

HOMER TOWNSHIP PUBLIC LIBRARY
Board of Trustees
Special Meeting – April 11, 2022

President Klunk called the meeting to order at 6:32pm, followed by the Pledge of Allegiance.

ROLL CALL

Trustees Present

Jane Klunk, President
Dr. Phyllis Dahlstrand, Vice President
Cindy Bochenek, Secretary
Kitty Mitchell, Treasurer
Clare Lund
Dr. Eileen McCaffrey (6:35pm)

Staff Present

Sheree Kozel-La Ha, Executive Director
Alex Annen, Assistant Director
Carol McSweeney, Business Manager
Patti Nakutis, Administrative Assistant

Trustees Excused

Dr. Rita Woods

AUDIENCE TO VISITORS

President Klunk acknowledged Nanette Andersson; Architect – Engberg Anderson, Joe Huberty; Architect – Engberg Anderson (via Zoom), Dan Eallonardo; Library Consultant – Independent Construction Services, and library staff.

PUBLIC COMMENT

No public audience in attendance.

NEW BUSINESS

ICS – Dan Eallonardo

- The library went out to bid for renovation/expansion - 8 bids received
- Bid Tabulation sheet provided
- RoMAAS, Inc. out of Glen Ellyn was lowest bid at \$2,690,900 - highest bid at \$3.581 million
- Alternate bid sheet provided
- Overall Project Budget sheet provided with an estimated total project cost of \$3,729,503
 - Contingency raised from 7% to 10% pending further review
 - Furniture contingency at 5% - furniture cost will be locked down in a few months
 - Director Kozel-La Ha requesting Village permit fees to be waived
 - Alternate 2 & 3 – not recommended
 - Alternate 4 – in the process of requesting a variance from the Village
 - RoMAAS, Inc. agreed to hold pricing on Alternate 4 for 60 days starting April 15
 - Alternate 1 – HVAC Admin area
 - Engineers/HVAC engineers to look for a more cost-effective plan
 - RoMAAS, Inc. will hold material cost for 30 days, labor cost for 60 days
- Dan recommends denying the Native Grass Regulatory Request due to its financial burden. We have already respectfully declined to the Village.
- Dan proposed to accept RoMAAS, Inc. bid and decline the alternates with consideration that Alternate 1 & 4 are a possibility.
 - Dan has no prior experience with RoMAAS, Inc.
 - RoMAAS, Inc. has library construction experience
 - All positive reviews/references
- With your approval, Nanette can accept the Bid on your behalf

Engberg Anderson Overview

- Comfortable with amount of bids
- RoMAAS, Inc. had positive references/reviews

Authorization to Award Contract to Lowest Possible Bidder for Expansion and Renovation Project

- Trustee Dahlstrand made a motion to accept the bid from RoMAAS, Inc. not to exceed \$2,690,900. Trustee Bochenek seconded the motion. A roll call vote was taken. All in favor, motion passed.

ADJOURNMENT

At 7:05pm Trustee Dahlstrand made a motion to adjourn. Trustee Lund seconded the motion. All in favor, motion passed.

Respectfully submitted,

Patti Nakutis

Administrative Assistant