

Committee of the Whole Meeting

Tuesday, July 11, 2023 6:00 PM

Board Room/Third Floor, 4 Friendship Plaza, Addison, IL 60101

1. Opening Items

1.A. Call to Order

1.B. Roll Call

1.C. Approval of Agenda

1.D. Comments from the Public

2. BoardBook Premier Introduction

3. Building Project Update

4. Facility Tour

5. Additional Discussion

6. Motion to Adjourn



ADDISON

PUBLIC LIBRARY

4 Friendship Plaza
Addison, IL 60101
addisonlibrary.org

The Board of Trustees of the Addison Public Library welcomes comments from the public and will hear from any interested individual who wishes to address the Library pursuant to the guidelines outlined in this policy.

Public comment at meetings of the Library shall be restricted to civil discourse, free from disparaging remarks or inferences toward any person or organization. Speakers who fail to observe this protocol will be ruled out of order. The individuals appearing before the Library are also expected to follow these guidelines:

1. Members of the public may address the Library only at the appropriate times as indicated on the agenda, and when recognized by the Board President or meeting chair.
2. Individuals are expected to identify themselves by full name. Individuals are also requested to provide their address.
3. The time allowed for each individual to speak shall be limited to 3 minutes. A speaker may not cede time to another speaker.
4. No more than 20 minutes shall be allowed for public comment at each meeting.
5. There shall be no expectation of immediate response on any matters raised during public comment. The Board may, however, refer any matter of public comment to the Library Director, Library staff, another appropriate individual or agency, or may place the matter on a future meeting agenda.
6. The Board President or meeting chair shall have the authority to determine procedural matters regarding public comment at Library meetings not otherwise defined in Board policy.

ADDISON PUBLIC LIBRARY

BUILDING PROJECT TIMELINE
JULY 2023

Brooke and I met with Jack Hayes and Fred Marano from FQC as well as Dan Pohrte, Tiffany Nash, and Alex Krug from Product Architecture + Design on 7/6/23 to review the project budget and timeline. I've included the timeline we discussed here, and the updated budget is included as a second attachment.

2023:

Aug. 1 – Architect will deliver 50% drawings to FQC for pricing.

Sept. 4 – FQC will provide updated pricing based on 50% drawings

Oct. 5 – Architect will deliver 90% drawings to FQC

Oct. 23 – Project documents will be submitted to Village for permits

Nov. 6 – Project will be issued for bids

Nov. 30 – Deadline for submitting bids (tentative)

Dec. 19 – Bids will be awarded

2024:

Jan. 15 – Project begins

2025:

Jan. – Project will be completed.

FQC will also provide a phasing plan to us by the end of August, which will tell us the sequence of the work to be done in various areas of the building so we can begin to plan for things like temporary workspaces for staff and relocation or cancellation of programs when certain areas of the building are not available.

Addison Public Library
 Master Project Budget
 FQC# 562



DRAFT

Rev. 7.6.23

Description of Expenditure	Line Item Budgets	Master SD Budget Totals
Building Construction		\$ 13,382,239.00
Building Demolition and Construction, demo of existing	\$ 10,468,828.00	
Site Work	\$ 359,751.00	
Design Contingency - 9%	\$ 974,572.00	
Construction Contingency - 5%	\$ 590,158.00	
FQC - General Conditions / Insurance / Fee / Bond	\$ 953,930.00	
FQC Pre-Construction Services	\$ 35,000.00	
Total Construction SD Budget	\$ 13,382,239.00	\$ 13,382,239.00
Temporary Facilities		\$ 75,000.00
Relocation / Moving Expenses to accommodate phasing	\$ 75,000.00	
Hazardous Material Remediation - Allowance		None Anticipated
- Hazardous Material Removal - Allowance	None Anticipated	
Permit Fees Waived - Misc Excess Utility Charges- Allowance		\$ 15,000.00
Addison Permit Fees - Third Party Plan Review Fee	\$ 15,000.00	
Fire Department Inspection Fees Only. Building Permit Fees Waived	In Above	
Utility Connection / Tap on Fees	None	
Excess Facility Charges - Allow	None	
Furnishings, Fixtures & Equipment - Allowance		\$ 1,265,000.00
FFE - (furniture & Equipment) - Allowance - Rev. 6.2.23	\$ 1,200,000.00	
Kitchen Equipment	\$ 40,000.00	
Signage - Allowance	\$ 25,000.00	
Technology Systems - Allowance		In Constr. / By Owner
- Low Voltage Cabling	In Construction	
- Phone System - Expanded or New	By Owner	
- Wireless Network System	By Owner	
- Computer Systems	By Owner	
A/E Fees		\$ 1,180,000.00
Architectural & Engineering Fees - Rev. 6.2.23	\$ 1,180,000.00	
- Structural Designs	In Above	
- Mechanical, Plumbing & Electrical Designs	In Above	
- Low Voltage Design	In Above	
- Civil Design Fees	In Above	
- Landscaping Designs	In Above	
Construction Testing		\$ 28,250.00
- Soil Exploration / Soil Borings - 2 required - Illinois Drilling & Testing Co.	\$ 1,750.00	
- CCDD Testing - Illinois Drilling & Testing Co.	\$ 1,500.00	
- Construction Material Testing - Allowance	\$ 25,000.00	
Surveying		\$ 4,500.00
- Survey - Boundary Survey & Topographic Mapping - Nolan & Wedow Survey Group	\$ 4,500.00	
Other Owner's Items - Builders Risk Insurance		\$ 20,000.00
- Builders Risk Insurance - By owners Insurance - Allowance	\$ 20,000.00	
- Utility Usage Cost during Construction (electric / gas / water)	By Owner	
Owner Contingency		\$ 100,000.00
- Owner Contingency	\$ 100,000.00	
Total SD Budget Soft Cost	\$ 2,687,750.00	\$ 2,687,750.00

Total Project Costs \$ 16,069,989.00 \$ 16,069,989.00

Available Funds \$ 16,100,000.00

\$30,011.00

