

HIGHLAND PARK PUBLIC LIBRARY
Board of Trustees Special Meeting
April 21, 2025

CALL TO ORDER

President Olian, presiding, called the meeting to order at 7:00 p.m.

ATTENDANCE

Members Present: Rich Basofin, Rob Biederman, Alicia De La Cruz, Rebecca Nathanson, Ashley Lapin Olian, Rob Olian, Carol Wolfe, Peter Zotos

Members Absent: Irene Hoffman

Others Present: Catherine Lambrecht, Rob Roterger, Cary Rositas-Sheftel, Pamela Siegel, Heidi Smith, Jeff Stern (arrived at 7:30 pm)

COMMENTS FROM THE PUBLIC

Rob Roterger, President of the Highland Park Historical Society, shared that he had only recently learned the Library's expansion project was significantly over budget and that the archives were among the areas proposed for reduction. He raised two questions: First, how the proposed changes would impact ventilation, temperature, and humidity control in the existing archive space; and second, whether the archive expansion and update were being considered as part of a potential project in the following year.

Catherine Lambrecht, a member of the Historical Society, addressed a previous proposal suggesting that the Highland Park Historical Society contribute funds from the sale of its former home toward the development of a new, expanded archival facility. While the concept was supported by some, it faced public opposition from Mr. Roterger, despite differing perspectives among board members. Ms. Lambrecht emphasized that the current archival facilities are inadequate due to environmental challenges and limited capacity. As a possible solution, she proposed identifying a flexible, climate-controlled off-site location that could accommodate the archival needs of multiple community institutions, to be managed by a small team of professionals and volunteers.

Director Smith received one written comment from Bruce Smith, age 11, which said, "Please do the Library project."

APPROVAL OF MEMORANDUM WITH CITY OF HIGHLAND PARK

President Olian asked for a motion to approve the MOU with the City of Highland Park regarding bond repayment.

Trustee Zotos moved and Trustee Biederman seconded a motion to approve the Memorandum of Understanding with the City of Highland Park memorializing bond repayment. The motion passed unanimously.

Ayes: Basofin, Biederman, De La Cruz, Nathanson, Lapin Olian, Olian, Wolfe, Zotos

Nays: None

MOTION CARRIED

APPROVAL OF CONTRACTOR AND BID AMOUNT

Director Smith presented the results of the five base bids received by the Library and provided a detailed review of the eleven project alternates. She also displayed and discussed the proposed floor plan for the expansion project.

Based on her review of the bids and the alternates, Director Smith recommended proceeding with the base bid, including the addition of the third stop on the elevator. She also advised incorporating terrazzo on the stairs, if funding permits. A discussion followed regarding future capital funding strategies to ensure the full scope of the project can be completed.

Director Smith then shared updated itemized project costs provided by StudioGC, which total \$9.245 million without the third elevator stop and terrazzo included. This exceeds the current budget of \$7.055 million. To address this gap, Director Smith presented a revised 10-year capital improvement plan along with two versions of projected expense forecasts. Further discussion ensued.

President Olian noted that while rebidding the project remains an option, there's no indication that doing so would result in more favorable pricing.

President Olian moved and Trustee Biederman seconded a motion to accept the low bid of LoDestro Construction Company with the third elevator stop and terrazzo for an amount of \$8,119,500 with a total project budget of \$9.5 million. The motion passed unanimously.

Ayes: Basofin, Biederman, De La Cruz, Nathanson, Lapin Olian, Olian, Wolfe, Zotos

Nays: None

MOTION CARRIED

Director Smith requested the Board's support to proceed with finalizing a standard AIA contract, with President Olian's endorsement, or alternatively, to bring the finalized contract back to the Board for approval.

Trustee Biederman recommended reviewing the contract prior to making a decision. In response, Director Smith inquired about the amount of time needed for the review. President Olian suggested allowing 48 hours for the Board to complete the review.

Trustee Lapin Olian moved and Trustee Zotos seconded a motion authorizing Director Smith to approve the proposed contract, with the support of President Olian, following a 48-hour review period during which the contract will be circulated to the full Board for comment. The motion passed unanimously.

Ayes: Basofin, Biederman, De La Cruz, Nathanson, Lapin Olian, Olian, Wolfe, Zotos

Nays: None

MOTION CARRIED

ADJOURNMENT

Trustee Wolfe moved and Trustee Zotos seconded a motion to adjourn the meeting at 8:35 p.m. President Olian, presiding, adjourned the meeting at 8:35 p.m. The motion passed unanimously.

Ayes: Basofin, Biederman, De La Cruz, Nathanson, Lapin Olian, Olian, Wolfe, Zotos

Nays: None

MOTION CARRIED

Submitted by: Pamela Siegel

Reviewed by: Heidi Smith, Rebecca Nathanson

Approved: May 20, 2025