

Lake Forest Library Board of Trustees

360 E. Deerpath Road, Lake Forest, IL, 60045

Tuesday, July 1, 2025

Special Meeting

CALL TO ORDER

Vice President Desmond acting as President Pro Tem called the meeting to order at 5:05 pm in the Kasian Room.

ROLL CALL

Trustees present: Vice President JoAnn Desmond, Trustee Jim Clifton, Trustee John Johnson, Trustee Garth Pearson, Trustee Vince Sparrow, Trustee Heather Strong, Trustee Van Bel. A quorum was present.

Trustees absent: Trustee Josh Jackson, Trustee Robert Shaw.

Library Staff present: Ishwar Laxminarayan, Executive Director, Heidi Krueger, Assistant Director, Jim Lee, Facilities Manager, Kate Buckardt, Adult Services Manager, Joy Schmoll Communications Manager, Leo Hamza, Business Manager.

PRESIDENT'S REMARKS

Vice President Desmond noted that the purpose of this special meeting was to present, vote and award a bid to a qualified general contractor for the scope of work associated with the exterior courtyards restoration project.

CALL FOR ADDITIONS TO THE AGENDA

None.

BID PRESENTATION

Ken Itle of Wiss Janey Elstner and Associates presented the constructions bids and also included photos found of the courtyard in its original state just shortly after construction (late 1930s or so).

Vice President Desmond inquired as to why bids came in higher than those of the cost estimator. Trustee Strong responded that the excavation portion of the bid is the largest piece and that the specifications on what needed to be done were changed. More specifically, things were added to the scope of work, mainly relating to waterproofing the building.

Trustee Johnson questioned the discrepancy in bid numbers relating to waterproofing. Mr. Itle clarified that because one of the firms would be performing much of the work in-house, its numbers were lower.

Vice President Desmond invited members of the public to comment.

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OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE BOARD

Resident Rommy Lopat addressed the board with questions relating to the use and re-use of the bluestone, what the construction access plan will be, and more specific questions around soil levels, lighting and sound. Mr. Itle addressed Ms. Lopat's concerns and confirmed that a full forensic investigation had been carried out on the walls and surrounding courtyard areas.

ACTION ITEMS

Trustee Strong made a motion to hire Berglund Construction as the general contractor for the courtyard restoration project for \$1,595,000 and to include a contingency in the amount of \$405,000 for a total cost not to exceed \$2,000,000, and to authorize Director Laxminarayan to sign the contract. The motion was seconded by Trustee Van Bel and approved unanimously by all trustees present.

The meeting adjourned at 5:50 pm.

Next Scheduled Meeting: Tuesday, July 15, 2025 at 6.30 pm.

A handwritten signature in black ink, appearing to read 'Emily Van Bel', written over a horizontal line.

Emily Van Bel, Secretary
Submitted for approval by the Board on August 19, 2025