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2 STATE OF ILLINOIS)
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3 COUNTY OF DU PAGE)

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5 In Re:)
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6 Public Comments) OCTOBER 10, 2009

Regarding the Glen Ellyn)

7 Public Library.)

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11 REPORT OF PROCEEDINGS had at the
12 Glen Ellyn Public Library, 400 Duane Street,
13 Glen Ellyn, Illinois, on October 10, 2009, at
14 the hour of 2:00 p.m.

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1 PRESENT:

2 MR. LARRY STEIN, Library Board President;

3 MS. DAWN BUSSEY, Library Director; and

4 MR. STEVE LARSON, Consultant.

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1 PRESIDENT STEIN: All right. Why
2 don't we get started.

3 This is the third of three public meetings
4 that the library is holding on the proposal to
5 repair its building and its contents.

6 My name is Larry Stein. I'm the President
7 of the Library Board, a position I've had since
8 May of this year. I served on the Board of the
9 library since May of 2007.

10 And I -- Dawn Bussey here with me will --
11 we will be presenting to you the history and the
12 circumstances of the problem, the two-part
13 solution that we propose, and then we will take
14 questions in various formats.

15 This meeting is being transcribed by
16 Ms. Sonntag to my right. The reason it is being
17 transcribed is so that the Village Board, which
18 will have to vote on this proposal -- will have a
19 record of what happened at these meetings.

20 There were two others. One was also
21 transcribed, and one -- the other was videotaped
22 and is available on the Village's Web site and
23 will soon be available --

24 DIRECTOR BUSSEY: It's already linked

1 from ours.

2 PRESIDENT STEIN: It's on our
3 Web site now. We'll show you that in a minute.

4 In addition to Dawn and myself who are
5 here, we also have Steve Larson, who is a -- he's
6 our financial consultant. He has been giving us
7 advice on the -- one part of the process, one
8 part of the solution.

9 Also, Bill Cranny and Arden Barnett are
10 here. They are also members of the Library
11 Board.

12 Kristen, your last name is --

13 MS. SMITH: -- Smith.

14 PRESIDENT STEIN: Kristen Smith is
15 the President of the Friends of the Library, and
16 then we also have Weldon Johnson, who's a former
17 Board -- member of the Board of Trustees of the
18 library. Those are all of us that are here.

19 This building was built in 1994 and 1995
20 for approximately \$6 million. It came in
21 underbudget -- 1994-1995 -- for about \$6 million.
22 It came in underbudget. And it was built and we
23 moved here shortly thereafter.

24 Several years thereafter subtle problems

1 discussed, different contractors and experts were
2 being hired by the Board. Some of them didn't
3 work out that well, and that was the circumstance
4 when I joined the Board and the roof was
5 identified as a problem.

6 Thereafter, as a result of the inspections
7 of the roof, additional problems were detected in
8 what I call all five sides of the building.
9 Basically, the four walls in addition to the roof
10 were problematic. They were not keeping the
11 moisture from the outside out of the building,
12 and they were also leaking our heating and
13 air-conditioning out.

14 In addition, there's problems with -- the
15 problems with the HVAC system were more extensive
16 than were first thought. Basically, the . . .
17 the building is not sealed. There is no building
18 envelope and so that -- yeah.

19 MR. GOEBEL: I'm sorry. You're
20 referencing things from 2005. Is there another
21 slide which references that?

22 DIRECTOR BUSSEY: No.

23 PRESIDENT STEIN: No. I'm going to
24 go to -- I'm going to --

1 DIRECTOR BUSSEY: He's really at the
2 very bottom line on this slide, "Multiple
3 consultants from 2001 until 2007."

4 MR. GOEBEL: Okay. But . . . the
5 first point is it says "from 1995 to 2001."

6 DIRECTOR BUSSEY: Right, which is
7 what he said at the beginning. He stated that
8 there were small problems that people found in
9 the first few years, and those were the small
10 problems. It was the broken pipe, a mechanical
11 failure, a leak in the roof on the east end.

12 MR. GOEBEL: Right. So the other
13 issues were addressed after 2001?

14 PRESIDENT STEIN: The issues with all
15 five sides that I'm talking about are recent. We
16 are addressing -- the current Board that came
17 aboard in '07 with me, these are things that
18 we've detected.

19 MR. GOEBEL: I'm just trying to get
20 the timeline here.

21 PRESIDENT STEIN: Got you.

22 MR. GOEBEL: Okay. Where are we at?

23 PRESIDENT STEIN: Right now I'm
24 talking about the time -- why don't you give us

1 your name so the Stenographer can write down your
2 name.

3 MR. GOEBEL: Sure. Mike Goebel,
4 G O E B E L.

5 PRESIDENT STEIN: Thank you,
6 Mr. Goebel.

7 From 2007 to the present we have identified
8 other problems with the walls. The exterior
9 material is not impervious to water. I think no
10 exterior material is, but it also does not drain
11 the water as it comes in out, and we've had
12 problems with the walls, the exterior walls, from
13 2007 until the present.

14 We've been maintaining those or fixing
15 those problems with the walls with a fund that we
16 have for that purpose called our building,
17 equipment, and maintenance fund, which I think at
18 its highest point had about \$400,000 in it, and
19 we used that money, a big chunk of it, to fix
20 massive leaks or the largest leaks we found so
21 far above the entranceway, the second and
22 third floor, above where you walk in the
23 building, sort of a turreted space.

24 There were significant leaks that caused a

1 mold growth to occur that we fixed, not during
2 this construction season but the prior one, and
3 that depleted our fund significantly,
4 approximately \$200,000 is the amount that comes
5 to mind. I don't have that figure right in front
6 of me.

7 This construction season we began work on
8 the north elevation, which you can see if you
9 look back where the railroad line is, and that --
10 when that work is completed, we'll estimate that
11 our fund -- our building, equipment, and
12 maintenance fund -- will only have about \$100,000
13 left in it, which the Board has determined is not
14 a sufficient sum to commit to any further repairs
15 to this problem.

16 And so that is the history; that is the
17 situation we're in now. Dawn is going to
18 describe now her experience with the building as
19 the director for the last two years, and then,
20 when she's done, I will resume my part of the
21 talk by describing the two-part solution that
22 we've come up with that we're proposing, and then
23 we'll take any questions and have a little tour.

24 So, Dawn, why don't you tell us about your

1 experiences.

2 DIRECTOR BUSSEY: Thank you, Larry.

3 I started at the Glen Ellyn Public Library
4 on April 16th of 2007.

5 And it was just a few days, actually, into
6 that that I started to notice a series of cracks.
7 You'll see them if you look up toward the top of
8 the wall. They're in some of the interior walls
9 and some of exterior walls around the outside
10 perimeter of the inside of the building.

11 One of the best examples if you'd like to
12 look at one is right outside the elevator on the
13 first floor. You'll see there's like a large one
14 that cuts across right there.

15 So that made me start to wonder, "Well, if
16 we have all this cracking all over the walls,
17 what's going on here?" So I started
18 investigating a little bit further, and that took
19 me into the third floor. The Board room is on
20 the third floor, and I was kind of doing this
21 wall inspection, just a visual wall inspection.

22 And in the closet off that Board room I
23 found a hole cut in the wall and a bread pan that
24 had been situated in that wall to catch water

1 that leaked in there.

2 So, of course, that made me start to look
3 at that spot a little bit closer, and if you look
4 just outside the window -- there's windows right
5 there -- you could see that there's a place where
6 precast concrete meets the masonry or the
7 brickwork right outside there.

8 And someone had spread a line of caulk
9 that's this wide -- and I'm not exaggerating --
10 across that seam to try to prevent, evidently,
11 this water that was coming in and being caught in
12 this bread pan.

13 A little bit later on in that same area,
14 once we were working on that turret area, we
15 discovered that the valley right above that same
16 place -- which that's where that turret roof
17 meets the flat portion of the roof -- someone had
18 taken a large bucket of Roof Patch and a trowel
19 up to that same place, and they had troweled Roof
20 Patch this wide down that entire valley and
21 probably about this thick and just back and forth
22 and back and forth to try to prevent that water
23 from coming down and catching in that bread pan.

24 As you can imagine, that's not normal, so I

1 started to look around a little bit more to see
2 what I might be able to discover.

3 I happened into the second floor, the
4 quiet -- the study room, it was then. It's the
5 second floor of the turret area.

6 And in there I found that the drywall was
7 so wet it was literally bubbling. You could
8 have easily put your hand through it; it was that
9 wet. But I was pretty confident of what you'd
10 find behind there and chose not to put my hand
11 into there but knew that it needed to have
12 attention.

13 What we've discovered are the cracks that
14 I've mentioned that are in these walls --
15 especially above doorjambs and things and in the
16 ceilings -- are because of the fact that we don't
17 have expansion joints.

18 When you have long expanses of drywall, you
19 should have places where there's a joint built in
20 so that, if you've got any movement, that joint
21 sort of absorbs that movement, rather than the
22 drywall having to absorb that movement. And
23 drywall's not real flexible, so drywall, when it
24 has to try to absorb movement, cracks. So that's

1 where all these cracks have come from, because we
2 don't have these expansion joints.

3 Where did the water come from? It was
4 coming in around these windows, that one, you
5 know, like by the Board room that I mentioned
6 where the bread pan was or in that second
7 floor -- what used to be the quiet study room.

8 Well, upon investigation we found out that
9 the windows don't have the proper flashings
10 installed around them. The flashings around
11 windows keep water from coming in when it rains
12 down a window. It makes it go out instead. Our
13 windows don't have proper flashing installed
14 around them.

15 My most recent discovery is working out
16 here on this north elevation where we're doing
17 some of the same repair work, and we've
18 discovered that some of the windows in the
19 building were actually installed upside down.

20 Now, how do you know a window's upside
21 down? Well, the way a window is made, they have
22 drain holes down on the bottom, and some of the
23 windows in this building have been installed with
24 those drain holes on the top. So then that

1 prevents the window from even being able to drain
2 the way it was designed to if moisture happens to
3 get back inside there.

4 So, of course, we've rectified that now
5 when we're working back here on the north
6 elevation, but the contractor has looked around
7 and identified that there are other windows
8 throughout the building that are also installed
9 upside down.

10 Another problem that we have that -- the
11 outside surface that you see on our building that
12 looks like stucco -- well, it is stucco over here
13 in the turret area where we fixed it, but those
14 other areas are a substance called EIFS. A lot
15 of people know it as Dryvit. Dryvit was a brand
16 name for the product. It was sort of an
17 artificial stucco material. It's actually --
18 kind of a Styrofoam is the best way I can
19 describe it.

20 And when it was applied to the building 14,
21 15 years ago when the building was built, it was
22 a brand-new material in the construction
23 industry, and everybody -- especially the
24 architects -- thought it was a fabulous material

1 because you could get this stucco-like appearance
2 but it's easier to work with than the real,
3 traditional plaster stucco. You can shape it a
4 little bit more, and it was going to be less
5 expensive and it was going to be a better
6 insulator.

7 But we didn't really know the proper way to
8 install it and make sure that it drained any
9 water that got behind it back 14 or 15 years ago
10 when it was a brand-new product, so -- ours isn't
11 installed quite right, so the moisture can't
12 drain out from behind it.

13 In addition to that, EIFS can crack over
14 time, and, just like any cracks that are on the
15 outside, that can allow water to come in.

16 So we have cracks in the EIFS; we have
17 issues in the masonry where the precast concrete
18 meets the brickwork. You'll see that, in a lot
19 of our joints, the compound inside there has
20 started to break and crumble, and that allows
21 moisture to come in from outside, also.

22 The roof, as was mentioned, does, indeed,
23 have issues, as well. One of the major things
24 with our roof is the fact that it's not properly

1 ventilated. The vents for our roof are some
2 louvers that are at the ends of the building, but
3 there are no roof vents or ridge vents in the
4 upper portion of the roof, so none of the heat
5 can escape out through the roof.

6 It's supposed to go out through those
7 louvers on the ends, but there's no fans or
8 anything for -- to push it out of the attic
9 space. And with just those louvers on the end --
10 hot air rises; it doesn't necessarily flow
11 sideways.

12 So we've been heating that roof from
13 underneath, and, of course, it's been taking the
14 heat from above, from the sun, as well, so it's
15 actually deteriorated the asphalt shingles a lot
16 faster than if that roof were properly
17 ventilated.

18 So those are the things that we've
19 discovered with the roof and the walls.

20 The HVAC system. Again, I mentioned I
21 started here in April of 2007, so it wasn't long
22 after that that I needed to turn the HVAC system
23 on. I needed to start the air-conditioning. It
24 was starting to get a little bit warm outside.

1 And when we first tried to do that, it
2 didn't want to function very well at all. It
3 was 84, 85 degrees in the building. I remember
4 passing out popsicles to the staff because they
5 were melting and we had no airflow going through
6 the building.

7 And what we've discovered is a number of
8 different things. The VAV boxes, which -- think
9 of them as control boxes inside your air -- the
10 word's escaping me right this minute but the --
11 the ductwork -- inside your ductwork the VAV
12 boxes are. The VAV boxes have to open and close
13 to allow airflow to go through them.

14 What we discovered is some of ours don't
15 work at all. Some of them aren't capable of
16 opening and closing, and so the VAV boxes need to
17 be replaced, and the software in the mechanical
18 system needs to be upgraded so it can actually
19 talk to the VAV boxes so that we could have
20 better control over the HVAC system.

21 But even bigger than that -- Larry
22 mentioned this building envelope. All buildings
23 should have sort of an envelope -- your house,
24 you know, a commercial building -- meaning that

1 it's sealed to a certain extent so that you're
2 only losing your heat and your air-conditioning
3 through your windows and your doors. You try the
4 best you can to keep it from going out around the
5 windows and through the ceiling and through the
6 attic and whatnot.

7 Well, this building is not sealed. When
8 you look at that space between the attic and the
9 roof, there are lots of places where pipes and
10 the sprinkler system cut through what should be a
11 vapor barrier that should be sealed around those
12 things.

13 And it should keep that cool air in when
14 we're trying to cool the building, and it should
15 keep the warm air in when we're trying to heat
16 the building, but that's not the case. There are
17 lots of places in there that are broken or open,
18 so to speak, so we don't have a sealed building
19 envelope.

20 Without that sealed building envelope, we
21 can't balance the building properly, meaning we
22 can't make the mechanical system work quite the
23 way it should, and we've got that VAV box issue
24 on top of it all.

1 We also have a lack of insulation in some
2 areas, and I have some photos later on that will
3 show you -- that really sort of help you to
4 understand some of the spots where that's
5 occurring.

6 As you can imagine, without a sealed
7 building envelope and all this hot and cold air
8 escaping from places that it shouldn't, we're not
9 very energy efficient. If we can seal this
10 building up and upgrade that mechanical system,
11 we'll actually be a much more energy-efficient
12 building.

13 And if you visit the library on occasion,
14 you'll notice that often we have what I would
15 call inappropriate temperatures. We try to keep
16 the building between 68 and 72 degrees, no matter
17 what the season, but there's times where we just
18 can't because the system just won't allow us to,
19 and then we do the best we can to keep as close
20 to that range as we can.

21 Another section or what we're calling the
22 other capital repairs that need to be done -- for
23 example, on the second floor of the building --
24 well, actually, throughout the building but the

1 second floor especially -- you should have what's
2 called a certain candlepower of lighting; in
3 other words, a certain level of lighting so that
4 you can read a book or a magazine or a computer
5 screen. The second floor does not have the
6 appropriate candlepower and needs to be relamped.

7 The soffit control joints, we talked about
8 that before. That's to keep all those cracks
9 from occurring.

10 We've got some mechanical pumps in the
11 basement that have come up to the end of their
12 life expectancy, and so they may or may not
13 continue going.

14 The carpeting. If you look throughout this
15 building -- especially when you walk into the
16 youth services department or you walk up the
17 stairs to the second floor -- you'll find that
18 the carpeting is coming up in many places. The
19 maintenance people are gluing it down on a daily
20 basis to keep people from tripping on it and
21 it -- yes, Mr. Goebel.

22 MR. GOEBEL: Okay. Just so I'm clear
23 on this, could you go back to the original
24 screen -- or the previous screen?

1 DIRECTOR BUSSEY: This one? The HVAC
2 system?

3 MR. GOEBEL: Okay. Just so I'm
4 understanding this, what you're saying on this
5 screen are design issues, slash, construction
6 issues?

7 DIRECTOR BUSSEY: It's a combination,
8 right.

9 MR. GOEBEL: The second screen,
10 carpeting . . . that's -- I'm just trying to
11 separate deficiencies in the past, ongoing
12 capital --

13 DIRECTOR BUSSEY: Sure. Right. And
14 this is not separated that way.

15 What this is is it's a basis of the things
16 that we're asking to repair right now, what the
17 \$3 million bond issuance would pay for.

18 MR. GOEBEL: Okay. But if you go
19 back to the current screen, then --

20 DIRECTOR BUSSEY: Right.

21 MR. GOEBEL: -- okay -- are you
22 saying the relamping -- or relamping issues stem
23 from lighting that was improperly installed?

24 DIRECTOR BUSSEY: Can . . .

1 MR. GOEBEL: Or is it an issue where
2 current code says we need X lumens and it's not
3 X lumens?

4 DIRECTOR BUSSEY: It's not -- right.
5 Right. It's not a code.

6 MR. GOEBEL: Do you see my question?

7 DIRECTOR BUSSEY: Exactly.

8 The relamping -- I don't know exactly what
9 the recommendation for candlepower was when the
10 building was built. I'm going to assume at this
11 point that it is the candlepower that was
12 recommended then.

13 But it's 15 years later, and computers are
14 a large part of what is done in libraries now --

15 MR. GOEBEL: Right.

16 DIRECTOR BUSSEY: -- and the
17 candlepower needs to increase in order for people
18 to be able to read and use the facility for its
19 main purpose.

20 MR. GOEBEL: Okay. And you're not
21 saying that the -- there was an issue with the
22 mechanical pumps? They're just ending their
23 useful life?

24 DIRECTOR BUSSEY: Right. Exactly.

1 MR. GOEBEL: Okay. That's -- okay.

2 DIRECTOR BUSSEY: It's kind of a
3 combination of things.

4 MR. GOEBEL: Right. And I'm just
5 trying to separate the two before we get to the
6 pictures.

7 DIRECTOR BUSSEY: In your own mind,
8 sure. Not a problem.

9 So the carpeting, as we mentioned, is not
10 only a safety issue and we're gluing it down,
11 trying to keep people from tripping on it, but
12 it's also sort of met the end of its useful life.

13 If you look at it where you're walking into
14 the youth department or walking up to the second
15 floor, you'll notice that there are stains
16 everywhere. And we have the carpet cleaned
17 regularly, but we can't even get that staining
18 out of it any longer. It's just past its useful
19 life and needs to be replaced.

20 The parking lot. If you take a close look
21 at it -- and a lot of it is underneath the cars,
22 especially along this island right here -- but
23 you'll see that it has -- is cracked and
24 deteriorating. You'll see that we've replaced

1 portions of it along the way, but it's to a point
2 that you can't just keep cutting out little
3 pieces and patching little pieces. It needs dug
4 up and it needs redone.

5 Our thought along those lines is, because
6 we also have a safety issue in our parking lot --
7 with the way the traffic runs through, we often
8 have issues with people stopping here by the book
9 drop and, because the driver's side ends up on
10 the -- sort of the inside, they leave their door
11 open, they get out and walk around the car to put
12 the things in the book drop -- we get people that
13 come up behind them and zoom around their car. I
14 know it to be a fact that the maintenance person
15 almost had an incident with a car out there not
16 too long ago, and I, myself, did the other day,
17 as well.

18 We need to redirect the traffic into the
19 parking lot so that people are getting out on the
20 side where that book drop is and we don't have
21 that dangerous situation that we do right now.
22 And just the plain surface needs to be redone, so
23 this would be the time to make the change like
24 that.

1 In terms of the ongoing capital repair and
2 replacement -- that's what we're asking for the
3 tax rate increase in order to cover, your ongoing
4 repairs and replacements -- you have both some
5 known things, and you have unknown things.

6 The known things -- we brought a consultant
7 in by the name of Engberg Anderson, and we had
8 them go through the mechanical system, the
9 electrical system, and the architectural system.
10 And they went through item by item, and they gave
11 us a life expectancy for those items and a
12 replacement cost for those items.

13 Now, it's our hope that some of those
14 things we can keep going longer than what they're
15 giving as a life expectancy. And some things you
16 will, but some things will also expire before
17 their life expectancy is done. So what we're
18 asking for is monies to repair those sort of
19 known components, but then you also always run
20 into the unknowns, just like you do at home.

21 Some of the unknowns we've had recently,
22 the water main where it actually enters into the
23 building sprung a leak. And it's inside the
24 building. So it's the building owner's

1 responsibility, so we had to pay to fix that.

2 We had the -- we have a wet and a dry
3 sprinkler system in this building. We had a
4 valve in the sprinkler system that failed. Well,
5 you can't leave the sprinkler system not
6 operating, so you have to replace the valve in
7 the sprinkler system.

8 We had an exterior lighting failure. We
9 had a number of the light fixtures out here in
10 the parking lot that stopped working. Well, of
11 course, our first thought was, "Well, we need to
12 put some new bulbs in," so our maintenance people
13 went out to do that, and they still wouldn't come
14 on. So then we thought maybe they needed some
15 new ballasts, so we tried to put some new
16 ballasts in, and that still wouldn't solve the
17 problem, and it ends up there was an electrical
18 problem.

19 Well, we couldn't not have lights in the
20 parking lot, so you have to call an electrician
21 in in order to repair those things. The problem
22 is we don't have the capital repair replacement
23 line in our budget.

24 We created one this year for the very first

1 time, and we skimmed \$30,000 out of other budget
2 lines because that's all there was that we could
3 come up with to put into this line.

4 And that new budget year started the
5 beginning of May, and we've almost already spent
6 the \$30,000 just on some of these unknown kinds
7 of issues that have come up that we have to
8 address, so the 3-cent tax increase is meant to
9 cover both known and unknown ongoing capital
10 repairs and replacements.

11 What we've been seeing is that we really --
12 we have a two-part problem, and it needs a
13 two-part solution. The problem -- yes, the
14 building wasn't built as well as it could have
15 been. The second part of the problem, we don't
16 have the appropriate funds to maintain and repair
17 the building as we need to going into the future.

18 So the solution that we've proposed is also
19 two-part. As I mentioned, we're proposing the
20 3-cent tax increase to cover those known and
21 unknown ongoing capital repairs and replacements.

22 We're proposing the \$3 million bond
23 issuance so that we could have that money right
24 now to fix all the things that need done

1 right now. Without either one of those pieces,
2 we still end up without a solution, so that's why
3 we've proposed the two together.

4 With that said, Larry's going to explain to
5 you a little bit about where those dollar figures
6 come from.

7 PRESIDENT STEIN: Thank you, Dawn.

8 Just to back up a little, the library is
9 governed by a seven-member Board that is elected
10 by the Village citizenry.

11 And we have been struggling with this
12 problem -- or the Board has been struggling with
13 it since before I joined the Board in 2007, but
14 we've been struggling -- I've been on the Board
15 since 2007. We've been struggling with how to
16 solve this problem, how to identify it, get our
17 arms around it, and deal with it in a fiscally
18 responsible manner.

19 And we haven't come to the two-part
20 solution lightly. For quite some time we were
21 trying to figure out ways of doing it that didn't
22 involve borrowing money or didn't involve raising
23 taxes, but when we learned the magnitude of the
24 problem, it became apparent that that was not

1 possible, and the Board -- the seven-member
2 Board, I think, is unanimous in feeling like,
3 after long and lengthy study and struggle, this
4 is really the only reasonable solution to the
5 problem.

6 And we come -- the biggest problem, really,
7 is the lack of any funds in our budget to
8 maintain this building as it ages, and that's
9 kind of shocking. It was shocking and we
10 realized it and -- which is why we hired an
11 expert, consultant, to estimate for us how much,
12 on average, we can expect the building and its
13 contents and its systems to cost to maintain and
14 replace.

15 And my working theory is that, when the
16 building was brand-new, we didn't really need
17 much money to maintain it because it was
18 brand-new and the problems that we were
19 experiencing weren't really apparent yet.

20 And, you know, the building -- we like the
21 building. The Board feels like the building is
22 clearly worth saving. We estimate that it would
23 cost about \$15 million to replace it. It's about
24 52,000 square feet.

1 this is last year's budget, as opposed to one
2 we're working in right now, which is referred to
3 as the 2010 budget.

4 This one shows we only had one maintenance
5 line, and it was what was called a maintenance
6 service line, and what that did is it covered the
7 maintenance contracts.

8 So up until now we've had a company that
9 comes in and services the HVAC system four times
10 a year. That means four times a year they come
11 in, they check the filters and change the filters
12 and kind of check the basic overall system.
13 We've had a sprinkler company that comes in and
14 inspects the sprinkler once a year.

15 We've had a landscape firm that comes in
16 and mows the grass and trims the bushes. We've
17 had a maintenance contract on the copy machines.
18 So that's the maintenance line we've had, but
19 it's all been that contractual maintenance.

20 MR. JOHNSON: Elevators.

21 DIRECTOR BUSSEY: And the elevators.

22 Yes. Thank you.

23 All those types of services, but it still
24 didn't have anything in it for these other kinds

1 of replacements and repairs.

2 PRESIDENT STEIN: Thank you, Dawn.

3 And up until now we've been funding the
4 modest repairs of the building as they became
5 necessary through this fund which we call the
6 building, equipment, and maintenance fund, and
7 we've supplied that fund over the last 15 years
8 with resources in two sort of haphazard ways.

9 First of all, if we had a surplus at the
10 end of any year, if our budgeting was on the
11 conservative side -- which it typically is and we
12 typically have a small surplus at the end of each
13 year -- we would transfer that surplus into the
14 building and maintenance fund.

15 We also in the past, several years ago,
16 raised a small, onetime tax to fund the building,
17 equipment, and maintenance fund, and that's where
18 the \$400,000 that we had when we started this
19 project came from.

20 But it's become apparent through our
21 additional study that we need a more sustained
22 source of revenue to be fiscally responsible
23 because we can't -- the building is too large to
24 be maintained by surpluses that may not exist in

1 future years or onetime taxes that will only
2 solve problems that we know about at the time.

3 This shows -- this slide shows our
4 revenues. 90 percent of our revenues come from
5 property taxes, and we just get little slivers
6 from the State, from library fines, a little
7 interest and whatnot, to give you an idea of what
8 our revenue sources are.

9 And this is the revenue in a nongraphical
10 format, if you want the detail.

11 MR. JOHNSON: Those are on the
12 Web site?

13 DIRECTOR BUSSEY: Those have been
14 added to the Web site. We'll look at them in
15 just a moment, and if I may just point out a
16 couple things here.

17 I know some people think, "Well, you know,
18 you charge us fines on the materials when they're
19 late," which we do. But if you look, the fine
20 income is -- even though it's substantial -- it's
21 \$54,000. That isn't enough to do the maintenance
22 that the building requires.

23 You also might say, "Well, you charge us
24 that dollar for those DVDs," which we do. But,

1 again, you'll see that the revenue that comes
2 from that is about \$30,000, which is wonderful.
3 We wouldn't be able to balance the budget without
4 it, but it still isn't going to cover all the
5 capital repair and replacement work that needs to
6 be done.

7 Something else that I know people have
8 wondered is, "Well, you have a Friends group, and
9 you have a Foundation." Yes, we do, and we're
10 thankful to have them. The Friends group on an
11 average contributes anywhere from 20 to \$26,000
12 to the library. That allows us to buy more
13 materials and do more programming than we'd be
14 able to do without it.

15 The Foundation typically will do a project
16 of some kind. This year's project is only
17 \$3,000, but the teen room in the past was
18 \$35,000.

19 But, again, those are to do extra things
20 over and above and not the kind of numbers that
21 we need to really repair the building or to fund
22 ongoing repair and replacement.

23 PRESIDENT STEIN: Thank you.

24 Okay. So the two-part solution we estimate

1 will cost a typical homeowner, owning a house
2 with a market value of about 300 to \$350,000,
3 35 extra dollars on their upcoming, 2009 tax bill.

4 Of that \$35 for that typical homeowner,
5 \$26 is going to fund the 3-cent tax increase, the
6 repairs that we estimate we will need to make.
7 On average, that will add about 40 -- I'm
8 sorry -- 400 -- a little over \$400,000 to our
9 revenue, and the \$9 will service the \$3 million
10 in bonds that we provide to sell. That's how we
11 came up with the \$35 estimate.

12 Of the \$3 million in bonds that we propose
13 to sell -- this is the breakdown of what we plan
14 to use the money for.

15 Most of it is for the five sides of the
16 building, as I described, and the two other
17 portions are the HVAC system and the other
18 capital repairs. And this shows it is -- this is
19 the detail of that.

20 Now, these -- I should point out these are
21 estimates, both -- the \$3 million is an estimate
22 of how much it will cost to repair the known
23 problems at the building, and the 3-cent tax
24 increase that will raise 400 or \$450,000 annually

1 is an estimate of the average repairs that we
2 can -- repairs and replacements -- that we can
3 expect in any given year for the near future.

4 We hope that these estimates are a little
5 on the high side. They're our best estimates.
6 And if they are on the high side, then we'll have
7 a little surplus should something catastrophic
8 happen which we don't have now. But these are
9 not -- these are not contracted or bid-out
10 numbers.

11 This breaks down, of the \$9 the typical
12 homeowner will pay in 2010 to service the
13 \$3 million in bonds -- which, by the way, we plan
14 to pay off over about 11 years -- this shows
15 where those \$9 are allocated to, based on the
16 estimates.

17 Now, this is an interesting slide. We
18 didn't know this -- I didn't know this historical
19 data until very recently.

20 Basically, what it says is that in 2002 our
21 total taxation was 25.07 cents per \$100 of
22 assessed valuation. That had dropped over the
23 years until 2008 to just over 20 cents, a
24 significant decline. Our proposals just -- take

1 it just a hair over what it was in 2002, just
2 over 25 cents.

3 We have more information on our Web site,
4 and we're adding to it every day, and you're
5 welcome to go to our Web site and look at all the
6 data.

7 We also have data here. We've got some
8 forms that you can read in the back, some forms
9 you can fill out. We have a fact sheet -- this
10 is both on the Web site and is in the back --
11 and frequently asked questions you're welcome to
12 look at.

13 Plus an e-mail address for me and Dawn is
14 on the second page of the fact sheet if you want
15 to ask direct questions.

16 And what we're going to do now is we're
17 going to have a question-and-answer session, so
18 you're welcome to ask any question you want. All
19 I ask is that you stand up, state your name, ask
20 your question.

21 You can also submit questions by a
22 3-by-5 card if you don't want to stand up and
23 speak, and we have one of those already, so I'm
24 going to start with that one, and then, if anyone

1 wants to hand in a card or stand up and speak,
2 that will be fine.

3 The question is, "Will the repairs be
4 accompanied by an enforceable warranty?"

5 And that is an excellent question because
6 the building was not built as it should have
7 been, and so much time has passed that there
8 really is limited recourse that we could have.

9 And so the answer is we're going to get
10 whatever warranties we are entitled to, but, more
11 importantly, we're going to inspect the work more
12 rigorously and identify any problems within
13 sufficient time to take whatever action is
14 appropriate.

15 Sure, Mr. Goebel.

16 MR. GOEBEL: And who's going to
17 inspect this?

18 PRESIDENT STEIN: Good question.

19 The -- the consultant we've hired who's
20 come up with the estimates for the repairs, the
21 \$3 million, is a company called Building
22 Technology Consultants, and they've supervised,
23 on our behalf, the work above the entrance area
24 and the current work on the north side facing the

1 railroad.

2 They are excellent at inspecting the work,
3 both as it's going and when it's done. They've
4 caught the subcontractors in various
5 misapplications or nonspecified or improper
6 materials, and so they're our first line of
7 defense. BTC is our first line of defense, and
8 they've been very rigorous.

9 But the second line of defense is, even
10 after the job is done, even after Building
11 Technology Consultants is -- no workers are left
12 on the site, we're going to have to be more
13 observant, and even if something seems subtle or
14 nothing to worry about, you know, we're not going
15 to let that just lie.

16 We're going to inspect it, evaluate it,
17 either with the staff or with outside consultants
18 and with our own eyes, so that, if something
19 needs to be done a year or two or three after the
20 project is done, we'll still have time to do it.

21 Does that answer your question?

22 MR. GOEBEL: Sort of. But who is
23 going to inspect it?

24 PRESIDENT STEIN: Well, BTC is going

1 to inspect it.

2 MR. GOEBEL: They're doing the work,
3 I'm assuming.

4 PRESIDENT STEIN: No. No. No.
5 They're our consultant. They're going to --

6 MR. GOEBEL: There's no one from the
7 Village involved in that?

8 PRESIDENT STEIN: The Village -- yes.
9 The Village will inspect and the Village did
10 inspect.

11 MR. GOEBEL: That's my question. Who
12 from the Village is going to inspect?

13 PRESIDENT STEIN: I assume someone
14 from the Village's building department will
15 inspect.

16 I imagine there will be various inspections
17 from the Village, various people on the Village
18 staff or maybe even outsiders that the Village
19 retains to inspect.

20 I don't know -- I don't have a detailed
21 knowledge of the Village's level of inspection,
22 and I'm not going to rely upon it. We're going
23 to -- we're not going to rely on the Village's
24 inspections. They're going to do their

1 inspections for their purposes; we're going to do
2 our inspections to make sure that what happened
3 in the past doesn't happen again.

4 MR. GOEBEL: Okay. And my follow-up
5 to that would be, where were the people from the
6 Village signing off on the original construction
7 of the building if these same people are going to
8 come back and verify that what we get that's in
9 the contract is, indeed, what we get in the work
10 of -- the level of workmanship is, indeed, up to
11 the code?

12 PRESIDENT STEIN: Well, I'm -- I
13 don't know where they were because I wasn't on
14 the Library Board then. I wasn't involved.

15 MR. GOEBEL: No, but you're saying --
16 just so I'm hearing you clearly, you're saying
17 that people from the Village -- whether that be
18 the building inspector, engineers -- are going to
19 come in and do this inspection work to solve the
20 existing problems.

21 PRESIDENT STEIN: Oh, no. No. The
22 building -- the Village is going to do whatever
23 inspections it does for its permitting and
24 whatever other reasons it has to -- it chooses to

1 do inspections.

2 We're -- we have Building Technology
3 Consultants and any other consultants that we
4 choose to hire who will make sure -- who will
5 craft the specifications for these projects, put
6 them out to bid, assist us in evaluating the
7 bids, and then make sure that the subcontractors
8 that are award -- or the contractors that are
9 awarded these bids perform -- use the materials
10 specified and do the work exactly as specified.

11 MR. GOEBEL: Okay. But -- permission
12 to speak frankly.

13 As Dawn herself said, we've had windows in
14 this building that have been installed upside
15 down. Now, I don't know what your background is
16 from a building construction expertise or Dawn's
17 or anybody else on the Board, but when a window's
18 installed upside down, that -- that doesn't --
19 seems to be an issue that somebody along the
20 construction process should have caught.

21 PRESIDENT STEIN: Yes. They should
22 have caught it.

23 And we will catch it this time because --

24 MR. GOEBEL: And my question is -- we

1 didn't catch it before. What safeguards are in
2 place that we catch it now? And you're saying
3 essentially the same people who --

4 PRESIDENT STEIN: No, no, no. No.
5 This is --

6 UNIDENTIFIED SPEAKER: This is
7 different.

8 PRESIDENT STEIN: Building Tech --
9 we've worked with Building Technology Consultants
10 for the past two years.

11 MR. GOEBEL: I'm not mentioning
12 building construction consultants. I'm saying
13 there was a paper trail somewhere when this
14 building was constructed, and at various points
15 during the construction process, somebody from
16 the Village has to sign off on that.

17 PRESIDENT STEIN: Yes. But they're
18 just checking to code. We -- it's our
19 responsibility to make sure that we get what we
20 paid for.

21 MR. GOEBEL: We know upside down
22 isn't the code.

23 PRESIDENT STEIN: And they -- that's
24 right. I assume that's right.

1 DIRECTOR BUSSEY: That is right.

2 PRESIDENT STEIN: But we're
3 responsible for making sure that we get what
4 we pay for.

5 And we've had -- Building Technology
6 Consultants or BTC, our consultant that we've
7 worked with -- which has done an excellent job
8 catching mistakes in the small project -- the
9 two small projects that we've worked on over the
10 last two years -- they weren't the consultant
11 when this building was built, and they've done an
12 excellent job, as far as we can tell -- and so,
13 you know, we're not -- the Village -- we can't
14 control the Village. The Village is going to do
15 whatever inspections they want to do. They're
16 checking for whatever they want to check with.

17 We are going to check -- ourselves and
18 through our own consultants who we have grown to
19 trust -- to make sure we're getting what we pay
20 for in this proposed project.

21 MS. HEATHERINGTON: I'd like to
22 comment on this exact discussion here.

23 The Village inspector is -- wherever you
24 are, wherever the entity is, the building

1 inspectors observe the work for the purposes of
2 seeing that codes are met.

3 It is your contract administrator -- and in
4 this case what we're talking about is that the
5 past contract administrator -- we don't seem to
6 have in front of us the records anymore -- why
7 ever -- but we are looking to have a contract
8 administrator with whom the Board has been
9 working, BTC Consultants, who has already been
10 doing a good job of observing the construction
11 and correcting it as it's in progress and
12 advising the Board.

13 Those are the people that work for the
14 building owners and users in construction. They
15 are the ones who -- generally in a building
16 construction process, you have a monthly pay
17 request, and it's your contract administrator --
18 it's not the building inspectors from the public
19 entity -- it's your contract administrator who
20 has the expert engineering knowledge and
21 materials knowledge to say that the work that the
22 contractor is claiming has been done has been
23 done and, also, to have been examining the work
24 in progress to see that the materials put in were

1 the correct materials and the installation was
2 correct.

3 And there should be -- there should be a
4 paper record, yes. There should be a paper
5 record every single month in which somebody has
6 signed that and said that it occurs.

7 We don't seem to make those public here in
8 Glen Ellyn -- I'm fairly new here so I don't know
9 much about the bodies that do this and how they
10 publicize building contracts -- apparently, most
11 of it goes on anonymously.

12 But it should be the way that it's done,
13 and that's what Mr. Stein is talking about, that
14 the Board has been working with a company that
15 has done excellent contract administration on
16 projects that are now completed and in progress
17 of being completed.

18 PRESIDENT STEIN: Not only that but
19 the -- BTC has caught mistakes in the
20 construction -- the recent construction -- and
21 then has required the contractors or
22 subcontractors to basically remove what
23 they've done and redo it properly, which is
24 just one instance that gives us trust in BTC.

1 Why don't you -- Dawn, you have something
2 to add to that? And then we'll --

3 DIRECTOR BUSSEY: I think this would
4 help considerably: The big difference between
5 the way we're doing things now and the way it was
6 done originally, there wasn't a consultant.
7 There was just a general contracting company and
8 the architectural firm. The decision was made
9 not to have what's called like an owner's
10 representative or a consultant looking over these
11 things over and above the regular inspections
12 that are done by the Village. That element
13 didn't exist in the original building.

14 MR. GOEBEL: And my concern is --
15 look, somebody from the Village passed this
16 building. If flashings were not there,
17 somebody --

18 DIRECTOR BUSSEY: But those are --
19 those are things in the drawings, as opposed to
20 being things in the code that they are
21 inspecting for.

22 MR. GOEBEL: Right. But I'm catch --
23 I'm getting into a catch-22 here in terms of
24 saying "Look, the Village inspected it, put their

1 seal on it."

2 How do we know a 15-inch steel main --

3 DIRECTOR BUSSEY: That's right.

4 MR. GOEBEL: -- was supposed to be
5 put in X such place and there's now a 10-inch
6 plastic main?

7 Speaking from hypotheticals. You're
8 talking windows that aren't flashed.

9 DIRECTOR BUSSEY: Correct.

10 MR. GOEBEL: Somebody dropped the
11 ball big-time on this.

12 PRESIDENT STEIN: Yes.

13 MR. GOEBEL: Okay? You're looking in
14 the construction process. You have a window.
15 There's no flashing around it.

16 I'm coming back and saying we know what we
17 know now. We don't know what we don't know.

18 All right? And I'm concerned -- I don't
19 want to get into another question. I'll leave it
20 at that.

21 DIRECTOR BUSSEY: Okay.

22 MR. GOEBEL: But I think there's some
23 sort of redress for the people who were involved
24 in the inspection process originally.

1 PRESIDENT STEIN: Weldon, did you
2 have a question?

3 MR. JOHNSON: I just wanted you to
4 comment on the fact that the Board spent a
5 considerable amount of time in ascertaining BTC's
6 credibility when they investigated their previous
7 jobs and the satisfactions that were involved and
8 whatever difficulties were involved with their
9 hiring and found them to be a superior company to
10 others that we were considering.

11 PRESIDENT STEIN: Not only that --
12 that's true. And Weldon has much more experience
13 on the Board than I do. He was on the Board for
14 the last four years and spent some time attending
15 Board meetings for some years before that.

16 In addition to the research we did before
17 we hired BTC, the two years of history we have
18 with them gives us comfort that we made the right
19 decision. We made the right choice.

20 So any other questions? We're here to
21 answer questions.

22 (No response.)

23 PRESIDENT STEIN: Anyone want to turn
24 in any questions on a 3-by-5 card?

1 DIRECTOR BUSSEY: I can show the
2 pictures.

3 PRESIDENT STEIN: We'll get to that.
4 Mr. Goebel.

5 MR. GOEBEL: I hope you'll give me a
6 little leeway. I just got this information.
7 I learned about the meeting yesterday.

8 PRESIDENT STEIN: We understand. It
9 took us years to figure this out.

10 MR. GOEBEL: Pardon me?

11 PRESIDENT STEIN: It took us years to
12 figure this out.

13 MR. GOEBEL: Okay.

14 It says in one of your handouts that the
15 Board first addressed building problems in 2002
16 and 2005 by hiring two roofing experts because
17 the roof had leaked periodically for some time,
18 the second expert found deficiencies in the roof
19 in his investigation, ultimately led to the
20 discovery of other problems, including water
21 infiltration in exterior walls, windows, improper
22 ventilation of the roof, and outdated software
23 that operates the mechanicals that maintain a
24 comfortable library environment.

1 What were the mold levels in 2000, 2005,
2 and currently, and do we have an issue?

3 PRESIDENT STEIN: No. There's no
4 mold problems now. The mold was --

5 MR. GOEBEL: Okay. Verified by?

6 PRESIDENT STEIN: We had it -- we had
7 it tested, didn't we?

8 DIRECTOR BUSSEY: We had a test done
9 when we found the wet walls in the quiet study
10 room, and there were what they called elevated
11 levels of mold in that quiet study room. And
12 that's why it was shut immediately and all the
13 HVAC blocked off in there and the remediation was
14 done in there.

15 MR. GOEBEL: Okay. And currently?

16 DIRECTOR BUSSEY: Currently the
17 testing has not been redone since that time.

18 MR. GOEBEL: Okay. Permission to
19 speak frankly, rather than read it from here.

20 This building seems to be a sieve. Where
21 isn't water coming in? And are we testing now?

22 DIRECTOR BUSSEY: We have --

23 PRESIDENT STEIN: Well, there's no
24 evidence that -- that -- I mean, I guess we could

1 test every day, every year, every month.

2 There's no evidence of any mold -- we don't
3 smell it; we don't see wet walls. The area where
4 we found mold was an area where there was obvious
5 leaking. We don't have that problem right now.

6 MR. GOEBEL: Dawn didn't find any
7 mold until she found the hole where there was a
8 pan of water.

9 PRESIDENT STEIN: Right. But the
10 symptoms of the leaking were much more severe
11 then. I mean, I guess we could -- we could test
12 for mold and -- it just -- it seems to us that
13 the level -- the symptoms of leaking on the
14 interior of the building are not there.

15 The leaking is occurring on the exterior
16 and so -- you know, I guess we could do -- we
17 tested after we finished the remediation in the
18 second floor, what is now the teen room.

19 MR. GOEBEL: Right.

20 PRESIDENT STEIN: We got a clean bill
21 of health, and we've assumed since then -- it
22 wasn't that long ago -- that nothing has --
23 nothing bad has happened.

24 We've also been pleasantly surprised by the

1 work we did on the north side, which not only
2 cost a little less than we expected but didn't
3 result in us finding any mold.

4 And so we have other walls to address, and
5 we have no reason to believe that there's mold in
6 those walls, and -- we don't smell it; we don't
7 see it. But I understand what you're saying. We
8 could test again and we'll consider that.

9 MR. GOEBEL: Okay. Just so we're
10 clear, when -- we haven't had any tests since
11 what date?

12 PRESIDENT STEIN: Maybe '08.

13 DIRECTOR BUSSEY: It was -- right.
14 It would have been tested again in '08 when the
15 work was done in that room to create the teen
16 room. The teen room opened in November of '08.

17 MR. GOEBEL: Okay. So from a
18 contracting point of view, if you have walls
19 leaking, windows leaking, roofs leaking -- and we
20 haven't really tested for mold in a year and a
21 half to see if there's any --

22 PRESIDENT STEIN: That's one year.
23 We could test again. I mean, that's -- we'll
24 take that -- we'll consider that. That's an

1 excellent idea.

2 MR. GOEBEL: I'm just saying there --
3 okay.

4 The other question . . . I apologize
5 for . . .

6 MR. JOHNSON: While he's looking, I'm
7 assuming -- it's always been the -- the position
8 and policy of the Board to invite citizenry into
9 the Board meetings on a regular basis, and I'm
10 assuming that continues.

11 PRESIDENT STEIN: It does. It's
12 the law.

13 MR. JOHNSON: We, as ex-Board
14 members, much less current Board members, have
15 always been dismayed, quite honestly, about the
16 lack of citizenry involvement in that regard, so
17 I'm sure that you would invite citizens on an
18 ongoing basis concerning these matters -- as well
19 as other matters -- to attend Board meetings.

20 PRESIDENT STEIN: Yeah. Our Board
21 meetings are public.

22 MR. JOHNSON: And to put their names
23 forward as Board candidates.

24 PRESIDENT STEIN: Yes. Our Board

1 meetings are public and open. Our records are
2 open and anyone who wishes to attend may do so.

3 Have you found your question?

4 MR. GOEBEL: Okay. And it says here
5 in your notes, "In the past the Board has not
6 budgeted for ongoing maintenance, repair, or
7 capital replacement."

8 Comment on that?

9 PRESIDENT STEIN: You know, the first
10 thing I'll say is that this did not become
11 apparent to me until well into my term that
12 started in 2007.

13 MR. GOEBEL: Forget about -- forget
14 about the issue at hand.

15 PRESIDENT STEIN: No, no, I'm talking
16 about the budgeting issue.

17 MR. GOEBEL: Okay.

18 PRESIDENT STEIN: The lack of -- the
19 budgeting issue became apparent to me as each of
20 these little things came up and we had to
21 basically find money from other parts of our
22 budget to address them. And it became apparent
23 over time that we lacked any significant
24 resources, other than our savings account -- our

1 building, equipment, and maintenance fund -- that
2 would -- which was obviously inadequate by
3 then -- and so we -- we -- it became apparent
4 that, without an annual fund to deal with issues
5 like this, we were going to have problems every
6 year, problems that we might lack the resources
7 to deal with.

8 And so the way we budgeted for it in the
9 past was we had this fund. It had a couple
10 hundred thousand dollars in it; sometimes we put
11 a little more in if we had a surplus. Once we
12 taxed and put some money into it, but we had no
13 ongoing, systemic way of replenishing this fund.

14 And that's a big part of this solution that
15 we propose, is to correct that error and to
16 maintain what we believe is an adequate level of
17 annual funding for what is necessary to maintain
18 a building of this size and complexity.

19 Does that answer your question, Mr. Goebel?

20 MR. GOEBEL: I would agree. I . . .
21 I was aghast when I saw that. Well, what are we
22 going to do, just hope the water heater doesn't
23 blow up that day?

24 PRESIDENT STEIN: Right.

1 MR. GOEBEL: As opposed to -- you
2 know, you've got to paint the walls; you have
3 to --

4 PRESIDENT STEIN: Well, and just --

5 MR. GOEBEL: -- the -- you know, the
6 wind's going to rip off part of the roof,
7 whatever the case may be. Then you have the
8 life expectancy of different mechanicals in the
9 building, carpeting, et cetera.

10 PRESIDENT STEIN: As we learned the
11 magnitude of the problem -- well, let me back up.

12 Before we learned the magnitude of the
13 problem, it might have been that \$400,000 in a
14 fund for maintenance was satisfactory, say, in
15 2006 because we didn't know we needed \$3 million
16 in repairs, and, you know, if the water heater
17 breaks and we had \$400,000 in the bank, that's
18 okay.

19 But as the problems became -- the annual
20 problems that arose -- you know, the water heater
21 breaking, for an example -- and we learned the
22 magnitude of the size of the problem, it became
23 apparent to us that we needed additional
24 resources.

1 Does that make sense?

2 MR. GOEBEL: It makes sense. I'm
3 asking it from two points of view. There's the
4 issue of how do we fix the problem versus ongoing
5 capital improvements which need to be made.

6 So what you're saying is in 10 years, when
7 the building needs to be replaced, there is no
8 money set aside for that.

9 PRESIDENT STEIN: No. No. What I'm
10 saying is that this building will not need to be
11 replaced in 10 years.

12 MR. GOEBEL: No -- I'm saying
13 whatever building. It doesn't matter. There's
14 nothing going on from looking at things from a
15 useful-life point of view. These chairs will
16 wear out in 10 years. We're going to need to get
17 chairs.

18 PRESIDENT STEIN: That's what our
19 3-cent proposal is for, is to deal with the
20 chairs.

21 MR. GOEBEL: But I'm saying, up until
22 this point, that hasn't been addressed.

23 PRESIDENT STEIN: That's true.

24 MR. GOEBEL: Okay. I'm just . . .

1 PRESIDENT STEIN: Let's see if we
2 have anybody else that wants to jump in
3 before I --

4 MR. PORTON: Do you --

5 PRESIDENT STEIN: Why don't you
6 stand, state your name so we --

7 MR. PORTON: My name is Art. Last
8 name is Porton, P O R T O N.

9 It seems to me, just for clarity, it's
10 important to separate the need to address certain
11 real problems from the approach or the . . . the
12 existence or nonexistence of a fund that might
13 have built up over years to do so. It -- this is
14 really two separate things.

15 This problem with the roof would have
16 occurred whether or not the annual budget
17 included a payment into a capital maintenance
18 fund.

19 PRESIDENT STEIN: That's true.

20 MR. PORTON: So we can -- we can
21 puzzle over why that was, but it doesn't get us
22 any closer to fixing the roof.

23 PRESIDENT STEIN: That's true.

24 MR. PORTON: That's where I am.

1 PRESIDENT STEIN: That's very true.
2 And a lot of this is -- for us -- for the
3 Board -- speaking for the seven members of the
4 Board who are all spiritedly behind this, you
5 know, what's past is past. We can't change
6 history. But we can change the future, and we
7 can take responsible -- fiscally responsible
8 steps to both make sure we can provide library
9 services to the community and maintain the
10 building, which it's necessary to do that.

11 And so that's . . . it took us a while to
12 come to this conclusion because we don't -- we
13 didn't want to raise taxes. We didn't want to
14 believe that, you know, horrible mistakes --
15 mistakes were made or that, you know, the budget
16 was not adequate. We investigated other ways of
17 solving the problem, other than asking the
18 community for more money, and we realized this
19 was the only way.

20 And so that's why we're here today in this
21 meeting, asking you for -- putting out this
22 proposal and answering questions and just getting
23 public input so that, you know, the proposal can
24 get the airing that it deserves.

1 Any other questions?

2 Mr. Goebel.

3 MR. GOEBEL: Okay. It says here "The
4 proposed project work will include partial
5 removal and replacement of exterior wall
6 cladding, remediation of mold."

7 DIRECTOR BUSSEY: If we find it.

8 MR. GOEBEL: Okay. So there's -- I
9 don't mean to beat this to a dead horse, but
10 being involved in the contracting business for
11 years, a leaky roof -- it just -- this water just
12 doesn't disappear, and the fact that you don't
13 see anything on the inside walls doesn't mean
14 that there's an issue -- and maybe I'm suggesting
15 that we need to look at this from a more serious
16 point of view.

17 What are the current conditions? Is there
18 an issue?

19 PRESIDENT STEIN: Well, what we're
20 doing is we're removing --

21 MR. GOEBEL: Because I'm going back
22 to -- let me just read what we have here: "In
23 the worst-case scenario, if the presence of mold
24 spread throughout the building" -- you guys are

1 saying there's mold here.

2 PRESIDENT STEIN: Well, no, we
3 aren't.

4 MR. JOHNSON: If we open the windows
5 and there's mold, then you have discovered that
6 there's mold there that you didn't expect to be
7 there.

8 PRESIDENT STEIN: Right. That . . .
9 if we find mold, we're going to remediate it. If
10 we find serious mold, we're going to seriously
11 remediate it. Right now the only way we can find
12 the mold is by removing the cladding and doing
13 the repairs we need to do anyway.

14 And so we're going to -- we don't have --
15 we've been doing it one side at a time up until
16 now, and we need to step it up. We need to
17 finish it quickly. And we need to prevent any
18 further deterioration of the building, whether
19 from mold or water or any other thing that's
20 happening to the building.

21 So we don't know if there's mold in the
22 other walls but we're -- this proposal will help
23 us find and solve that problem.

24 MR. GOEBEL: And what I'm saying to

1 you is I think we need to investigate it, rather
2 than say, "I hope there's no mold there."

3 Given the facts that we have, that -- being
4 the most generous way possible -- the building's
5 a sieve, that -- from a construction point of
6 view, that's going to be one of the first
7 questions I ask.

8 PRESIDENT STEIN: Well, and we are --
9 we have to remove the --

10 MR. GOEBEL: Look -- the next
11 question is, one, is there a present issue?
12 Which we really don't know. Would that be fair
13 to say?

14 PRESIDENT STEIN: Well, the testing
15 from '08 when we finished the --

16 MR. GOEBEL: Well, '08 to '09 -- I
17 would think that it would be safe to say that we
18 don't know what the current state of affairs is.

19 The other issue is, being involved in the
20 contracting business for a good portion of time,
21 my major concern with this issue is -- look,
22 we've got to fix the problem, obviously. Either
23 that or blow up the building and build a new one.
24 Okay?

1 I don't think anyone's here saying that the
2 current people have done anything improper. Our
3 question is -- look, mistakes were made in the
4 past. How do we learn from them and move on and
5 make sure that they're not repeated again?

6 And I think the question at the heart of
7 the matter is -- look, this is a nice issue.
8 You've delineated what the numbers are. It comes
9 to \$3 million.

10 My question to the Board, in the most
11 respectful way possible, is, how do we know this
12 isn't going to balloon to 4, 5, 6, 7, \$8 million
13 once the work continues?

14 Because I know, from a contracting point of
15 view, when you're talking about water, they can
16 give you the best estimate that they can, but
17 until they get in there and find out what the
18 true nature of the problem is and how to remedy
19 it, this seems to be an open-ended question.

20 PRESIDENT STEIN: Well -- I mean,
21 that's an excellent point. This is an
22 excellent -- I'll get to you in a second, Arden.

23 This is an estimate. It could be high; it
24 could be low. But we have to start somewhere.

1 And the process that we've identified as the
2 solution is to estimate it as best we can, the
3 amount, borrow the money --

4 UNIDENTIFIED SPEAKER: Start the
5 work.

6 PRESIDENT STEIN: -- start the work,
7 hope that our estimate was correct -- because
8 that's -- it's -- we put a lot of time and effort
9 and money into the estimate itself -- and deal
10 with whatever the consequences are thereafter.

11 If it's too low, then there's ways of
12 dealing with that, and if it's egregiously -- if
13 it's egregiously too low, there are ways to deal
14 with it. If it's too high, there's ways of
15 dealing with that, as well, but we had to come up
16 with an estimate.

17 We've utilized experts to the best of our
18 ability, and this is our best estimate of what
19 it's going to cost. And we won't know until we
20 open up the walls.

21 Arden?

22 MR. BARNETT: Arden Barnett. I'm a
23 Board member.

24 I just want to address something that you

1 said. I think it's right on. And the point --
2 and I can't talk about costs and why -- you know,
3 I won't go into why we know -- this cost we think
4 is going to be quite sufficient, not just to do
5 the work but also provide this fund we have for
6 the future ongoing work, but this does have to be
7 done.

8 I think one thing that's clear -- and you
9 said we need to test, and that's what this
10 whole -- this is all about, to get this work
11 going and to do the work.

12 The work has to be done. We're going to do
13 it. We just want to be able to do it without --
14 and continue to have the services that the
15 library does continue to be able to provide --
16 because this work has to be done. It's not going
17 to not be done. It's going to be done. But we
18 just want to be able to do so and fund it in a
19 way that continues the library's current
20 services, too.

21 MR. GOEBEL: I think the fact that
22 you're putting an unlimited check out there is
23 improper. It's going to cost 15 million to
24 rebuild the library. Is that the number that I

1 heard?

2 PRESIDENT STEIN: That's an estimate.

3 MR. GOEBEL: Okay. If this ends up
4 costing 9 million, at what point do you say --
5 and there could be ongoing issues. That's my
6 only question.

7 MR. BARNETT: Yeah. I don't see
8 why -- I don't see -- that number doesn't make
9 sense to me, to be quite honest.

10 MR. GOEBEL: In what way?

11 MR. BARNETT: 9 million or, you know,
12 10 million is -- there's no reason -- no
13 indication that it could cost that much or be
14 that much to be involved in.

15 PRESIDENT STEIN: We have to start
16 somewhere. And right now it's our judgment that
17 this is what it's going to cost. We could be
18 wrong, but for it to cost more -- you know, twice
19 as much -- would be a great surprise.

20 Let me go into -- there's a question in the
21 back.

22 MR. HOPPER: Steve Hopper, as in
23 "grasshopper."

24 In the spirit of ending this meeting

1 without having to run into dinner and also as a
2 suggestion to the committee -- who's done, I
3 think, a spectacularly good job of presenting the
4 basic research and facts of where we are today --
5 may I propose a simile.

6 We're living in a very nice house, and we
7 moved into this house when it was brand-new. And
8 I think I would approach the Village, as a
9 taxpaying member of this community, with the
10 information that this new house required very
11 little maintenance for an appropriate time for a
12 new house.

13 And it may not be surprising to the Village
14 that the maintenance costs for maintaining this
15 brand-new house were not extraordinarily high, as
16 is the case for most new construction. My
17 learned colleague here may choose to debate that.

18 But, nevertheless, we didn't necessarily
19 have to spend a lot of money initially until some
20 of the things in this brand-new, beautiful house
21 that we moved into began to have some wear and
22 service.

23 Now it's come to our attention that we
24 better start budgeting for this house as it gets

1 a little older. Part of the -- parts of this
2 house may have to be replaced -- namely, the
3 roof.

4 How many of you have owned a house and had
5 to replace the roof? How many of you owned a
6 house and had to replace the water heater? Or
7 the furnace? And thought to yourself, "Maybe we
8 ought to begin some of this remediation on this
9 brand-new house that we've been living in for
10 some years so that we can enjoy the use of this
11 beautiful new place that we've purchased at
12 enormous expense some years ago so that everybody
13 in our community can enjoy this brand-new,
14 beautiful house that we've gotten used to coming
15 to and enjoying"?

16 So I would, if I were you, as a Board,
17 approach the Village saying, "We want to continue
18 to give you the good service that we've been
19 giving you, and in order to do that, we're going
20 to need a bond issue and a maintenance fund."

21 PRESIDENT STEIN: That's pretty
22 much --

23 MR. HOPPER: Approach them from the
24 positive view, rather than going to them as a

1 beggar or a -- "Oh, God, we made a mistake and we
2 didn't check up on the construction when it was
3 originally built and we should have" -- you know,
4 quit looking like somebody that made a mistake
5 and just go to them and say, "We've got a
6 positive plan for the maintenance of this
7 beautiful house that you've been using for the
8 last umpteen years, and it's just like a new
9 house. It's going to need some maintenance, and
10 here's our two-point plan to make that happen."

11 PRESIDENT STEIN: Okay. I like that.

12 MR. HOPPER: And I bet, if you did
13 that in a public meeting, there are a lot of
14 people that would buy into that because there are
15 a lot of people that use this place that really
16 value it.

17 PRESIDENT STEIN: Well said. I like
18 that. That's a good idea.

19 Lucy?

20 MS. DALLMAN: One quick comment. A
21 friend pointed out to me that the \$35 price tag
22 is a little less than two hardcover books.

23 So how often do community members come into
24 our library and check out hardcover books?

1 THE COURT REPORTER: Who is she?

2 PRESIDENT STEIN: Lucy Dallman.

3 MS. DALLMAN: Oh, Lucy Dallman --

4 sorry. D A L L, no H.

5 THE COURT REPORTER: Thank you.

6 PRESIDENT STEIN: All right. Any

7 other questions?

8 And what we're going to do next, assuming
9 there's no more questions, we're going to show
10 you some pictures of the building, and then we're
11 going to take anyone who wants on a short tour so
12 you can look at them yourself.

13 So without any further questions, Dawn, why
14 don't you show us the pictures.

15 DIRECTOR BUSSEY: Sure.

16 You know, they often say that a picture is
17 better than a thousand words, so just a minute
18 and we'll pull some up.

19 We have a lot of information about these
20 building issues right here on the library's
21 Web site, which is located at www.gepl.org.
22 We've been adding new things as we go along.
23 You'll see right here under the heading "Library
24 Building Repairs and Maintenance," and there's a

1 number of things there, some of which I'll just
2 tell you about real quickly so you'll know
3 they're there if you need to reference them in
4 the future.

5 The newsletter announcement that we put out
6 to the public letting them know about these
7 issues and the meeting times and dates is the
8 first one. The second one is the building
9 repair FAQ, which there were copies of back there
10 on the table. But if you have a friend or a
11 neighbor or someone that wants a copy, direct
12 them to this, or they can pick up a paper copy at
13 our service desks. The same is true with the
14 repairs fact sheet.

15 The next one is the future capital repair
16 replacement needs schedule. There's some copies
17 of that in the -- or no. Actually, this
18 schedule -- I'm sorry -- is the one that I
19 referenced earlier that Engberg Anderson did,
20 where they came in and they evaluated the
21 mechanical system, the electrical system, and the
22 architectural system item by item and put those
23 life expectancies and replacement costs to each
24 one of those items.

1 I welcome anyone who's interested in
2 looking at that detail to dive into that report,
3 and it's posted there for you to do so.

4 The next one on there that you will see is
5 the current roof condition. If you could open
6 that one, that one is a photograph. We had a
7 leak that we went up and investigated not too
8 terribly long ago. And it was around the chimney
9 area on our roof, and we have patched it for now.

10 But the reason I want to show you this is
11 for a couple different points. The sheeting,
12 which is the wood that's underneath your shingles
13 and underneath your tar paper -- it wasn't just
14 wet. It didn't just have water marks.

15 It was so wet it's disintegrating. It's a
16 little hard to see in this picture when it's
17 blown up like this, but if you look at it on our
18 Web page, you can tell it's literally just
19 crumbling. And so that area was very, very wet,
20 and chances are there are other areas like that,
21 as well.

22 The other thing I want to point out is the
23 asphalt shingles there. It's easiest to see to
24 the left of the chimney. Shingles aren't

1 supposed to curl like that. That's a bad thing
2 when they do.

3 And the main reason that that's happening
4 is what we talked about earlier, because it's
5 been taking not only that heat from the sun but
6 that heat from underneath, as well. So those
7 shingles are curling, and they are in need of
8 being replaced, and we need that ventilation in
9 the roof to prevent that from happening again.

10 The next thing we have are some of the
11 infrared photos. One of the consultants that we
12 had mentioned earlier that came in did what's
13 called an infrared study of the building.

14 What they looked at are places where the
15 walls meet the ceilings or places where the attic
16 meets -- or above the third floor kind of meets
17 that attic space where I was talking about it
18 leaking before. And what we have are some photos
19 of those things -- Larry, if you want to scroll
20 up, you have to pick that --

21 PRESIDENT STEIN: Oh, I see. There?

22 DIRECTOR BUSSEY: Yes. Thank you.

23 This particular one -- and you'll notice
24 these all kind of tell you at the top -- this one

1 is a view of the third-floor mechanical room.

2 What you first see is where the wall meets
3 the ceiling in that room, so you see a visual
4 picture. Then, if we scroll down just a little
5 bit, then you see the infrared, and it gives you
6 the little scale over here and shows you where
7 the heat is escaping.

8 If you want to jump back . . . then just
9 click on that big -- yeah -- and then there's --
10 that's where we've got the three that kind of
11 scroll together.

12 This first one is -- again, it's on the
13 third floor above the drop-in ceiling, just
14 outside the Board room. So if you picture in
15 that turret area, you go up onto the third floor,
16 this is just outside that area. Again, this is
17 where the ceiling in the hallway is meeting the
18 wall; that's the visual picture.

19 And if we scroll down a little bit, we can
20 see what the heat loss is there, and you'll see
21 it's considerable.

22 If we scroll down to the next one, the next
23 one is, again, the third floor, above the drop-in
24 ceiling in the hallway, just outside the business

1 offices that are up there. We see the visual
2 picture. We scroll down; we see the heat.

3 Do you want to go to the next one?

4 PRESIDENT STEIN: On here?

5 DIRECTOR BUSSEY: Yes. Just scroll
6 down. There we go.

7 This one, again, is the third floor in the
8 storage room. This is one of those areas I was
9 talking about where it's easy to see the lack of
10 insulation.

11 This is a storage room that's on the third
12 floor, meant to be the archive room. If you
13 scroll down, you'll see it's pointing to the
14 wall. There's no insulation in the walls in that
15 room.

16 Now, these are just four examples from that
17 infrared study. There's multiple other pictures
18 in there of the same kinds of situations, but I
19 was just trying to kind of highlight some of the
20 issues.

21 If you want to go back . . .

22 (There followed a discussion
23 outside the record.)

24 DIRECTOR BUSSEY: These are some

1 examples that we took of some of the cracks on
2 the outside of the building.

3 Here you have two pieces of masonry that
4 come together, and it's difficult to see --
5 again, if you look at them on your computer, you
6 might be able to tell a little bit better. But
7 you can see there's a piece of mortar still sort
8 of hiding there on the bottom, but the rest of it
9 is cracked and crumbled and gone.

10 Those places all need cleaned out -- in
11 other words, you take it out, you scrape it and
12 grind it, and then they need to have new sealant
13 put inside those types of places.

14 This is on the southeast corner of the
15 building. If you've looked at our building very
16 closely in the wintertime, you've probably
17 noticed the giant ice dams that hang down off.
18 That's a combination problem with the roof and
19 the heat -- like we were talking about -- and it
20 melting, then, the snow that's up there, and then
21 it starts to come down and forms those big
22 icicles, but it's also doing extreme damage to
23 this precast concrete down on the corner of the
24 building.

1 I believe that's where the water was coming
2 in that we were catching in buckets in the corner
3 of the youth department this last winter as that
4 melted down.

5 This one -- if you look on the south side
6 of the building, we've got that great big curtain
7 wall of windows that's on that side, and you'll
8 see these big precast concrete pieces that are on
9 both sides of that window.

10 Well, when we started looking into some of
11 these things, what we discovered, sadly, is those
12 big precast concrete pieces were only pinned to
13 the structure. In other words, it was just a
14 metal pin, a series of metal pins. There was no
15 threaded bolt with a nut, anything like that,
16 just metal pins holding those thousand-pound
17 pieces up to the building.

18 Well, for all the vibration that we
19 experience because we're right by the railroad
20 tracks, they were breaking loose, and they had
21 actually -- you can see they've actually moved
22 out from the surface of the building.

23 You'll also -- if you can see it up
24 close -- see now there are spots periodically in

1 the front surface. That's because we
2 immediately, when we found that, had them put
3 bolts through, attached to the structure, so
4 those pieces are no longer loose and moving.

5 But the other issue that -- whoops --
6 that's okay. If you get a chance to look at
7 that, you'll see the mortar, then, along there
8 has all cracked and crumbled and needs to be dug
9 out and scraped out, ground out, and replaced.

10 And those are just some examples. If you
11 walk the outside of the building, you can find
12 others, as well.

13 The immediate capital repair needs cost by
14 category is that one-page spreadsheet that we
15 looked at earlier, and there are copies back on
16 the table, as well. But if you know someone who
17 needs one, it's available on the Web page, or
18 they can stop by the library and pick up a paper
19 copy. It just breaks it down by the different
20 categories and the different things in each
21 category.

22 We -- the -- we've had a series of three of
23 these meetings like the one you're attending
24 today. The one that was held Tuesday evening at

1 7:00 p.m. was videotaped by the Village, and
2 this is the link to it. If you'd like to see
3 one of those meetings or if you know someone who
4 was interested and couldn't attend any of the
5 three times, they can certainly link to the
6 videotaped version and watch that one.

7 Then at the very bottom we've attached
8 copies of that revenue and expenditure
9 information for fiscal year 2009.

10 Again, if someone wants to study that more
11 closely, it's public information. It's available
12 to them. We always keep it available here at the
13 library if they want to ask right at the
14 reference desk -- we have a binder -- but we've
15 put that one for last year up there just so it's
16 really easy and people have 24/7 access to it.

17 Does anyone have any questions about those
18 things?

19 (No response.)

20 PRESIDENT STEIN: Okay. Then we'll
21 end the meeting, and we'll invite anyone who
22 wants to go on the tour to come up here, and when
23 everyone's ready, we'll have a short, little tour.

24 Thank you for coming.

1 MR. LARSON: Feedback forms.

2 PRESIDENT STEIN: And the feedback

3 forms. Why don't we stay on the record.

4 If you haven't already filled out your

5 feedback forms, we'd appreciate it. I know the

6 Village Board would appreciate it. We'll leave

7 it on the table there.

8 That's it.

9 (Which were all the proceedings

10 had in the above-entitled matter

11 at the hour of 3:18 p.m.)

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1 STATE OF ILLINOIS)
) SS.

2 COUNTY OF DU PAGE)

3

4 I, MELANIE L. HUMPHREY-SONNTAG,
5 Certified Shorthand Reporter No. 084-004299, CSR,
6 RDR, CRR, FAPR, and a Notary Public in and for
7 the County of DuPage, State of Illinois, do
8 hereby certify that I reported in shorthand the
9 proceedings had in the above-entitled matter and
10 that the foregoing is a true, correct, and
11 complete transcript of my shorthand notes so
12 taken as aforesaid.

13 IN TESTIMONY WHEREOF I have hereunto set my
14 hand and affixed my Notarial Seal this 21st day
15 of October, 2009.

16

17

18 _____
Certified Shorthand Reporter
19 Registered Diplomat Reporter
Certified Realtime Reporter
20 Fellow of the Academy of
Professional Reporters

21

My commission expires
22 February 17, 2010

23

24