

**Warren-Newport Public Library District
Board of Trustees
Committee of the Whole Report**

Committee Work: Buildings and Grounds

Date and Time: August 8, 2022

Summary: What was discussed, reported on, accomplished? Was there consensus on a decision?

Building Systems Update

The Board listened to a presentation by Kevin Getty and the engineering firm hired to evaluate the Library HVAC systems. The proposal presented was to replace all but one of the existing rooftop units entirely rather than attempt a short-term repair or staggered replacement. The largest of the existing units, RT15, is expected to remain servicable for approximately the next five years. The new RT units will be designed to incorporate a more robust stainless steel heat exchanger to prolong their operational lifetime, with an expected service life of 15 years.

The proposal also recommends replacement, rather than refurbishment, of the existing boiler unit with with a modern more efficient model and replacement of the garage ventilation system. Due to procurement pipeline limitations, the project will be expected to begin around May 2023, and the total cost for all in scope work is expected to be approximately \$783,250. These costs may vary depending on finals bids received. The costs for this project will be paid through use of the Special Reserve Fund.

These costs are not inclusive of the \$22,000 budgeted to repair and maintain the existing equipment through the coming winter season. The Library will continue to work with the HVAC engineering firm to develop a proposal to request bids to complete the needed work.

Landscaping Update

Kevin Getty presented the library with a summary of the condition of the current Library landscaping. Kevin reported that there are approximately 100 trees on the property of 14 different varieties. Several of these trees have not fared well through the dry season this summer and must be replaced. Kevin is meeting with the village planning department to discuss options for replacements that meet village landscaping guidelines. The expected project cost to replace and maintain the damaged trees is approximately \$22,000. Kevin further recommends that the Library engage with a tree specialist landscaping company to maintain the Library trees moving forward. Kevin to provide an update on status at the next Committee of the Whole meeting.

Recommendation(s) for Board Action (if any):

Move that the Board approve xxx (consent agenda) or (new business)

none

Agenda Item(s) for next Committee of the Whole:

Building Systems Update

Landscaping Update

Submitted by/date:

George Kotsinis / August 16, 2022