shelving
- Delete ring road
- Eliminate systems (lighting)

The contingency allowance is for any unexpected expense. This amount is generally 10% of the construction cost.

Joe noted that if we reduce the square footage to 22,600 and reduce shelving, we would be at \$4.1 million.

New plans moved the teen area to the existing meeting room. The restrooms would stay where they are but be remodeled. The new location of the teen area allows more space at the Lending desk and allows for supervision of the teen area by Lending staff.

Trustee Budde asked if any of the collection would need to go into storage during construction. Joe stated that it would be, but that cost is included in the moving expense.

\$2,637,460 refers to the Cost Model @ 22,500 sf using all existing equipment, furniture, computers, etc. This amount was an initial draft developed before Fred designed a plan. The price for 26,600 square feet is \$126.18/sf.

Joe explained that "Expenses" cover permit fees, testing, printer fees, etc.

The current parking contains 52 spaces. We would expand to 66 which is the minimum. The ring road is designed for bookmobile, garbage, and delivery access. The Village would like us to maintain the current entrance.

Director Kozel-La Ha noted that Cameron and Ed Cage stated that the library needs to manage its water on site, even if it impacts the HAC athletic fields. Alex noted that we would retain the rock garden in front but remove the rocks and add plants. Additional detention would be on the west or northwest side of the building.

Joe stated that:

- \$5.3 million would get you everything you want
- \$4.3 million would get you most things you want
- \$3.9-4 million would be smaller - an area reduction
- \$3.5 million would require expanding to the north and still include reductions. North expansion would be less demolition and fewer modifications.

If we did expand north, the main entrance could be on the proposed west side of the building or at the existing south entry. The savings to expand north would total approximately 10%. We are currently in the rezoning process with a November 28th deadline.

To be at the \$3 million mark we would be looking at expanding 5,000 sf to the south.

Director Kozel-La Ha noted that she met with Bob Lewis of PMA, Chapman and Cutler (bond agents) and Accountant Dave Lennon. They have done an overview of the library assets and will be at the November 28th board meeting to present a Cash Flow Analysis. They have said we are able to bond up to \$3 million. They have told us that there are not any financial problems. Currently, we can use \$1.4 million from cash assets in addition to the \$3 million in bonds bringing us up to \$4.4 million. We could possibly go higher, but that is the amount that they are comfortable with. They will have a power point presentation and show projections and figures. They also noted that we

can bond in February but it may be beneficial to do so sooner in case interest rates increase.

Director Kozel-La Ha noted that it is important to obtain the physical floor space now and obtain material items later, possibly through grants and/or donations.

Trustee Budde asked when we would inform the public. Director Kozel-La Ha noted that we are currently working on a Q&A brochure but just waiting to finalize it with an exact square footage amount. A reporter actually called today asking questions. She also noted that the amounts do not include the \$50,000 that we have raised for the Quiet Reading Room.

Trustee Owen asked if the \$4.4 million is enough to get what the public needs. Alex noted that the space is the priority. We would need to use existing furniture, computers AWE computers, etc. but expand to the 26,600 square feet. If we didn't remodel the basement it would be a cost savings of \$200,000. That would put us at about \$4.5 million. Trustee Budde agreed that square footage is the priority; furnishings can come later.

Director Kozel-La Ha noted that the accountant allowed for unexpected expenses such as utility increases, bookmobile expenses, etc. Trustee Budde noted that he is comfortable with the accountant recommendation.

President O'Brien asked if there were any expected setbacks from the Village. Alex felt comfortable with all of the details. She will request the rezoning for 26,600 square feet. Alex also noted that there is not a zoning category for institutional in Homer Glen. We will be zoned commercial C1/C2 which includes 60% site coverage. The expansion would be at 30% site coverage. The zoning also covers expanded parking. Once the permit is issued we will also be required to meet other codes such as fire, etc.

The zoning request will go before the Planning Commission and then presented at the Village board meeting. They do not foresee any problems. Director Kozel-La Ha noted that we are legally obligated to write a certified letter to anyone 200-250' of our building to notify them of the re-zoning. For us, this includes 10 entities, 3 of which are residential.

Joe noted that our goal is to meet the November 28th deadline for the zoning application. They will submit it on that day as long as there is not a penalty for any changes.

Trustee Owen asked if we should expect push back from anyone. Joe stated that highway and water reclamation is the most common. There was a short discussion.

President O'Brien stated that the Village may be concerned with how close we are to 151st regarding the future expansion of 151st Street to 4 lanes. Alex noted that we would still be set back farther than neighboring Woodbine.

Joe stated that they would rework some figures.

ADJOURNMENT

President O'Brien adjourned the meeting at 7:41 pm.

The next regularly scheduled board meeting will be Monday, November 28, 2011 at 7:30 p.m. Visitors will include Engberg Anderson, David Lennon, and Bob Lewis.

Respectfully submitted,

Patti Nakutis

Recording Secretary

cc: David Lennon