STATE OF ILLINOIS

COUNTY OF DU PAGE

In Re:

Public Comments

Concerning the Glen Ellyn Public Library.

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

MR. LARRY STEIN, Library Board President;

MS. DAWN BUSSEY, Library Director; and

MR. STEVE LARSON, Consultant.
PRESIDENT STEIN: All right. Why don't we get started.

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

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

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

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

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

DIRECTOR BUSSEY: It's already linked
from ours.

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

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

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

Kristen, your last name is --

MS. SMITH: -- Smith.

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

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

Several years thereafter subtle problems
became -- occurred in the building, none of which
I don't think gave anybody in charge then any
ideas that these were serious problems or that
there were problems with the building itself.
There were leaks here and there, but they were
small, they were relatively subtle, and they
didn't raise any concern.

In 2002 there were also some leaks, and
problems with the HVAC system were detected. I
joined the Board in 2007, and the moment I joined
the Board there was an ongoing discussion -- I
joined the Board in the middle of a discussion it
was having regarding problems that had been
identified within the roof.

The roof was not ventilated properly. It
was missing some parts that the as-built plans
specified it should have had, and it was not
performing properly, and it needed -- it needed
repairs.

Some of the problems with the roof were
visible from the exterior. Some were not. Some
were visible from the inside. Some required
significant inspection to detect.

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

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

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

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

DIRECTOR BUSSEY: No.

PRESIDENT STEIN: No. I'm going to go to -- I'm going to --
DIRECTOR BUSSEY: He's really at the very bottom line on this slide, "Multiple consultants from 2001 until 2007."

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

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

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

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

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

PRESIDENT STEIN: Got you.

MR. GOEBEL: Okay. Where are we at?

PRESIDENT STEIN: Right now I'm talking about the time -- why don't you give us
your name so the Stenographer can write down your name.

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

PRESIDENT STEIN: Thank you, Mr. Goebel.

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

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

There were significant leaks that caused a
mold growth to occur that we fixed, not during
this construction season but the prior one, and
that depleted our fund significantly,
approximately $200,000 is the amount that comes
to mind. I don't have that figure right in front
of me.

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

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

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

DIRECTOR BUSSEY: Thank you, Larry.

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

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

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

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

And in the closet off that Board room I found a hole cut in the wall and a bread pan that had been situated in that wall to catch water
that leaked in there.

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

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

A little bit later on in that same area,

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

As you can imagine, that's not normal, so I
started to look around a little bit more to see
what I might be able to discover.

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

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

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

    When you have long expanses of drywall, you
should have places where there's a joint built in
so that, if you've got any movement, that joint
sort of absorbs that movement, rather than the
drywall having to absorb that movement. And
drywall's not real flexible, so drywall, when it
has to try to absorb movement, cracks. So that's
where all these cracks have come from, because we don't have these expansion joints.

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

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

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

Now, how do you know a window's upside down? Well, the way a window is made, they have drain holes down on the bottom, and some of the windows in this building have been installed with those drain holes on the top. So then that
prevents the window from even being able to drain the way it was designed to if moisture happens to get back inside there.

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

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

And when it was applied to the building 14, 15 years ago when the building was built, it was a brand-new material in the construction industry, and everybody -- especially the architects -- thought it was a fabulous material
because you could get this stucco-like appearance but it's easier to work with than the real, traditional plaster stucco. You can shape it a little bit more, and it was going to be less expensive and it was going to be a better insulator.

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

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

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

The roof, as was mentioned, does, indeed, have issues, as well. One of the major things with our roof is the fact that it's not properly
ventilated. The vents for our roof are some
louvers that are at the ends of the building, but
there are no roof vents or ridge vents in the
upper portion of the roof, so none of the heat
can escape out through the roof.

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

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

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

The HVAC system. Again, I mentioned I
started here in April of 2007, so it wasn't long
after that that I needed to turn the HVAC system
on. I needed to start the air-conditioning. It
was starting to get a little bit warm outside.
And when we first tried to do that, it didn't want to function very well at all. It was 84, 85 degrees in the building. I remember passing out popsicles to the staff because they were melting and we had no airflow going through the building.

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

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

But even bigger than that -- Larry mentioned this building envelope. All buildings should have sort of an envelope -- your house, you know, a commercial building -- meaning that
it's sealed to a certain extent so that you're
only losing your heat and your air-conditioning
through your windows and your doors. You try the
best you can to keep it from going out around the
windows and through the ceiling and through the
attic and whatnot.

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

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

Without that sealed building envelope, we
can't balance the building properly, meaning we
can't make the mechanical system work quite the
way it should, and we've got that VAV box issue
on top of it all.
We also have a lack of insulation in some areas, and I have some photos later on that will show you -- that really sort of help you to understand some of the spots where that's occurring.

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

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

Another section or what we're calling the other capital repairs that need to be done -- for example, on the second floor of the building -- well, actually, throughout the building but the
second floor especially -- you should have what's called a certain candlepower of lighting; in other words, a certain level of lighting so that you can read a book or a magazine or a computer screen. The second floor does not have the appropriate candlepower and needs to be relamped.

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

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

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

MR. GOEBEL: Okay. Just so I'm clear on this, could you go back to the original screen -- or the previous screen?
DIRECTOR BUSSEY: This one? The HVAC system?

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

DIRECTOR BUSSEY: It's a combination, right.

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

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

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

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

DIRECTOR BUSSEY: Right.

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

DIRECTOR BUSSEY: Can . . .
MR. GOEBEL: Or is it an issue where current code says we need X lumens and it's not X lumens?

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

MR. GOEBEL: Do you see my question?

DIRECTOR BUSSEY: Exactly.

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

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

MR. GOEBEL: Right.

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

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

DIRECTOR BUSSEY: Right. Exactly.
MR. GOEBEL: Okay. That's -- okay.

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

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

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

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

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

The parking lot. If you take a close look at it -- and a lot of it is underneath the cars, especially along this island right here -- but you'll see that it has -- is cracked and deteriorating. You'll see that we've replaced
portions of it along the way, but it's to a point that you can't just keep cutting out little pieces and patching little pieces. It needs dug up and it needs redone.

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

We need to redirect the traffic into the parking lot so that people are getting out on the side where that book drop is and we don't have that dangerous situation that we do right now. And just the plain surface needs to be redone, so this would be the time to make the change like that.
In terms of the ongoing capital repair and replacement -- that's what we're asking for the tax rate increase in order to cover, your ongoing repairs and replacements -- you have both some known things, and you have unknown things.

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

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

Some of the unknowns we've had recently, the water main where it actually enters into the building sprung a leak. And it's inside the building. So it's the building owner's
responsibility, so we had to pay to fix that.

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

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

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

We created one this year for the very first
time, and we skimmed $30,000 out of other budget lines because that's all there was that we could come up with to put into this line.

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

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

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

We're proposing the $3 million bond issuance so that we could have that money right now to fix all the things that need done
right now. Without either one of those pieces, we still end up without a solution, so that's why we've proposed the two together.

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

PRESIDENT STEIN: Thank you, Dawn.

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

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

And we haven't come to the two-part solution lightly. For quite some time we were trying to figure out ways of doing it that didn't involve borrowing money or didn't involve raising taxes, but when we learned the magnitude of the problem, it became apparent that that was not
possible, and the Board -- the seven-member Board, I think, is unanimous in feeling like, after long and lengthy study and struggle, this is really the only reasonable solution to the problem.

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

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

And, you know, the building -- we like the building. The Board feels like the building is clearly worth saving. We estimate that it would cost about $15 million to replace it. It's about 52,000 square feet.
So even with the addition of the $3 million in bonds to the 6-or-so million dollars that we spent constructing the building, it's still costing us less than it would cost to replace, even if that replacement estimate is on the high side.

And so what we propose is a two-part solution, which has been said. And we're funded solely from -- virtually solely from property taxes. This slide shows you a typical mock-up of a tax bill. The library's portion of it is about 3 1/2 percent.

This shows that in graphical ways, showing our small portion and the larger components that make up your tax bill.

Our budget is mostly to staff the library. We also need supplies and equipment, and we contract some things out, but this is our 2009 budget, just so you can compare. This is a line-by-line nongraphical depiction of our budget.

And can you point out in there where our budget line is?

DIRECTOR BUSSEY: I sure can because
this is last year's budget, as opposed to one
we're working in right now, which is referred to
as the 2010 budget.

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

So up until now we've had a company that
comes in and services the HVAC system four times
a year. That means four times a year they come
in, they check the filters and change the filters
and kind of check the basic overall system.

We've had a sprinkler company that comes in and
inspects the sprinkler once a year.

We've had a landscape firm that comes in
and mows the grass and trims the bushes. We've
had a maintenance contract on the copy machines.

So that's the maintenance line we've had, but
it's all been that contractual maintenance.

MR. JOHNSON: Elevators.

DIRECTOR BUSSEY: And the elevators.

Yes. Thank you.

All those types of services, but it still
didn't have anything in it for these other kinds
of replacements and repairs.

PRESIDENT STEIN: Thank you, Dawn.

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

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

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

But it's become apparent through our additional study that we need a more sustained source of revenue to be fiscally responsible because we can't -- the building is too large to be maintained by surpluses that may not exist in
future years or onetime taxes that will only
solve problems that we know about at the time.

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

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

MR. JOHNSON: Those are on the
Web site?

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

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

You also might say, "Well, you charge us
that dollar for those DVDs," which we do. But,
again, you'll see that the revenue that comes
from that is about $30,000, which is wonderful.
We wouldn't be able to balance the budget without
it, but it still isn't going to cover all the
capital repair and replacement work that needs to
be done.

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

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

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

PRESIDENT STEIN: Thank you.

Okay. So the two-part solution we estimate
will cost a typical homeowner, owning a house
with a market value of about 300 to $350,000,
35 extra dollars on their upcoming, 2009 tax bill.

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

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

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

    Now, these -- I should point out these are
estimates, both -- the $3 million is an estimate
of how much it will cost to repair the known
problems at the building, and the 3-cent tax
increase that will raise 400 or $450,000 annually
is an estimate of the average repairs that we
can -- repairs and replacements -- that we can
expect in any given year for the near future.

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

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

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

Basically, what it says is that in 2002 our
total taxation was 25.07 cents per $100 of
assessed valuation. That had dropped over the
years until 2008 to just over 20 cents, a
significant decline. Our proposals just -- take
it just a hair over what it was in 2002, just
over 25 cents.

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

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

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

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

You can also submit questions by a
3-by-5 card if you don't want to stand up and
speak, and we have one of those already, so I'm
going to start with that one, and then, if anyone
wants to hand in a card or stand up and speak, that will be fine.

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

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

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

Sure, Mr. Goebel.

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

PRESIDENT STEIN: Good question.

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

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

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

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

Does that answer your question?

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

PRESIDENT STEIN: Well, BTC is going
to inspect it.

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

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

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

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

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

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

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

I don't know -- I don't have a detailed knowledge of the Village's level of inspection, and I'm not going to rely upon it. We're going to -- we're not going to rely on the Village's inspections. They're going to do their
inspections for their purposes; we're going to do
our inspections to make sure that what happened
in the past doesn't happen again.

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

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

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

PRESIDENT STEIN: Oh, no. No. The
building -- the Village is going to do whatever
inspections it does for its permitting and
whatever other reasons it has to -- it chooses to
We're -- we have Building Technology Consultants and any other consultants that we choose to hire who will make sure -- who will craft the specifications for these projects, put them out to bid, assist us in evaluating the bids, and then make sure that the subcontractors that are awarded these bids perform -- use the materials specified and do the work exactly as specified.

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

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

PRESIDENT STEIN: Yes. They should have caught it.

And we will catch it this time because --

MR. GOEBEL: And my question is -- we
didn't catch it before. What safeguards are in
place that we catch it now? And you're saying
essentially the same people who --

PRESIDENT STEIN: No, no, no. No.

This is --

UNIDENTIFIED SPEAKER: This is
different.

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

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

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

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

PRESIDENT STEIN: And they -- that's
right. I assume that's right.
DIRECTOR BUSSEY: That is right.

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

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

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

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

The Village inspector is -- wherever you are, wherever the entity is, the building
inspectors observe the work for the purposes of seeing that codes are met.

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

Those are the people that work for the building owners and users in construction. They are the ones who -- generally in a building construction process, you have a monthly pay request, and it's your contract administrator -- it's not the building inspectors from the public entity -- it's your contract administrator who has the expert engineering knowledge and materials knowledge to say that the work that the contractor is claiming has been done has been done and, also, to have been examining the work in progress to see that the materials put in were
the correct materials and the installation was correct.

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

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

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

PRESIDENT STEIN: Not only that but the -- BTC has caught mistakes in the construction -- the recent construction -- and then has required the contractors or subcontractors to basically remove what they've done and redo it properly, which is just one instance that gives us trust in BTC.
Why don't you -- Dawn, you have something to add to that? And then we'll --

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

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

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

MR. GOEBEL: Right. But I'm catch -- I'm getting into a catch-22 here in terms of saying "Look, the Village inspected it, put their
How do we know a 15-inch steel main --

DIRECTOR BUSSEY: That's right.

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

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

DIRECTOR BUSSEY: Correct.

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

PRESIDENT STEIN: Yes.

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

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

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

DIRECTOR BUSSEY: Okay.

MR. GOEBEL: But I think there's some sort of redress for the people who were involved in the inspection process originally.
PRESIDENT STEIN: Weldon, did you have a question?

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

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

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

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

(No response.)

PRESIDENT STEIN: Anyone want to turn in any questions on a 3-by-5 card?
DIRECTOR BUSSEY: I can show the pictures.

PRESIDENT STEIN: We'll get to that.

Mr. Goebel.

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

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

MR. GOEBEL: Pardon me?

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

MR. GOEBEL: Okay.

It says in one of your handouts that the Board first addressed building problems in 2002 and 2005 by hiring two roofing experts because the roof had leaked periodically for some time, the second expert found deficiencies in the roof in his investigation, ultimately led to the discovery of other problems, including water infiltration in exterior walls, windows, improper ventilation of the roof, and outdated software that operates the mechanicals that maintain a comfortable library environment.
What were the mold levels in 2000, 2005, and currently, and do we have an issue?

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

MR. GOEBEL: Okay. Verified by?

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

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

MR. GOEBEL: Okay. And currently?

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

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

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

DIRECTOR BUSSEY: We have --

PRESIDENT STEIN: Well, there's no evidence that -- that -- I mean, I guess we could
test every day, every year, every month.

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

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

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

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

MR. GOEBEL: Right.

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

We've also been pleasantly surprised by the
work we did on the north side, which not only
cost a little less than we expected but didn't
result in us finding any mold.

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

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

PRESIDENT STEIN: Maybe '08.

DIRECTOR BUSSEY: It was -- right.

It would have been tested again in '08 when the
work was done in that room to create the teen
room. The teen room opened in November of '08.

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

PRESIDENT STEIN: That's one year.

We could test again. I mean, that's -- we'll
take that -- we'll consider that. That's an
excellent idea.

MR. GOEBEL: I'm just saying there --

okay.

The other question . . . I apologize

for . . .

MR. JOHNSON: While he's looking, I'm

assuming -- it's always been the -- the position

and policy of the Board to invite citizenry into

the Board meetings on a regular basis, and I'm

assuming that continues.

PRESIDENT STEIN: It does. It's

the law.

MR. JOHNSON: We, as ex-Board

members, much less current Board members, have

always been dismayed, quite honestly, about the

lack of citizenry involvement in that regard, so

I'm sure that you would invite citizens on an

ongoing basis concerning these matters -- as well

as other matters -- to attend Board meetings.

PRESIDENT STEIN: Yeah. Our Board

meetings are public.

MR. JOHNSON: And to put their names

forward as Board candidates.

PRESIDENT STEIN: Yes. Our Board
meetings are public and open. Our records are open and anyone who wishes to attend may do so.

Have you found your question?

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

Comment on that?

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

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

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

MR. GOEBEL: Okay.

PRESIDENT STEIN: The lack of -- the budgeting issue became apparent to me as each of these little things came up and we had to basically find money from other parts of our budget to address them. And it became apparent over time that we lacked any significant resources, other than our savings account -- our
building, equipment, and maintenance fund -- that
would -- which was obviously inadequate by
then -- and so we -- we -- it became apparent
that, without an annual fund to deal with issues
like this, we were going to have problems every
year, problems that we might lack the resources
to deal with.

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

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

Does that answer your question, Mr. Goebel?

MR. GOEBEL: I would agree. I . . .

I was aghast when I saw that. Well, what are we
going to do, just hope the water heater doesn't
blow up that day?

PRESIDENT STEIN: Right.
MR. GOEBEL: As opposed to -- you know, you've got to paint the walls; you have to --

PRESIDENT STEIN: Well, and just --

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

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

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

But as the problems became -- the annual problems that arose -- you know, the water heater breaking, for an example -- and we learned the magnitude of the size of the problem, it became apparent to us that we needed additional resources.
Does that make sense?

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

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

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

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

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

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

PRESIDENT STEIN: That's true.

MR. GOEBEL: Okay. I'm just . . .
PRESIDENT STEIN: Let's see if we have anybody else that wants to jump in before I --

MR. PORTON: Do you --

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

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

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

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

PRESIDENT STEIN: That's true.

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

PRESIDENT STEIN: That's true.

MR. PORTON: That's where I am.
PRESIDENT STEIN: That's very true.

And a lot of this is -- for us -- for the
Board -- speaking for the seven members of the
Board who are all spiritedly behind this, you
know, what's past is past. We can't change
history. But we can change the future, and we
can take responsible -- fiscally responsible
steps to both make sure we can provide library
services to the community and maintain the
building, which it's necessary to do that.

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

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

Mr. Goebel.

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

DIRECTOR BUSSEY: If we find it.

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

What are the current conditions? Is there an issue?

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

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

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

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

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

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

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

    MR. GOEBEL: And what I'm saying to
you is I think we need to investigate it, rather
than say, "I hope there's no mold there."

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

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

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

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

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

    The other issue is, being involved in the
contracting business for a good portion of time,
my major concern with this issue is -- look,
we've got to fix the problem, obviously. Either
that or blow up the building and build a new one.
Okay?
I don't think anyone's here saying that the current people have done anything improper. Our question is -- look, mistakes were made in the past. How do we learn from them and move on and make sure that they're not repeated again?

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

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

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

PRESIDENT STEIN: Well -- I mean, that's an excellent point. This is an excellent -- I'll get to you in a second, Arden. This is an estimate. It could be high; it could be low. But we have to start somewhere.
And the process that we've identified as the solution is to estimate it as best we can, the amount, borrow the money --

UNIDENTIFIED SPEAKER: Start the work.

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

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

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

Arden?

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

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

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

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

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

PRESIDENT STEIN: That's an estimate.

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

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

MR. GOEBEL: In what way?

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

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

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

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

In the spirit of ending this meeting
without having to run into dinner and also as a
suggestion to the committee -- who's done, I
think, a spectacularly good job of presenting the
basic research and facts of where we are today --
may I propose a simile.

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

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

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

Now it's come to our attention that we
better start budgeting for this house as it gets
a little older. Part of the -- parts of this
house may have to be replaced -- namely, the
roof.

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

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

    PRESIDENT STEIN: That's pretty
much --

    MR. HOPPER: Approach them from the
positive view, rather than going to them as a
beggar or a -- "Oh, God, we made a mistake and we
didn't check up on the construction when it was
originally built and we should have" -- you know,
quit looking like somebody that made a mistake
and just go to them and say, "We've got a
positive plan for the maintenance of this
beautiful house that you've been using for the
last umpteen years, and it's just like a new
house. It's going to need some maintenance, and
here's our two-point plan to make that happen."

PRESIDENT STEIN: Okay. I like that.

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

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

Lucy?

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

So how often do community members come into
our library and check out hardcover books?
THE COURT REPORTER: Who is she?

PRESIDENT STEIN: Lucy Dallman.

MS. DALLMAN: Oh, Lucy Dallman -- sorry. D A L L, no H.

THE COURT REPORTER: Thank you.

PRESIDENT STEIN: All right. Any other questions?

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

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

DIRECTOR BUSSEY: Sure.

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

We have a lot of information about these building issues right here on the library's Web site, which is located at www.gepl.org. We've been adding new things as we go along. You'll see right here under the heading "Library Building Repairs and Maintenance," and there's a
number of things there, some of which I'll just
tell you about real quickly so you'll know
they're there if you need to reference them in
the future.

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

The next one is the future capital repair
replacement needs schedule. There's some copies
of that in the -- or no. Actually, this
schedule -- I'm sorry -- is the one that I
referenced earlier that Engberg Anderson did,
where they came in and they evaluated the
mechanical system, the electrical system, and the
architectural system item by item and put those
life expectancies and replacement costs to each
one of those items.
I welcome anyone who's interested in looking at that detail to dive into that report, and it's posted there for you to do so.

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

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

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

The other thing I want to point out is the asphalt shingles there. It's easiest to see to the left of the chimney. Shingles aren't
supposed to curl like that. That's a bad thing when they do.

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

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

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

PRESIDENT STEIN: Oh, I see. There?

DIRECTOR BUSSEY: Yes. Thank you.

This particular one -- and you'll notice these all kind of tell you at the top -- this one
is a view of the third-floor mechanical room.  

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

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

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

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

If we scroll down to the next one, the next one is, again, the third floor, above the drop-in ceiling in the hallway, just outside the business
offices that are up there. We see the visual picture. We scroll down; we see the heat.

Do you want to go to the next one?

PRESIDENT STEIN: On here?

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

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

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

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

If you want to go back . . .

(There followed a discussion outside the record.)

DIRECTOR BUSSEY: These are some
examples that we took of some of the cracks on
the outside of the building.

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

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

This is on the southeast corner of the
building. If you've looked at our building very
closely in the wintertime, you've probably
noticed the giant ice dams that hang down off.
That's a combination problem with the roof and
the heat -- like we were talking about -- and it
melting, then, the snow that's up there, and then
it starts to come down and forms those big
icicles, but it's also doing extreme damage to
this precast concrete down on the corner of the
building.
I believe that's where the water was coming in that we were catching in buckets in the corner of the youth department this last winter as that melted down.

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

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

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

You'll also -- if you can see it up close -- see now there are spots periodically in
the front surface. That's because we immediately, when we found that, had them put bolts through, attached to the structure, so those pieces are no longer loose and moving.

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

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

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

   We -- the -- we've had a series of three of these meetings like the one you're attending today. The one that was held Tuesday evening at
7:00 p.m. was videotaped by the Village, and this is the link to it. If you'd like to see one of those meetings or if you know someone who was interested and couldn't attend any of the three times, they can certainly link to the videotaped version and watch that one.

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

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

Does anyone have any questions about those things?

(No response.)

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

Thank you for coming.
MR. LARSON: Feedback forms.

PRESIDENT STEIN: And the feedback forms. Why don't we stay on the record.

If you haven't already filled out your feedback forms, we'd appreciate it. I know the Village Board would appreciate it. We'll leave it on the table there.

That's it.

(Which were all the proceedings had in the above-entitled matter at the hour of 3:18 p.m.)
STATE OF ILLINOIS  
) SS.
COUNTY OF DU PAGE  

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

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

__________________________________________
Certified Shorthand Reporter
Registered Diplomate Reporter
Certified Realtime Reporter
Fellow of the Academy of
Professional Reporters

My commission expires
February 17, 2010