

AGENDA
SHOREWOOD-TROY PUBLIC LIBRARY DISTRICT
BOARD OF TRUSTEES
Meeting Room A

Building Committee Meeting
May 8, 2025

1. Welcome
2. Call to order and roll call
3. Changes/Additions to the Agenda
4. Minutes
 - a. March 31, 2025 (**Action**)
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 RESTRICTIONS UNDER THE OPEN MEETINGS ACT, ACTIONS MAY NOT BE TAKEN ON ITEMS NOT ALREADY ON THE AGENDA; HOWEVER, ACTION MAY BE DEFERRED TO A LATER BOARD MEETING.
6. Old Business
7. New Business
 - a. Discuss and approve the choice of action to repair basement flooding from four potential choices:
 - i. Re-pull cabling and foam conduit at a cost of \$3,820
 - ii. Conduit modification at a cost of \$13,245
 - iii. Polywater fill-in – empty conduit at a cost of \$1,130
 - iv. Cap conduit at a cost of \$8,995 (**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
March 13, 2025, 4:30 pm**

President Thomas Novinski called the Building Committee Meeting to order at 4:30 p.m. on March 31, 2025. A roll call was conducted.

BUILDING COMMITTEE MEMBERS PRESENT:

1. Karen Voitik
2. Thomas Novinski

BUILDING COMMITTEE MEMBERS ABSENT:

1. Vito Schultz

STAFF PRESENT:

1. Jennie Mills, Director

OTHERS PRESENT: Bret Mitchell from Ethos Workshop

CHANGES/ADDITIONS TO AGENDA: NONE

APPROVAL OF MINUTES FROM THE BUILDING COMMITTEE MEETING ON MARCH 13TH, 2025:
Karen moved, Tom seconded. All voted 'yes' to approve via a voice vote.

COMMENTS FROM THE PUBLIC: NONE

OLD BUSINESS: NONE

NEW BUSINESS:

- A. When Indicom went to scope the conduits, they found that cabling was already present. The cabling interfered with the scoping. It needs to be pulled out before scoping can be conducted. Since the cable run is so long, it is heavy; a truck with a winch is required. Scoping to determine where the conduit is broken is really the most conservative next step. It will prevent the need to dig in multiple locations to locate where the fix needs to be made.

Jennie also reported that the original electrician came to the library on March 26th to attempt to put polyfill in the conduit; he also attempted to continue to shift blame away from himself. He (Ed Gans) was told that the Library was still continuing to assess the issue and not to make any changes to work unless directed to do so.

Tom directed Jennie to continue to update the attorney and to make sure that the cost of diagnosing the issue is also included in the cost that the Library has pulled off the final pay app payment.

Karen motioned to approve Indicom to pull the cable out of the conduit and scope the line at a cost of \$5,390/Tom seconded. Roll call conducted, with all present voting 'yes.'

OTHER BUSINESS: None

Karen voted to adjourn at 4:52 pm; Tom seconded. The meeting was adjourned.

Respectfully submitted,

Cindy Norman, Finance Clerk

May 8, 2025

TO: Building Committee, Shorewood-Troy Library Board of Trustees

FROM: Jennie Mills, Library Director

RE: Options for fixing the Basement Water Intrusion Issue

Bret is out of the country; however, he created this memo before he left. The quotes for all four options are also in the Building Committee packet.

Option 1 - IndicomElectric_Proposal_Troy-Shorewood_REPULL CABLING AND FOAM CONDUIT
Price: \$3,820.00

Work Included in Proposal

- Mobilize equipment and materials to repull the cabling into conduit.
- Pull rope into conduit and repull cabling into basement.
- Test cabling to confirm viability.
- Furnish/Install Polyfoam at one (1) 2" conduit in the basement to seal the conduit and prevent water leakage.

Option 2 - IndicomElectric_Proposal_Troy-Shorewood_2in CONDUIT MOD
Price: \$13,425.00

Work Included in Proposal

- Locate underground empty conduit that is taking on more water than what is typical.
- Mark areas for excavation and contact JULIE for utility identification.
- Mobilize equipment and excavate to expose the existing empty underground 2" conduit.
- Cut the conduit at the building penetration and re-route to face of building wall adjacent to building core and install rigid riser with NEMA 3R junction box and drain.
- Install a rigid conduit nipple and LB conduit fitting with cover and gasket to the existing interior junction box.
- Repull the cabling from the south parking lot to the basement and test for viability.
- Backfill the excavation area with spoils.

Option 3 - IndicomElectric_Proposal_Troy-Shorewood_POLYWATER EMPTY 2in COND
Price: \$1,130.00

Work Included in Proposal

- Inspect empty 2" conduit at the basement junction box for debris and remove if necessary.
- Furnish/Install foam dam at interior of empty 2" conduit and install Polywater foam to seal the conduit.

Option 4 - \$8,995

- Locate underground empty conduit that is taking on more water than what is typical.
 - Mark areas for excavation and contact JULIE for utility identification.
 - Mobilize equipment and excavate to expose the existing empty underground 2" conduit.
 - Cut the conduit at the building penetration and re-route it to the face of the building wall adjacent to the building core and install a rigid riser. Cap the riser.
 - Fill the existing 2" conduit opening through the wall with grout or Polywater foam to seal conduit opening.
 - Backfill the excavation area with spoils.



April 18, 2025

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

Attn: Jennie Mills

RE: Shorewood-Troy Library – Repull Cabling into 2” Conduit and Seal w/Polyfoam

Please accept the following Electrical Proposal regarding the *Shorewood-Troy Library – 2” Conduit at South Parking Lot* on Deerwood Drive in Shorewood, IL based on email Tuesday 4/15/2025 w/ Jennie Mills.

All work associated with the above-mentioned project is to be completed in a substantial workman-like manner. Any/all schedules provided will be contingent upon clean work areas provided by owner/GC in a timely manner and weather being moderate enough to work safely and productively.

- Electrical Base Bid (Lump Sum): **\$3,820.00**

Work Included in Proposal:

1. Coordinate with Owner for access to all electrical closets as needed to perform work.
2. Rope out Parking Spaces with Cones and Caution Tape at South Lot for pulling equipment/work area.
3. Mobilize equipment and materials to repull cabling into conduit.
4. Pull rope into conduit and repull cabling into basement.
5. Test cabling to confirm viability.
6. Furnish/Install Polyfoam at (1) 2” conduit in basement to seal the conduit and prevent water leakage.
7. Report results to Library and Demobilize.
8. Equipment Rental included in proposal.

Clarifications:

9. No Illinois sales tax included in quote.
10. No Local Permit/Inspection Fees/Consumption Costs/Bonding Costs.
11. No Weekend Time/Holiday Time/Shift time/Overtime.
12. No Temporary Power/Lighting included in pricing.
13. No Saw-cutting, Spoil Removal or Landscaping Repairs included in pricing.
14. **Any/All repairs to underground conduit/cabling required after work above is performed, will be quoted separately. We would not proceed without formal approval from owner.**

Thank you for the opportunity to quote this project for you, please feel free to contact us should you have any questions.

Sincerely,

Todd Lukas
Project Manager / Estimator

CC:

Note: This proposal may be withdrawn by us if not accepted within **30 days**.
**This price is based on today's copper prices only. Prices are subject to change every day here after depending on the increase in copper. *



April 18, 2025

ETHOS Workshop Architects
105 Jackson Ave #2,
Naperville, IL 60540

Attn: Bret Mitchell

RE: Shorewood-Troy Library – 2" Conduit MOD at Building

Please accept the following Electrical Proposal regarding the *Shorewood-Troy Library – 2" Empty Conduit MOD at Building Project* on Deerwood Drive in Shorewood, IL based on email request from Jennie Mills on 04/15/2025

All work associated with the above-mentioned project is to be completed in a substantial workman-like manner. Any/all schedules provided will be contingent upon clean work areas provided by owner/GC in a timely manner and weather being moderate enough to work safely and productively.

- Electrical Base Bid (Lump Sum): **\$13,425.00**

Work Included in Proposal:

1. Coordinate with Owner for access to all electrical closets as needed and familiarize EC with site locations.
2. locate underground empty conduit that is taking on more water than what is typical.
3. Mark areas for excavation and contact JULIE for utility identification.
4. Mobilize equipment and excavate to expose existing empty underground 2" conduit.
5. Cut conduit at building penetration and re-route to face of building wall adjacent to building core and install rigid riser with NEMA 3R junction box and drain.
6. Install rigid conduit nipple and LB conduit fitting with cover and gasket to existing interior junction box.
7. Repull cabling from south lot to basement and test for viability.
8. Backfill excavation area with spoils.
9. Demobilize all misc material, tools and equipment.

Clarifications:

10. No Illinois sales tax included in quote.
11. No Local Permit/Inspection Fees/Consumption Costs/Bonding Costs.
12. No Weekend Time/Holiday Time/Shift time/Overtime.
13. No Temporary Power/Lighting included in pricing.
14. No Saw-cutting, Spoil Removal or Landscaping Repairs included in pricing.
15. **Any/All repairs to underground conduit/cabling required, other than the existing empty 2" conduit mentioned above, will be quoted separately. We would not proceed without approval from owner.**

Thank you for the opportunity to quote this project for you, please feel free to contact us should you have any questions.

Sincerely,

Todd Lukas
Project Manager / Estimator

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May 2, 2025

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

Attn: Jennie Mills

RE: Shorewood-Troy Library – Install Polywater at Empty 2" Conduit

Please accept the following Electrical Proposal regarding the *Shorewood-Troy Library – 2" Conduit at South Parking Lot* on Deerwood Drive in Shorewood, IL based on Phone Call Friday 05/02/2025 w/Bret Mitchell.

All work associated with the above-mentioned project is to be completed in a substantial workman-like manner. Any/all schedules provided will be contingent upon clean work areas provided by owner/GC in a timely manner and weather being moderate enough to work safely and productively.

- Electrical Base Bid (Lump Sum): **\$1,130.00**

Work Included in Proposal:

1. Coordinate with Owner for access to all electrical closets as needed to perform work.
2. Mobilize miscellaneous material(s) to basement electrical room.
3. Inspect empty 2" conduit at basement junction box for debris and remove if necessary.
4. Furnish/Install foam dam at interior of empty 2" and install Polywater foam to seal conduit.
5. Report results to Library/Architect and Demobilize.

Clarifications:

6. No Illinois sales tax included in quote.
7. No Local Permit/Inspection Fees/Consumption Costs/Bonding Costs.
8. No Weekend Time/Holiday Time/Shift time/Overtime.
9. No Temporary Power/Lighting included in pricing.
10. No Cabling or Pull-Strings provided in empty 2" conduit.

Thank you for the opportunity to quote this project for you, please feel free to contact us with any questions.

Sincerely,

Todd Lukas
Project Manager / Estimator



May 5, 2025

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

Attn: Jennie Mills

RE: Shorewood-Troy Library – Modify 2” Conduit at Building for Future Use.

Please accept the following Electrical Proposal regarding the *Shorewood-Troy Library to Modify the 2” Conduit feeding the South Parking Lot at the face of the building* on Deerwood Drive in Shorewood, IL based on Phone call Friday 05/02/2025 w/Bret Mitchell and follow up email.

All work associated with the above-mentioned project is to be completed in a substantial workman-like manner. Any/all schedules provided will be contingent upon clean work areas provided by owner/GC in a timely manner and weather being moderate enough to work safely and productively.

- Electrical Base Bid (Lump Sum): **\$8,995.00**

Work Included in Proposal:

1. Coordinate with Owner for access to all electrical closets as needed to perform work.
2. Rope out Parking Spaces with Cones and Caution Tape at North Lot for equipment/work area.
3. Mark areas for excavation and contact JULIE for utility identification.
4. Mobilize tools/equipment and excavate to expose empty underground 2” conduit for the South Lot.
5. Cut conduit at building penetration and install rubber conduit plug.
6. Re-Route 2” conduit to face of the building, roughly 24” above grade, and install rigid conduit cap.
7. Install Poly Water sealant at abandoned 2” conduit sleeve through building and cap.
8. Backfill excavation area with spoils.
9. Report results to Library/Architect and Demobilize.
10. Equipment Rental included in proposal.

Clarifications:

11. No Illinois sales tax included in quote.
12. No Local Permit/Inspection Fees/Consumption Costs/Bonding Costs.
13. No Weekend Time/Holiday Time/Shift time/Overtime.
14. No Temporary Power/Lighting included in pricing.
15. No Saw-cutting, Spoil Removal or Landscaping Repairs included in pricing.
16. No Wire/Cabling is included in quote.

Thank you for the opportunity to quote this project for you, please feel free to contact us should you have any questions.

Sincerely,

Todd Lukas
Project Manager / Estimator

CC:

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