

**Crystal Lake Public Library
Board of Trustees
Special Meeting Minutes
September 27, 2022**

I. **Call to Order:** The special meeting of the Crystal Lake Public Library Board of Trustees was called to order by President William Weller at 6 p.m.

II. **Roll Call and declaration of quorum:**

Present: James Becker, Charles Ebann, Alice Fellers, Mary Fisher, Rebecca Sisler, Charles Stump, Cary Waxler, William Weller.

Absent: Bonita Drew

Staff Present: Becky Fyolek, Executive Director; Karen Migaldi, Assistant Director; Veronica Morales, Recording Secretary.

Guests: Joe Huberty and Kristin Richardson from Engberg Anderson Architects

III. **Public Comment:** None.

IV. **Board Action**

A. Condenser Repair Contract – Change order

Trustee Becker requested contextual information on this repair.

Trustee Waxler shared the following timeline of events with the board:

- On March 16, 2022 the Library Board awarded C. Acitelli the contract to replace the condenser for the 1995 addition.
- On July 4, 2022 a violent storm with multi-directional winds moved through the area moving and damaging the condenser of the 1984 addition. This condenser was installed during the 2021 Repairs Project and was still under warranty. Other repair costs were covered by insurance.
- On July 20, 2022 the Facilities Committee reported on the damage at the July Board meeting indicating that the committee was working with the architect to investigate the best way to prevent future damage. It was determined that the best course of action would be to attach the new condenser to the building. Since this was not included in the original contract, Engberg Andersen prepared and forwarded specification documents to C. Acitelli.
- On September, 21 2022 C. Acitelli provided a proposal indicating the work would cost an additional \$40,000.

Trustee Becker expressed concern on tapping reserves money and questioned the timing of the project due to temperature consideration as there is more opportunities for errors and other challenges as temperatures drop down.

Executive Director Fyolek indicated that the replacement of the condenser of the 1995 addition was originally scheduled for today. She also explained that the month of October offers a window of opportunity to complete this project due to cooler outside temperatures making working in the building with no air conditioning more bearable for staff.

Architect Joe Huberty explained that the high cost of securing the condenser to the rails in the roof is due to the creation of a solid connection through the roof without compromising the integrity of it.

It was moved by Cary Waxler and seconded by Charles Ebann to approve a Change Order for the Condenser Replacement project in the amount not to exceed \$40,008.25 to cover the attachment of the new condenser to the library roof and to direct and authorize the Board President to sign the Change Order Certification provided by our architect or engineer.

ROLL CALL:

Aye: Chuck Ebann, Alice Fellers, Mary Fisher, Rebecca Sisler, Charles Stump, Cary Waxler,

Absent: Bonita Drew

Nay: James Becker, William Weller

Abstain: None

Motion Passed

- V. Adjournment:** It was moved by James Becker and seconded by Charles Stump to adjourn at 6:45 p.m.

Voice Vote: Aye- 8; Nay- 0; Absent- 1; Abstain- 0; Motion Passed.

Rebecca Sisler, Secretary