

AGENDA
SHOREWOOD-TROY PUBLIC LIBRARY DISTRICT
BOARD OF TRUSTEES
650 Deerwood Dr., Shorewood, IL 60404
Meeting Room A

Building Committee Meeting
August 3rd, 6:30 pm

1. Welcome
2. Call to order and roll call of Building Committee members
3. Changes/Additions to Agenda
4. Approval of Minutes from July 14th, 2022
5. Comments from the Public

MEMBERS OF THE PUBLIC ARE INVITED TO SPEAK TO THE BOARD. COMMENTS ARE TO BE LIMITED TO THREE MINUTES OR LESS. DUE TO OPEN MEETINGS ACT RESTRICTIONS, ACTIONS MAY NOT BE TAKEN ON ITEMS NOT ALREADY ON THE AGENDA, BUT ACTION MAY BE DEFERRED TO A LATER BOARD MEETING.
6. Old Business
7. New Business –
 - a. Review of Proposed Bid Package #1 – Replacement of existing egress/fire doors
 - i. Final Verification of scope of work and proposed bidders to invite (**Discussion & Action**)
 - b. Review of Proposed Bid Package #2 – Replacement of existing flooring and base on main level
 - i. Replacement of existing ceramic tile on both the main and lower level lobbies
 - ii. Replacement of the carpet & rubber base on the first floor
 - iii. Replacement of the existing vinyl composition tile
 - iv. Discuss potential Alternate for replacement of the existing stair treads (**Discussion & Action**)
 - c. Review of Proposed Bid Package #4, New electrical power receptacles and data outlets on the first floor (**Discussion & Action**)
 - i. Discuss the proposed future first-floor layout to determine receptacle and outlet layout (**Discussion and Action**)
 - d. New Parking Lot and Existing Parking Lot Repair/Expansion
 - i. Schedule for surveying parking lot projects
 - ii. Finalize all components to be included
 - e. Review of ComEd partnership to add an electrical charging station
8. Other Business
9. Adjourn

Any individuals requiring special accommodations as specified by the American with Disabilities Act is requested to notify the Shorewood-Troy Public Library District Director at 815-725-1715 at least 24 hours in advance of the meeting date.

For further information regarding this meeting agenda, please contact:

Jennie Cisna Mills, Director

Shorewood – Troy Public Library District

650 Deerwood Dr., Shorewood, IL 60404

815-725-1715, jmills@shorewoodtroylibrary.org

**SHOREWOOD-TROY PUBLIC LIBRARY
BUILDING COMMITTEE MEETING
Lower Level Study Room
July 14, 2022, 6:00 p.m.**

The Building Committee Meeting was called to order at 6:00 p.m. on July 14, 2022, by President Thomas Novinski.

BUILDING COMMITTEE MEMBERS PRESENT:

1. Thomas Novinski
2. Bob Stahl
3. Tracy Caswell

BUILDING COMMITTEE MEMBERS ABSENT: None

STAFF PRESENT:

1. Jennie Mills, Director
2. Cindy Norman, Finance Clerk

GUESTS:

1. Karen Voitik, Trustee
2. Brett Mitchell, Ethos Workshop

CHANGES/ADDITIONS TO AGENDA:

- A. Trustee Tracy Caswell asked to discuss the dead boxwood bushes in front of the building. Director Mills will have Shalyn Rodriguez talk to the Landscapers again about replacing them. She will also direct Rodriguez to begin looking at alternatives for landscapers as TZ has been delayed in performing this task.

APPROVAL OF MINUTES: Treasurer Bob Stahl moved to approve the Building Committee minutes from the June 17, 2022, meeting. President Tom Novinski seconded. Trustee Tracy Caswell abstained.

OLD BUSINESS: None

NEW BUSINESS:

- A. Bid phasing for the Library Remodeling project (**Discussion/Action**).
 - i. **Replacement of egress/fire doors.** Brett Mitchell from Ethos suggested doing this bid package as its own project so that a bid package can go out quickly to several contractors. This package would also include the ability to add swipe card technology for the staff door and the emergency exit door in the Children's Department. Treasurer Bob Stahl motioned to move forward with the bid

package to replace the egress/fire doors. Tracy Caswell seconded, with all Building Committee members voting “yes.”

- ii. **Replacement of carpet and rubber base on the first floor**
- iii. **Replacement of the existing ceramic tile on the main & lower level lobbies**
- iv. **Replacement of existing vinyl composition tile**

The Building Committee members combined points ii, iii, and iv for the discussion and vote. Brett Mitchell assured the committee members that all language when sending out bids would include that the board can accept or deny and that all bids will have multiple product alternatives in case of a supply issue. Treasurer Bob Stahl moved to proceed to move forward with creating the bid documents for everything included in points ii, iii, and iv. Trustee Tracy Caswell seconded. The motion passed with a majority voting “yes.” Trustee Tracy Caswell voted “no.”

The Building Committee looked at the tile samples provided. Trustee Tracy Caswell moved to proceed with the Ergonne Stone Tuck tile. Treasurer Bob Stahl seconded and the motion passed with all Building Committee members voting “yes.”

- v. **Painting of first-floor walls and door frames.** Treasurer Bob Stahl moved to proceed with creating the bid documents for the painting of first-floor walls and door frames. Trustee Tracy Caswell seconded, and the motion passed with all Building Committee members voting “yes.”
- vi. **New electrical power receptacles on the first floor.** The Building Committee discussed where to put locations of power and data and the need for a revised floor plan before creating the bid documents. It was suggested that Director Mills and staff work on a plan of the possible future layout of the main floor. Brett Mitchell offered to come and help Director Mills with space design to be able to present to the Building Committee at the August 3, 2022, meeting.
- vii. **Scope of work for parking lot grant.** Brett Mitchell showed a plan to all the Building Committee members and informed them they were starting the final design. A civil engineer will now start working on it, and they will also start working closely with the Village of Shorewood.

OTHER BUSINESS: Next meeting will be on August 3, 2022

Treasurer Bob Stahl motioned/Trustee Tracy Caswell seconded for the meeting to adjourn at 6:40 p.m., with all members voting “yes.”

Respectfully submitted,

Cindy Norman, Finance Clerk

August 3, 2022

TO: Building Committee, Shorewood-Troy Public Library District

FROM: Jennie Mills, Director

Bret Mitchell, our Architect, will be at the Building Committee meeting. He will review:

- The bid package to replace the fire doors
- The bid package to replace existing flooring & base
- The bid package to paint the first floor

He will also review the proposed locations of the new electrical receptacles on the main floor and discuss the potential first-floor layout with the Committee. Some portions of the design can be achieved now – the shelving placement can be changed when the stack movers lift the stacks for the flooring replacement.

Other portions of a potential first-floor change would be a “second phase” when the Library can afford to replace the Circulation desk. There is no determined date for this second phase. However, for the placement of the electrical receptacles, it’s best practice to plan for the future.

I have also enclosed some basic paperwork from an electric broker that the Library may be able to have the cost of adding an electric car charging station subsidized. The Library would then charge a fee for the use of the station. If this is something of interest to the Board, now is the time to investigate this program.

Electronic Vehicle Charging Station for Shorewood - Troy Library

External

Inbox



Jim Orban

Fri, Jul 15,
5:22 AM

to me

Hi Jennie,

My company has rolled out a new offering and I wanted to check with you to see if you might be interested in setting up an EV Charging Station at your location. I know you have plenty of parking and EV's are coming.

Satori Energy has partnered with a national Electronic Vehicle Charging Station operator to provide our clients with an EV Charging Station option. Carbon Solutions Group offers a turnkey solution where they will build, manage and maintain EV Chargers at your location. This includes all licensing and permits with the local jurisdiction, setting up electric service and working with ComEd to bring electricity to the location and all operational aspects of the charging station. CSG will provide its service with no out of pocket costs to its host partners. Once the EV business is fully operational, projected revenue streams for the host will range between \$4,500 - \$6,000 per year depending on usage.

In return for its services, CSG is asking for a 10 year lease agreement. Patrons that use the charging stations will use phone app to purchase electricity and a full charge will take 25 to 45 minutes. I am thinking that having a charging station would be a nice amenity.

Please let me know either way if you are interested.

Thanks,

Jim Orban

Director of Sales

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ENERGY ENLIGHTENMENT:

Electric Vehicle Charging Stations

Electric vehicle sales have grown 10 times over the past four years, and growth is expected to continue at a rate of 14 times over the next 10 years. All of these vehicles will need a place to charge.

Electric vehicles can utilize multiple types of chargers. The standard 110V electrical outlet is considered Level 1. These chargers are quite slow and usually best for at-home use. Level 2 chargers require a 240V outlet and are capable of charging vehicles 3 to 7 times faster than a Level 1 charger. Their 3 to 20kW output is capable of charging a battery in an average of 4 hours. DC Fast chargers are the most powerful chargers on the market. These chargers can fully replenish a battery in about 30 minutes, on average. They require a complicated installation, but their 25 to 50kW output is perfect for quick stops. Whether installing and owning the system outright or outsourcing it to a third party, station hosts can benefit from increased revenue, greater employee satisfaction, or by progressing towards ESG goals.



Third-Party versus System Ownership

Electric vehicle charging stations can be owned at the site or they can be owned by a third party. Businesses looking to independently own the system can charge users, and profit, for vehicle charging services, or this could be offered to customers or employees for free as a benefit or value-add. System owners would maintain complete control, keep all revenue, and receive the full benefit of any rebates or incentives offered by the state, local, or federal government, or the utility. If a third party owns the systems, there are no out-of-pocket costs to the host. There is also less responsibility, as the third party would maintain the charging stations. And, hosts can profit by receiving lease payments from the third party.

Potential EV Charging Opportunities

The following types of businesses have a great opportunity to benefit from installing electric vehicle charging stations on their property:

- **Retail/entertainment** (potential customers will buy things while they charge)
- **Hotels and hospitality**
- **Gas stations**
- **Municipalities** (public parking lots)
- **Commercial office buildings** (especially corporate headquarters where companies own the property rather than lease the space)

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