

Harvey Public Library District's Special Meeting Minutes

September 30, 2014

President Price called the meeting to order at 6:00 pm.

Members Present: Keith Price, JoAnn Nesbitt, Barbara Fields, Roberta Patterson and William Wiley

Absent: Joyce Kellogg-Weaver and Yassim Ali

MOODY AND NOLAN PRESENTATION AND CONSIDERATION

Renauld Mitchell, architect of Moody and Nolan Construction presents the preliminary for the special meeting and the initial design concepts for the building of the Harvey Public Library. Renauld Mitchell reviews the three (3) site development strategies which focuses on the parking lot and initial design concepts.

Renauld states that the overall estimated cost of the entire project is 5.2 million dollars. He states out of that cost, order of magnitude targets to be met are construction renovation budget of 4.25 million. He discusses problematic impact of building new, budget from the order of magnitude stand point and a profile raising proposition.

He states some of the key objectives from the board of trustees, the director and her team being a new identifiable front door, facelift on the exterior of the building, technology upgrade with state of the art audio visual, IT and data to best serve constituency. He states that another key objective is to improve circulation and traffic flow inside and outside the building, also the HVC system not having consistency in temperature will be addressed during this renovation project.

Renauld expresses that all existing space will receive some level of renovation, so that the entire building looks 21st century with esthetic appeal.

PROGRAM RECAP & PRIORITIES

Renauld Mitchell speaks of slide one (1) being a contemplation of the renovation and expansion of the Harvey Public Library and slide two (2) contemplates a new building. He discusses in detail renovation and expansion to the board and the future ability to utilize one (1) large space to be subdivided to smaller spaces for adult and youth programs scheduled at the same start times. He explains reading rooms to be built also as subdivision as opposed to walls and doors. He states these reading rooms will be segregated by age from adult, teen and youth. He states that this architecture will not only have a financial benefit but a controlled and security benefit. He states this open environmental visual allows access and control for Director Flowers and would also serve as a deterrent to those who are considering breaking any rules.

Renauld discusses the multimedia room which will be 250 square foot soundproof with the ability to audio record. He states this is envisioned to be a program space that is aimed at teens, which would be a great recruiting tool to draw youth into the library.

Renauld discusses the library staff work spaces. He explains that the team came to the conclusion after considering budget cost and being operational conscious, that it would make sense to have the work spaces in an open environment. He states that the book mobile will have its own segregated spacing for programming. Renauld fully expects to work through this process with a tight and efficient layout. He states that the moving total should come just under 25,000 sq. ft.

Renauld goes on to discuss the specifics of building new with higher price point and possible problematic instances. He discusses how the spacing will reduce in size. For instance, the computer lab would be reduced in sizing by ten (10) people.

Renauld discusses the board conference room and after calculation will occupy 18,000 sq. ft. which is roughly equivalent of what is already being used.

Trustee Patterson states that she would think that if you build new the price would be cheaper?

Renauld then explains to the board of trustees that building new is an increased cost per square foot which would make it more expensive rather than renovating at a lower price point.

Vice-President Fields, asked about the pros and cons of building new?

Renauld responds that there would be operational cost, renovating would cause logistical challenges in determining how to remain functional during construction and building a new building removes that from the equation. He states that building new would also give life cycle operational certainty with warranty and operational benefit. He states that the last and major benefit is the impact emotionally of having something brand new. He states that when you add to an existing structure one has to prioritize financially to stay within budget but maximize the dollar. He states that a pro of building new would be operational advantages.

Renauld then speaks on the cons of building new. He states from an addition stand point there will be operational costs for the upkeep of the old and new buildings. He states the second (2nd) con is that you are less prone to volatility in terms of site or property acquisition. He states that lastly there is the retraining of the patrons, which may sound simple but it's not. He states that when there is a changing of paradigm since the Harvey Public Library has been here for such a long time, a retraining of patrons comes with that.

DESIGN PROCESS

Renauld Mitchell states that Moody and Nolan's process in terms of how to go about executing building design is called Nine (9) Square. He shows an example of the built project of the University of Illinois at Chicago, explaining how Mood and Nolan looked at design ideas from none (9) different vantage points.

He state that he believes the best way to get solutions is by exploring ideas. He explains the design process and shows examples on several slides. Renauld states that this will be the same manner in which Moody and Nolan will design the Harvey Public Library. Renauld shows examples on slides, design

inspiration images of what the library would look like as a new building and as a building with addition to an existing building. He also shows three (3) potential parking lot options and entrances after construction.

President Price states as a board we need to decide whether to build new or expand.

Trustee Patterson, asked do we know that we own the Center St. property and we need to know whether we own enough lots to build on.

Attorney Jarad states that her research didn't dispose any deed proclaimer otherwise that was ever transferring clear title to the Harvey Public Library District. She states that it is unclear if two (2) lots are owned by the City of Harvey, however it may be subject to what's called a No Cash Bid program of Cook County. She states that there is no deed that has been recorded showing title to the Harvey Public Library District. Attorney Jarad states what you have is a letter from the City of Harvey consenting to grant those lots, four (4) and fifteen (15).

The board deliberates on issues and benefits of building new and expanding.

Vice-President Fields, asked if the library will have to close and if so, for how long?

Renauld responds that the library will be operating throughout construction process but with a reduced capacity.

Attorney Jarad suggests to Architect Renauld Mitchell having alternate plans in place just in case the lots can't be acquired by the City of Harvey relative to the parking lot construction. She states that this allows for a backup plan without having to start the process over again. She states that this is something that was discussed with Bond Counsel in order to not cause any further delays with this project.

PROJECT MANAGER-JACK HAYES

Jack Hayes states that if 4.5 million dollars is spent on new square footage on this property, you are not going to be able to spend a dime on the existing building. He states that this is the challenge that we would have as a collective team. He states that the existing building has problems mechanically, electrical and the building envelope in terms of thermal barrier between the outside and inside.

Jack Hayes states that there is an esthetic issue as well, but if you throw all of those needs out you can build more square footage. Jack goes back to Renauld's initial slide on establishing cohesiveness to the building, looking nice and performing well.

Jack Hayes also states that you want to deal with the interior of the existing building as much as the expansion to it. He states that there is 18,000 square feet of the existing building that \$100 dollars a square foot will have to be spent, which is 1.8 million dollars. He states that the 1.8 million dollars at some point has to come out of the bucket of money that is available to you for the expansion.

Renauld Mitchell addresses the board of trustees expressing the purpose of this presentation being to react to what pleases you verses what turns you off; because there will be more steps in this process further refined to get to a final draft of the building.

Jack Hayes states that he was told to give an estimate of the cost of this project and he calculated a Master Target Budget. Jack Hayes states that he came up with estimates by 23-24,000 square footage that Renauld discussed and his experience renovating similar buildings in the past. Jack breaks down the different costs involved in the new addition construction of existing building. Jack then discusses estimates of parking lots to be constructed with demolition included.

Renauld, asked the board of trustees what they want relative to square footage and looks of the library. Options are discussed along with financial budget. Jack Hayes states that the price range would be between 5.5 and 5.6 million and everyone has to be paid out of it.

President Price and the board of trustees suggests six (6) million for all the entities involved to be paid.

Attorney Jarad states that a public meeting needs to be scheduled thirty (30) days from today to determine financing. She suggests something needs to be available for posting for public inspection and that is discussed among the board.

Attorney Jarad states that a simple preliminary diagram and estimate of cost is sufficient.

Renauld Mitchell and Jack Hayes states that they can have a plan and an estimate by the next day for public display.

Attorney Jarad makes the statement that the resolution that was prepared by the architect means that a plan was considered and an estimate was prepared for the adoption of this plan. She states that the resolution in regards to parking because of the many issues that came about.

Attorney Jarad, asked whether the Pinwheel design shown earlier is consistent with the estimate?

Renauld Mitchell responds with a no.

Jack Hayes answers with a yes.

Jack Hayes states that it is not an estimate for the Pinwheel or Pinch design, but is an estimate for what the architect is representing which is expansion and renovation of the library.

President Price, asked what is the look?

Jack Hayes states that it won't be seen until three (3) months from now.

Jack Hayes suggests that showing for public viewing, the Pinwheel and Pinch design to show the direction they are moving in.

The board discusses more on the two (2) designs among themselves.

Attorney Jarad discusses the plan with alternative parking with President Price and the board of trustees.

President Price states that the public voted for \$16 million dollars.

Attorney Jarad states that they are contemplating 5.5 million dollars, but perhaps it should be increased somewhere between 5.6 and 6.0 million dollars.

Jack Hayes states that he will go with alternate parking number one (1) on 155th and Turlington, which takes that estimate to \$5.5 million dollars.

RESOLUTION FOR APPROVAL AND RETENTION OF FIANCIAL ADVISOR-ALVIN BOUTTE

Alvin Boutte-financial advisor, joins the meeting via telephone.

Alvin Boutte states that he will go with \$6.0 million dollars. He states that his strategy is to have it approved for higher with the assumption to go for lower.

Attorney Jarad states that for the purpose of adopting its resolution tonight the Bond cost is estimated at \$6.0 million dollars. Attorney Jarad, asked Alvin Boutte at the meetings to determine financing that the amount could be subsequently increased or decreased?

Alvin Boutte answered with a yes. He agreed that \$6.0 million dollars would be the best estimate of cost and would also give the library financial cushion.

The board of trustees agreed.

APPROVAL OF MINUTES AND RESOLUTION

Trustee Patterson made a motion to approve the minutes and resolution for a plan and estimate of cost regarding library improvements and setting a meeting date to determine financing for \$6.0 million dollars and hearing date for October 31, 2014 and was seconded by President Price.

Roll Call Vote:

Ayes: JoAnn Nesbitt, Roberta Patterson, Barbara Fields and Keith Price

Nays: William Wiley

Abstain:

Absent: Joyce Kellogg Weaver and Yassim Ali

Motion carried.

ENGAGEMENT LETTER (GENERAL COUNSEL)

President Price made a motion to authorize the library director to accept and sign the Engagement Letter that can be determined at any time as previously stated and was seconded by Trustee Wiley.

Roll Call Vote:

Ayes: JoAnn Nesbitt, Roberta Patterson, Barbara Fields and Keith Price and William Wiley

Nays:

Abstain:

Absent: Joyce Kellogg Weaver and Yassim Ali

Motion carried.

CONSIDERATION OF A REAL ESTATE SALE CONTRACT (NEW LIFE CHURCH)

Trustee Patterson made a motion to accept the option to purchase for \$10,000 dollars and was seconded by Trustee Wiley.

Roll Call Vote:

Ayes: JoAnn Nesbitt, Roberta Patterson, Keith Price and William Wiley

Nays:

Abstain:

Absent: Joyce Kellogg Weaver, Yassim Ali and Barbara Fields

Motion carried.

CHAPMAN AND CUTLER LLP

President Price states that Chapman and Kutler vote, he wants to table until receipts and contracts are produced from them for claimed negation with previous director, Jay Kalman. The board of trustees agreed.

Trustee Wiley made a motion to adjourn the meeting at 8:52pm and was seconded by Trustee Patterson.

Roll Call Vote:

Ayes: JoAnn Nesbitt, Roberta Patterson, Keith Price and William Wiley

Nays:

Abstain:

Absent: Joyce Kellogg-Weaver, Yassim Ali and Barbara Fields

Motion Carried.

Meeting Adjourned.

Board allows for public comments afterwards but not on Special Meeting Agenda.