

AGENDA
SHOREWOOD-TROY PUBLIC LIBRARY DISTRICT
BOARD OF TRUSTEES
Study Room

Building Committee Meeting
June 13th, 2024, 6:00 pm

1. Welcome
2. Call to order and roll call
3. Changes/Additions to the Agenda
4. Approval of Minutes from the May 6th Building Committee Meeting
5. Comments from the Public

MEMBERS OF THE PUBLIC ARE INVITED TO SPEAK TO THE BOARD. COMMENTS ARE TO BE LIMITED TO THREE MINUTES OR LESS. DUE TO OPEN MEETINGS ACT RESTRICTIONS, ACTIONS MAY NOT BE TAKEN ON ITEMS NOT ALREADY ON THE AGENDA, BUT ACTION MAY BE DEFERRED TO A LATER BOARD MEETING.
6. Old Business
7. New Business
 - a. Discussion of findings of roof inspection by Adler Roofing (**Discussion**)
 - b. Approval of Proposal for Exterior Steel Repair and Repainting Work from **Smith Painting Services** in the amount of **\$13,500.00 (Action)**
 - c. Approval of Proposal for Exterior Backer Rod and Sealant from **IWS, Inc.** in the amount of **\$10,000.00 (Action)**
 - d. Authorizing the re-bidding of the Site Improvements project (**Action**)
8. Other Business
9. Adjourn

Any individuals requiring special accommodations as specified by the Americans with Disabilities Act are requested to notify the Shorewood-Troy Public Library District Director at 815-725-1715 at least 24 hours before the meeting date.

For further information regarding this meeting agenda, please contact:
Jennie Cisna Mills, Director
Shorewood – Troy Public Library District
650 Deerwood Dr., Shorewood, IL 60404
815-725-1715, jmills@shorewoodtroylibrary.org

**SHOREWOOD-TROY PUBLIC LIBRARY
BUILDING COMMITTEE MEETING
Meeting Room A
Shorewood Troy Library,
650 Deerwood Dr.
Shorewood, IL 60404
May 6, 2024, 6pm**

The Building Committee Meeting was called to order at 6:00 p.m. on May 6, 2024, by President Thomas Novinski. Roll call was conducted with all members present.

BUILDING COMMITTEE MEMBERS PRESENT:

1. Thomas Novinski
2. Karen Voitik
3. Vito Schultz

STAFF PRESENT:

1. Jennie Mills, Director

OTHERS PRESENT:

Bret Mitchell, Ethos Workshop Architects

CHANGES/ADDITIONS TO AGENDA: NONE

APPROVAL OF MINUTES FROM THE BUILDING COMMITTEE MEETING ON MARCH 7TH, 2024:

Vito moved, Karen seconded. All voted 'Yes' to approve.

COMMENTS FROM THE PUBLIC: None

OLD BUSINESS: None

NEW BUSINESS:

- a. **Approve Bid Documents for Parking Lot Work** – Bret showed revised plans to account for the snow storage required by the lease with Michas. Plantings were moved back by 5 feet to accommodate. Landscape planter will be required as part of the bid package to provide a 1-year warranty on all plantings; the bid will also be written to give an option to add one year of care to require watering. Bret provided a list of contractors that the bids will be sent to in addition to the legal posting. The legal ad should be ready by the end of the week. It will be posted once the attorney approves. Bid openings will be done at the Library by June 6th or 7th, with the Building Committee reviewing at 6 pm on June 13th. The Board will approve formally at their Board meeting on the same evening. Vito

moved/Karen seconded to release the bids pending approval by the attorney. A roll call vote was taken, with all members voting 'yes.'

- b. **Exterior Steel Repair and Repainting work.** This is for the steel beams at the pillars outside. This work is estimated to take approximately a week. Bret provided a list of contractors are approved to submit proposals; he believes that many of the contractors may also submit proposals for the exterior sealing work as well. The Steel repair work should be less than \$25,000, but multiple proposals will be sought. The Building Committee will review the proposals on June 13th, with the Board fully approving on June 13th.
- c. **Exterior Sealant (Caulk) Work**—This is work to replace or shore up the exterior caulking in the brick and around the building's windows and doors. Bret provided a list of contractors that are approved to submit proposals; he believes that many of the contractors may also submit proposals for the steel work as well. The sealant work should take about a week. The sealant work should be less than \$25,000, but multiple proposals will be sought. The Building Committee will review the proposals on June 13th, with the Board fully approving on June 13th.

OTHER BUSINESS: No other business

Vito motioned to adjourn at 6:16 pm; Karen seconded. The meeting was adjourned. The next Building Committee Meeting will be at 6 pm on Thursday, June 13th.

Respectfully submitted,

Jennie Mills, Director

June 13, 2024

TO: Shorewood-Troy Library

FROM: Jennie Mills, Director

RE: Adler Roofing

Adler Roofing recently did a roof inspection. Bret will be discussing their findings at the Building Committee.



June 9, 2024

Ms. Jennie Cisna Mills
Library Director
Shorewood-Troy Public Library
650 Deerwood Drive
Shorewood, Illinois 60404

**RE: Construction Task 1 – Exterior Steel Repair and Repainting
Construction Task 2 – Exterior Backer Rod and Sealant**

Jennie:

Quotes were requested for Tasks 1 and 2 and were due by 12:00 pm on Thursday, June 6, 2024. The following contractors were invited to provide quotes on these tasks:

- **Arno Decorating**
- **Smith Painting Services, Inc.**
- **HDS, Inc.**
- **IWS, Inc.**
- **Architectural Sealants, Inc.**
- **P&J Masonry Restoration Professionals**

We received quotes for **Task 1** and/or **Task 2** from all invited contractors except Arno Decorating. The quote tabulation form as well as copies of the quotes are attached.

The lowest quote for **Task 1 – Exterior Steel Repair and Repainting** is **Smith Painting Services Inc.** in the amount of **\$13,500.00**.

The lowest quote for **Task 2 – Exterior Backer Rod and Sealant** is **IWS, Inc.** in the amount of **\$10,000.00**.

Please let us know how you would like to proceed. We are happy to assist as necessary.

Thanks!

ETHOS WORKSHOP ARCHITECTS

**Bret D. Mitchell, AIA, NCARB
Managing Principal/Architect**

May 23, 2024

Request for Quotes

Improvements at the Shorewood-Troy Public Library

Project Location: 650 Deerwood Drive, Shorewood, Illinois 60404

Contact at the Project Location: Jennie Mills (815) 725-1715

Deadline for Quotes: 12:00 p.m. (noon) on Thursday, June 6, 2024.

Wage Requirements: Must comply with Prevailing Wage Requirements.

The Shorewood-Troy Public Library is requesting quotes from your company for two (2) exterior tasks. The quotes can be submitted using your company's forms. You can provide quotes for Task 1 and/or Task 2. In addition, please indicate if there is a discount if your company is awarded both tasks. Please note that the Shorewood-Troy Public Library is tax exempt. Brief summaries for both tasks are listed below.

TASK 1 – EXTERIOR STEEL REPAIR AND REPAINTING

The existing steel lintels are rusting and the paint is peeling. In addition to the steel lintels, it was observed that the exterior steel columns, beams, light poles and associated components are starting to show signs of rust as well. The existing paint and primer should be completely removed down to bare metal and all rust should be completely eradicated. This will likely require the use of a wire brush, grinder and/or other specialized equipment. Then, the steel should be treated with a rust-inhibiting primer and re-painted with a high performance specially formulated exterior paint for exposed steel. At the existing windows, the existing sealant (caulk) between the frame and steel lintel should be removed. At the existing exterior door frames, the existing sealant (caulk) between the frame and steel lintel **MAY** need to be removed. The contractor should conduct an onsite building inspection to determine the exact scope of work **prior** to submitting a quote. New continuous backer rod and sealant should be applied at the intersection of the affected windows/door frames and lintels. The cost for the new continuous backer rod and sealant should be included under **TASK 2**. Photographs illustrating the existing conditions are shown below and on the next page.



Existing Steel Beam



Existing Steel Beam



Existing Steel Window Lintel



Existing Steel Window Lintel



Existing Steel Door Lintel



Existing Steel Window Lintel



Existing Light Pole

TASK 2 – EXTERIOR BACKER ROD AND SEALANT

The existing exterior sealant (caulk) is dry, cracked and deteriorated. As a result, there are gaps which allow water, air, ice and snow into the exterior wall and ultimately into the building. This can be seen around the windows, doors, brick control/expansion joints, louvers, vents, etc. Also, please refer to **TASK 1** for additional backer rod and sealant requirements.

At all existing windows, doors, control/expansion joints, louvers, vents, wall penetrations/grilles, etc., the contractor shall remove the existing backer rod and sealant, properly clean/prepare/prime the joints, and provide new continuous backer rod and color-matched high performance exterior sealant (caulk). Photographs illustrating the existing conditions are shown below.



Existing Control Joint



Existing Door Sealant



Existing Window Sealant



Existing Sealant at Louver



Quotes will be received by the Owner at the Shorewood-Troy Public Library until **12:00 p.m. (noon) on Thursday, June 6, 2024.** Contractors wishing to visit the building should contact Jennifer Cisna Mills at (815) 725-1715 to arrange a visit. If you have any questions, please contact me via email at bretm@ethosworkshop.com.

We look forward to receiving your quotes.

ETHOS WORKSHOP ARCHITECTS

Bret D. Mitchell, AIA, NCARB
Managing Principal

Construction Tasks 1 and 2
Improvements at the Shorewood-Troy Public Library

Quotes Due: 6/6/2024 at 12:00 pm

Contractor	Task 1 Quote - Exterior Steel Repair and Repainting	Task 2 Quote - Exterior Backer Rod and Sealant	Tasks 1 and 2 Together
Arno Decorating	No Quote Received	No Bid Received	No Quote Received
Smith Painting Services, Inc.	\$13,500.00	\$12,600.00	\$24,800.00
HDS, Inc.	\$23,950.00	No Quote Received	N/A
IWS, Inc.	\$26,100.00	\$10,000.00	\$35,000.00
Archtiectural Sealants, Inc.	No Quote Received	\$12,000.00	No Quote Received
P& J Masonry Restoration Professionals	No Quote Received	\$18,380.00	No Quote Received
Apparent Low Bidder Contractor	Task 1 Quote - Exterior Steel Repair and Repainting	Task 2 Quote - Exterior Backer Rod and Sealant	Total of Tasks 1 and 2
Smith Painting Services, Inc.	\$13,500.00	-	-
IWS, Inc.	-	\$10,000.00	-
Total Cost	\$13,500.00	\$10,000.00	\$23,500.00



PAINTING SERVICES INC

485 S Vermillion St Coal City, IL 60416 Phone: 815-518-5528 Fax: 815-518-5422
Email: smithpainting2@gmail.com

6-6-2024

Shorewood Library

Task 1 Scope of work:

1. Strip to bare metal exterior steel lintels, steel columns, steel beams, light poles and associated components
2. Apply rust inhibiting primer to specified steel
3. Apply a high performance exterior coating to specified steel
4. Price includes labor, materials, and equipment
5. Price includes using scaffolding to reach some areas

Total \$13,500.00

Task 2 Scope of work:

1. Remove the existing backer rod and sealant at existing windows, doors, control/expansion joints, louvers, vents, wall penetrations, etc
2. Clean the joints
3. Provide new continuous backer rod and color matched high performance exterior caulk
4. Price includes labor, materials, and equipment

Total \$12,600.00

Total if both task 1 and task 2 are being performed \$24,800.00

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715 S. Spencer Rd., Unit #1
New Lenox, IL 60451
Phone: 815-320-6027 Fax: 815-320-6027

HDS Inc. Estimator: Steve Hack, shack@hdspainting.com

Date: 6/5/2024

Contractor: EWA

Estimator:

Email:

Proposal Number:

Project Name: Shorewood Troy Public Library

Project Location: Shorewood Troy Public Library

Date of Drawings:

PROPOSAL TOTAL: \$23,950.00

INTERIOR

	FIGURED
Paint gypsum board walls/columns	_____
Paint CMU/Precast walls	_____
Paint gypsum board ceilings & soffits	_____
Paint exposed ceiling & related components (All items to be painted shall be installed in exposed ceiling prior to painting)	_____
Paint ACT ceiling	_____
Paint HM/wood doors & frames	_____
S & V wood doors & frames	_____
Paint window frames (See Above)	_____
Paint wood trim (Caulk & fill nail holes of field painted wood trim)	_____
S & V wood trim	_____
Apply wall covering	_____
Furnish wall covering	_____
Apply specialty wall covering (See Above)	_____
Strip wall covering	_____
Apply special finishes (See Above)	_____
Window film	_____
Apply vinyl mural/graphics (Owner furnished)	_____
Paint handrails	_____
Paint stairs	_____
Paint misc. steel (See Above)	_____
Seal concrete floor (Major floor prep by others i.e. sanding, grinding, blasting, skimming, leveling, filling)	_____
Epoxy paint concrete floor (Major floor prep by others i.e. sanding, grinding, blasting, skimming, leveling, filling)	_____
Apply safety stripping	_____
Paint barricade	_____

HDS Inc. Bid Proposal Form

Clarifications:

TASK #1 \$23,950

TASK #2 All caulking by others

Exterior painting per the following, light poles, lintels, handrails steel posts, HM D&F-scrape, prime, 1 coat of finish

Any and All Addendums Acknowledged:

EXTERIOR

	FIGURED
Power washing	_____
Paint exterior (See Above)	X
Paint trash enclosure gates	_____
Paint coping	_____
Paint bollards	_____
Paint handrails	X
Paint misc. steel (See Above)	X
Paint storefront	_____
Paint lintels	X
Apply anti graffiti	_____

GENERAL

Open remodel	_____
Premium time	_____
Lift	X
Scaffolding	_____
Phasing	_____

DRYWALL

Tape new walls	_____
Patch & repair existing walls (Areas quarter sized & smaller)	_____
Level 5 walls	_____

Quality, Completion Time, Cleanliness

Fully Bonded, Insured & Union Shop

Injection & Waterproofing Systems, Inc.
232 South River Street
Aurora, IL 60506

FAX (630) 892-0300

FAX

Date _____ Signature _____

IWS, Inc.

Injection & Waterproofing Systems, Inc.
232 South River Street
Aurora, IL 60506

(630) 892-9400

FAX (630) 892-0300

May 31, 2024

Proposal No.: 053124-D

Shorewood-Troy Public Library
Steel Prep and Painting
Joint Sealants

Task 1 - Exterior Steel Repair and Repainting

At five (5) light poles, two (2) horizontal beams/supports, and seventeen (17) window/door lintels, grind surfaces to remove failed paint and prepare substrates per manufacturers specifications. Blower areas free of dust, wipe steel clean with appropriate cleaner, install one (1) primer coat and two (2) finish coats of Benjamin Moore product line. Perform clean up of work areas and associated debris.

Cost to Complete: Twenty Six Thousand One Hundred Dollars and 00/100 \$26,100.00

Task 2 - Exterior Backer Rod and Sealant

At all elevations, remove existing joint sealants from all lintels, window/door frame perimeters, masonry control joints, conduit/pipe penetrations, louver perimeters, and sill flashings. Prepare substrates, install closed cell backer rod (where applicable), and install color matched silicone joint sealants from the Sika product line. ~550 LF of total joint sealant removal and replacement.

Cost to Complete: Ten Thousand Dollars and 00/100 \$10,000.00

If both items awarded under a single mobilization, the cost to complete would be:

Thirty Five Thousand Dollars and 00/100 \$35,000.00



Shorewood-Troy Public Library
650 Deerwood Drive
Shorewood, IL 60404

Proposal	
Date	Proposal #
6/5/2024	9672

Project: Exterior Improvements

Dear Jennie,

Please find the following proposal outlining scope of work.

Remove and replace existing polyurethane sealant from the following exterior joints and replace with new backer rod and polyurethane sealant:

- a) Door frames to masonry/steel lintel.
- b) Window frames to masonry/steel lintel.
- c) Window and door frame lintels to brick.
- d) Louver frames to brick.
- e) Sump drain pipe penetration to brick.
- f) Vertical control joints in brick.

Steel, cleaning, prepping and repainting is not included.

Total..... 12,000.00

Regards,

Tony Lizzo,
Lead Estimator

After 90 days this proposal may have to be adjusted for labor and/or material price increases.

9232 Gulfstream Road, Unit B
Frankfort, IL 60423
Office: 815.464.5280
www.architecturalsealants.com



June 5, 2024

Shorewood Troy Public Library
650 Deerwood Dr,
Shorewood, IL 60404

Re: Proposal for improvements at Shorewood-Troy Public Library:



Scope of Repairs

Task #2 Exterior Backer Rod & Sealant:

- ❖ We are going to remove existing failing caulk around the perimeter of the windows, doors, louvers 100% (Steel frame to Masonry only)
- ❖ We are going to remove failing caulk on Control joints 100%.
- ❖ We will then prep & clean the joints to receive new backer rod (we needed) and or bond breaker tape, primer & new urethane caulk.
- ❖ We will caulk all joint with new urethane caulk with a tooled finish for optimal seal.

Cost: \$14,880

Mobilization & General condition:

- ❖ Mobilization & demobilization
- ❖ Dumpster
- ❖ Aerial lift rental
- ❖ Clean up
- ❖ Materials

Cost: \$3500

The entire amount of the contract above is to be paid upon completion of repairs. A finance of 2% per month will be added to any owed/unpaid balance.

General conditions:

- ✓ We will need access to building water & power source.
- ✓ We will need a designated area to store our equipment & material.
- ✓ We will need access to bathroom facilities in the building. If that is not possible, we will need to rent a portable potty for an additional \$300.
- ✓ Tuckpointing mortar will be Type O Spec Mix.
- ✓ Brick laying mortar will be Type N Spec Mix.
- ✓ Caulking Material will be NP1 (color to match exiting surrounding).

Exclusions:

- ✓ Working weekends or premium time.
- ✓ Permit cost. (if project is awarded, we will apply for permit as submit permit cost for reimbursement).
- ✓ Interior protection.
- ✓ Winter protection
- ✓ Landscaping repairs

Please feel free to contact me with any questions or concerns.

Sincerely

Peter Hernandez
P & J Masonry Restoration Professionals Inc.
(773) 447-4618
Peter@PandJMasonryrp.com

Accepted By

June 13, 2024

TO: Building Committee Members

FROM: Jennie Mills, Director

RE: Bids for Parking Lot Project

The bidding period for the Parking Lot project closed on 6/6/2024; there weren't any responsive bids. Contractors cited the requirements for minority- and women-owned companies as the blocking factor. Bret and I are in the middle of scheduling calls with the DCEO to determine how to work around this issue, whether that is obtaining a list of contractors from the State that can handle this work or for them to assist us with another solution.

The Library will need to re-bid the project once the DCEO staff clarifies the path forward.