

GLENVIEW PUBLIC LIBRARY BOARD OF TRUSTEES
Building & Grounds Committee
MINUTES
July 25, 2019

PRESENT: Tom Blanchard M. David Johnson Carol Schmitt
(Board)

PRESENT: Vickie L. Novak, Library Director
(Staff) Jane Berry, Assistant Director
Christine Klimusko, Business Manager

GUESTS: Mark Depa, Head of Buildings & Grounds
Brian Greves, Associate Principal, Wiss, Janney, Elstner
Associates, Inc.

1. CALL TO ORDER AND ROLL CALL

Committee Chair Johnson called the meeting to order at 4:09 p.m. and the roll was called.

2. NEW BUSINESS

(a) Presentation by Representative from WJE re: Parking Lot Analysis

Wiss, Janney, Elstner Associates, Inc. was selected last spring to conduct a condition assessment of the Library's parking structure. There is concern regarding the excessive amount of water that leaks into the lower level parking garage, primarily attributable to numerous, premature parking deck joint failures.

WJE Associate Principal Brian Greves walked the Committee through the assessment. He briefly described the parking structure, concentrating on the concrete elements, the expansion joint seals and elastomeric joint sealants. He provided a detailed photographic representation of the issues. He noted areas of failure and provided recommendations to address these failures, as well as an estimate of probable repair costs.

(b) Discussion re: Next Steps in Remediation Process

Johnson invited Greves to the September 5th Board Meeting, where Greves will present his assessment to the full Board of Trustees. In the meantime, Johnson asked Greves to prepare a quote for Phase 2 of the project. Johnson would like to present the quote at the August 15th Board Meeting. The Committee agreed that the cost estimate for the repairs should be included in the FY2020 Budget as a place holder, until bid documents are prepared and a final cost is determined.

(c) Discussion of Proposal from Patron re: Striping of Wall or Cement Cap in Main Level Parking

The Committee discussed the proposal from a Glenview patron with regard to striping the wall or cement cap in the main level parking. It was agreed that the Committee did not want to deface the walls of the main parking lot.

3. OTHER

Facilities Department Head Mark Depa reported that an inspector from the Office of the State Fire Marshal stopped by the Library on June 27th to inspect and certify recently installed *Fulton Endura* boilers. The inspector cited two code violations: combustion air intakes for the boilers are below grade and existing emergency shutdown switch must be relocated to outside of first boiler room door, with another switch added outside of second boiler room door. Depa explained that meeting the safety switch requirement will be accomplished by Facilities personnel. The air intake systems for the boilers will be more challenging. The current air intake system is in a well, 36" below grade, with a grate protecting the system. The inspector stated that code requires the air intake system be raised to 36" above grade, which will conflict with a window on the west side of the building. Depa added that the final resolution will be closer to 40" to accommodate the bend in the elbow of the piping. Depa has reached out to Kroeschell Engineering, who installed the boilers. Kroeschell went back to the supplier of the boilers, but they are unable to countermand any of the requirements. Kroeschell has been asked to come up with a solution in order to meet the code requirement. However, the Library will have to contact Dewberry for suggested fencing around the air intake system once it is raised. This design may need approval from the Village's Appearance Committee.

4. PUBLIC COMMENTS

None at this time.

5. Adjournment

There being no additional business to be brought before the Committee, Committee Chair Johnson requested a motion to adjourn.

MOTION Moved by Schmitt, seconded by Blanchard, to adjourn.

Voice vote taken. All ayes. No nays. Motion carried.

The meeting adjourned at 5:58 p.m.

Respectfully submitted,

**M. David Johnson, Committee Chair
Glenview Public Library
Building & Grounds Committee**