

BARTLETT PUBLIC LIBRARY DISTRICT

SPECIAL BOARD MEETING MINUTES

Wednesday, October 9, 2019 7:00 pm

Location: East Conference Room

Bartlett Public Library District

800 S. Bartlett Rd, Bartlett, IL 60103

630-837-2855

CALL TO ORDER: The Special Board Meeting was called to order at 7:00 p.m. by President Barry.

ROLL CALL: Present were: Trustees Olsen, Deyne, DeSmidt, Sias, Bucaro, and Barry. Trustee Hopkins was absent.

Staff present were: Library Director Karolyn Nance and Facility Supervisor Jake Coy.

Speakers present were Jason Cittadino (Suburban Boiler), Thomas Canham (TC Heating & Air Conditioning), Ron Neetz (Thermosystems), Fred Valentini (Thermosystems), Roger Ritzman (Library Attorney).

Patrons present were: Julie Ritzman, and Jim DeSmidt.

TOWN HALL: Patron Jim DeSmidt asked if water treatments for the boilers were part of the proposal.

Mr. Ritzman reminded the Trustees that, at the September 16 Board Meeting, the Board asked Thermosystems to provide specific proposals for boiler replacements.

Thermosystems provided proposals for:

- 2 high efficiency units
- 2 standard efficiency units
- 1 high efficiency unit and 1 standard efficiency unit
- 1 standard efficiency unit

Thermosystems also provided a proposal to repair one of the boilers.

Director Nance recommended:

- Repairing a broken boiler;

- Hiring an engineer/consultant to provide a “global” analysis of the HVAC system.

Trustee Sias made a motion to have Thermosystems repair the broken boiler and to consider hiring an engineering firm to complete an in-depth analysis of all of the HVAC equipment. Trustee Bucaro seconded the motion. President Barry called for discussion of the motion.

Lengthy discussion ensued about different replacement options and repair options.

Trustee Olsen inquired as to how the boilers got into this shape given Thermosystems’ maintenance services.

All 3 vendors agreed that the boilers are in poor conditions due to their age and the fact that they are low end boilers.

TC Heating and Air Conditioning (Tom Canham) advised that the boilers are rated at 50% efficiency. If we repair the boiler, it would operate at about 35% or 40% efficiency. Even if new tubes are installed, nothing will change the efficiency levels.

Tom Canham advised we cannot operate on one boiler.

Tom Canham mentioned Southside Controls, a company specializing in system automation controls. If the Board hired TC Heating and Air Conditioning, they would bring an engineer to look at the feasibility of automating the boilers.

Jason Cittadino stated that re-tubing seems common and it will keep the boilers operating but caution is needed with respect to water quality and corrosion erosion problems. Jason Cittadino (Suburban Boiler) said that all boilers should have water treatments in place to address corrosion.

President Barry noted that the Board has a duty to the patrons to keep the building open and make sure efficient systems are in place. If we repaired the boiler, we would have redundancy and the repair would allow the Board time to investigate the entire HVAC system.

Trustee Barry stated he feels we need to repair the existing boiler or purchase one new boiler.

Trustee Olsen asked about time frame for installation. Fred Valentini from Thermosystems replied that it would take 2 to 3 weeks to get the boiler/s and then work can be started immediately.

Trustee DeSmidt asked about the specs of the equipment. Fred Valentini from Thermosystems stated that Thermosystems did a load calculation test, but that information cannot be shared.

Fred Valentini from Thermosystems advised that replacing one boiler now and one later would not have an impact on a control system.

Ron Neetz from Thermosystems advised we will likely see a reduction in gas and utility costs if we install high efficiency boilers. The Library would also receive a \$5,000 rebate for each high efficiency boiler.

Trustee Olsen commented that he had done a quick study of the Library's Nicor bills and believes the Library would receive a 40% reduction in costs or roughly \$7,000 in savings.

Jason Cittadino from Suburban Boiler stated that there was no asbestos. All of the insulation was Fiberglass.

Trustee DeSmidt commented that the repair money could be used to purchase a new boiler which would create a more efficient system overall.

Trustee DeSmidt restated, that an engineer is not needed for the boiler purchase or install, as the companies attending explained.

Thomas Canham (TC Heating & Air Conditioning) commented that if you replace the broken boiler, you could remove the unit and keep the burner and all other parts in storage for the other boiler as it is very difficult to find replacement parts for the units.

President Barry noted that there was a lot of information on the table.

Trustee DeSmidt suggested tabling the issues until the Board Meeting on October 21.

Trustee Olsen asked about options in an emergency. Mr. Ritzman stated the normal competitive bid process does not apply in an emergency.

Ron Neetz from Thermosystems noted there is a company that could provide heat on an emergency basis to push heat into the building.

Patron Jim DeSmidt proceeded to ask a question. President Barry stated that patrons are not allowed to be part of the Board discussion.

Mr. Ritzman reminded the Trustees that, in order to hire an engineer, the Library would use an RFQ process per the Local Government Professional Services Selection Act.

Trustee Sias made a motion to table the previous motion. Trustee Olsen seconded the motion. The motion was approved. All ayes. Trustee Hopkins was absent.

Trustee Bucaro made a motion to adopt a Resolution Confirming Need to Replace Boiler(s) (HVAC System) and Adopt a Financing Plan. Trustee Deyne seconded the motion. The motion was approved. All Ayes. Trustee Hopkins was absent.

TOWN HALL: President Barry forgot to ask for comments from the public.

ADJOURNMENT: There being no further comments from the public, a motion to adjourn was made by Trustee Olsen and seconded by Trustee Bucaro. The motion was approved. All ayes. Trustee Hopkins was absent. The meeting adjourned at 8:38 p.m.

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