

**River Forest Public Library  
Facilities Committee Meeting  
Barbara Hall Meeting Room  
Thursday, July 13, 2023, at 9:00 AM**

**Call to order:** Trustee Deborah Hill called the meeting to order at 9 am.

**Present:** Committee members Deborah Hill, Elan Long, Cathy Ruggeri, Ann Berens, and Scott Delano. Also present were Director Emily Compton and Material Services Manager Victoria Muraiti.

**Visitors:** Scott Morlock of Williams Architects (WA) and Ron Marlowe of Construction Solutions of Illinois (CSIL).

**New Business:**

A. Construction Update

Completed Items. Ron reported that interior duct work (including duct liner) and piping are complete.

Remaining Work for AHU Operation. Ron said the following needs to be completed for the AHU to be operating: a) electrical work; b) rough framing of ceiling and walls; c) plumbing; d) control panels work; and e) insulation of piping after the room is weather tight. Framing and electrical work are dependent on the ceiling configuration the Library chooses. Committee members expressed frustration with the project delays and particularly with the impact on Library operations. The Committee stressed the importance of having the AHU operational as soon as possible and asked Ron and Scott M. to prioritize completing the work required to achieve that.

The Committee discussed Change Order No. 8 (CO8), dated July 11, 2023, to replace and relocate the boiler panel and install the new AHU panel in the Library's boiler room. CO8 included two Requests for Information (RFI) to which Williams must respond before the Library can take final action on the change order. Emily noted that the RFIs mention a controller that controls the Library's chiller and asked if the chiller would need to be turned off during the panel work. Ron did not know. Scott M. said WA will review. The Committee confirmed with Ron that the AHU and boiler panels should be installed in the boiler room. Scott M. confirmed that the Library will not bear any additional charges to have the new AHU panel installed in the boiler room.

Ron estimated that the AHU will be operating in 3-4 weeks.

Ron noted that the material chosen to seal the exterior ductwork area is no longer available, which may cause further delay. Ron said CSIL requested an alternate material list from WA. Scott M. confirmed that WA has already supplied that list to CSIL; Ron was unaware of this list. Scott D. asked that CSIL choose an alternate material that is readily available so as not to cause

further delay and to consider an option that is not pre-cut to expedite the process.

Cathy reminded Ron that he had said that a temporary on/off switch could be installed before the panel work is complete to allow the AHU to be turned on manually. Ron confirmed that if this interim switch is installed, the Library will not pay any additional charge for switching over to the control panel when that is operational.

Three-Way Valve. Oak Brook Mechanical (OMS), the Library's HVAC maintenance provider, noted during a recent visit that a 2-way valve had been installed for the AHU instead of the 3-way valve that should have been installed. Scott M. confirmed that WA's engineers, IMEG, confirmed that it had specified the wrong valve in its plans and agreed that the correct valve would be installed at no additional cost to the Library.

Cathy asked if insulation needed for new piping installed under Change Order No. 7 to raise various pipes would be foam; Library had approved a change order at the beginning of the project upgrading piping insulation. Scott M. expressed the opinion that the additional insulation needed for the new piping should also be foam.

Leaking Pipes. OMS also noted that vertical piping on the west side of the room is leaking and thought the leak was due to damage from construction. Cathy reminded Ron that this leak had been noted in the latest field report from WA. Ron said his plumbing subcontractor will need to assess if the pipes are damaged or if the leak is from condensation. Scott D. asked how long it would be to get the plumber out, and Ron said he would get in touch with them after the meeting.

Cathy asked if CSIL would need to have the AHU manufacturer out as part of the process of making the AHU operational. Ron said he would find out.

Ceiling Configuration. The Committee discussed the portion of Change Order No. 7 (CO7) related to an updated ceiling configuration. CSIL sent a revised CO7 to the Library on July 12, which included an option to install a second soffit in the ceiling to allow for a 9' cove between two 8' sections of ceiling. Ron said he needs the Library's ceiling choice to proceed with electrical and framing work. Emily said she would confirm the Library's choice of ceiling via email after the meeting.

Scott M. confirmed that WA had not approved the portion of CO7 to remove/reinstall VAV and diffuser branch duct for \$1,190.

Final Inspection by IMEG. Given the errors uncovered to date, Cathy requested that IMEG inspect the mechanical parts of the work when completed and before the ceiling is in place. Ron said he will tell Scott M. when the mechanical work is complete, and Scott M. confirmed that he will arrange for IMEG to inspect the work at no additional cost to the Library.

Deborah asked if there is a modification to the timeline based on the additional items discussed, and Ron said there is not.

Emily noted that the Library has not received a proposal to raise the enclosure walls above the height of the AHU. Ron said the masonry subcontractor has not been returning phone calls and said he will follow up with Pete Schipma of CSIL.

Emily noted that CSIL had not followed up on two invoice issues (damage to irrigation system and work on fire panel) and will send the list to CSIL again after the meeting.

**The Committee and guests went into the construction area to see the current status. Ron Marlowe left at 10 am, and the Committee returned to the agenda items.**

**Approved minutes:** The June 1, 2023 minutes were approved.

### **Old Business:**

#### A. Air compressor update

Emily said OMS replaced two pumps on the air compressor and that they noticed the compressor is running constantly, indicating a leak. OMS will be back to find and repair any leaks.

#### B. Air handler relocation and room renovation

##### i. Room Lighting Options

The Committee discussed two ceiling height options (1-soffit vs. 2-soffit). The Committee discussed the advantages of each ceiling configuration (volume vs. symmetry) and recommends a 1-soffit ceiling. A 1-soffit ceiling would increase the volume of the room, and the 8' section of the room could be a natural space to place presenters during programs. With proper lighting, the lower ceiling could look intentional.

The Committee then considered two lighting options presented by Scott M., linear pendant lighting and surface mounted round fixtures. The Committee asked if the lighting choice would impact the current wiring plan. Scott M. said there may be some modifications but nothing substantial.

Committee discussed whether 3 or 4 linear fixtures would be needed and whether sound dampening on the fixtures is necessary.

Deborah requested a cost estimate and lead time information for the linear pendant lights from WA.

The Committee recommends the linear pendant lighting for the 9' ceiling portion of the room, provided that the costs and lead time are acceptable. For the 8' ceiling portion of the room, the Committee

recommends four flat panel lights as originally specified under the Contract. The Committee also recommends that the one light panel that is offset in the current plans be aligned with the other lighting panels.

Emily will inform CSIL that the Library has opted for the 1-soffit option.

ii. Open issues

The Committee, having discussed all open issues during Agenda Item #3: Construction Update, did not discuss further.

**Next Meeting: TBD**

**Adjournment:** Cathy moved to adjourn the meeting at 10:50 am, seconded by Scott D.