

Lake Forest Library Board of Trustees
360 E Deerpath Road, Lake Forest, IL 60045
Building Committee Meeting Minutes
6:30 p.m., October 19, 2021

Call Meeting to Order

Chair Bryan Bertola called the meeting of the Building Committee to order at 6:30 p.m. Committee member Trustee Heather Strong was present. Library Board members present: John F. Johnson, President, Jim Clifton, Trustee, JoAnn Desmond, Trustee, and Sue Shattock, Trustee.

Appointment of *secretary pro tem*

Chair Bertola asked Catherine Lemmer, Library Director, to serve as secretary and take the minutes of the meeting.

Business Item: Opportunity for the public to address the Committee, ask questions, and engage in discussion of RFQ interview process

Chair Bertola welcomed the members of the public to the discussion. He reported that the Request for Qualifications for Architectural and Engineering Services had closed on October 15. He noted that five submissions had been received and that the Building Committee was pleased with the number and quality of the submissions.

Chair Bertola noted that the Building Committee was holding this meeting to solicit public input. Trustee Strong commented that the Building Committee had found the August meeting very helpful and that the questions provided by the public at that meeting helped inform the RFQ. She then reported that the RFQ had been drafted tightly to find the right firm and that the Building Committee heard “long and clear” the preservation concerns regarding the dome. She then thanked the public for their participation. Chair Bertola reported that the minutes will incorporate all the evening’s participation and that the recording of the meeting will be on the Library website for anyone that was unable to make the meeting.

Chair Bertola then opened the meeting to the public to provide the Building Committee with suggested questions for the upcoming interviews with the RFQ candidates. The following is a list of questions submitted by the public. Each question notes the name of the submitter. Repeat questions were consolidated. The questions are grouped under the headings:

- Firm credentials and experience
- Approach to project
- Project philosophy
- Statements regarding the project from the public attendees

Firm credentials and experience

Lake Forest Preservation Foundation and Art Miller: Have you worked with domes or similarly challenging roof or atrium situations in the past? If not, do you know of such projects? perhaps at the National Gallery, DC? State capitols? Has any of this been written up in the preservation literature? Did these occasions reveal surprises?

Lake Forest Preservation Foundation: What historic preservation projects have you worked on? How do they relate to this project? Have you worked on historic dome restoration projects?

Lake Forest Preservation Foundation: Have the architects on the project been classically trained?

Lake Forest Preservation Foundation: Does the firm focus on classic or contemporary projects?

Lake Forest Preservation Foundation: Have you worked in the Lake Forest community before? Explain your understanding of the Lake Forest community priorities and character?

Approach to project

Lake Forest Preservation Foundation: The Library was built in 1931, ninety years ago, and sturdily constructed using the construction technology of the time. As you explore the condition of the dome and the rotunda that supports it, do you believe that the best solution to this ancient Roman dome form's survival into the 22nd century will rely on materials and methods available in 1931? If not, do you anticipate exploring other materials and techniques that can be expected to last indefinitely or for another ninety years?

- Trustee Strong asked the Lake Forest Preservation Foundation if they felt there was a right answer to this question. Marcy Kerr, Executive Director of the Lake Forest Preservation Foundation, responded that the question was important to ask to learn the architect's opinion.
- Chair Bertola responded that this is an important question as the Library wants to know all possible solutions.
- Trustee Strong expanded on this question by adding that the Building Committee will be interested in seeing side-by-side cost benefit analysis of all the options.
- Trustee Strong suggests asking firms if they believe there are additional considerations given the changing environmental factors.

Lake Forest Preservation Foundation: Do you keep the same team from the RFQ submission, or do you switch out team members as the project progresses? Does one team complete the first step? Then another team do the work?

- Trustee Strong noted that the Library expects the team to remain the same as part of a contractual relationship.
- Trustee Strong asked the public to weigh in on how they weigh experience versus eagerness in the team selection process.

Bories & Shearron: Can the dome's issues be improved, did the old design have inherent construction and design flaws that caused its demise?

Bories & Shearron: Do we know for sure if the original dome was made of copper or lead coated copper?

Lake Forest Preservation Foundation: If the problems of the dome seem straightforward enough and do not threaten a collapse in the intermediate term future, could you undertake a cosmetic or temporary, non-disruptive fix while other plans are made to update the Library?

- Marcy Kerr noted that this was a thought-provoking question because all want the dome project to be as complete and long term surviving as possible.

Art Miller: Ask the architects how safe the dome is. What is the level of concern? Is it a situation of moderate issues with the dome that are solvable or is there more significant issues that are causing damage to the infrastructure that in turn create life safety issues requiring immediate action? Stability issues in the rotunda? Can repair be delayed? How urgent is the dome problem after doing the review/research? What is the integrity of the rotunda? If it is safe, can things wait for further plans? Can there be temporary or intermediate solutions? Desirable to avoid closing the library twice – break up project into interior and exterior work; if interior work can wait, let it wait.

- Laura Luce remarked that the goal is to get the wrap off the dome, and that should not wait.
- Trustee Strong noted that if the dome is phase one, and if there is phase two, the work would not be a rework as the dome is the highest point of the building. Will of course ask the RFQ candidates their opinion of how the work should proceed?
- Trustee Bertola noted that this was why the RFQ was done to take the project to the next level. The Dome Report studied the problem, and the next step is to further analyze the dome to fix it and implement water management solutions. This further analysis is understanding what is going on in the rotunda and then implementing the best solution for the dome.

Lake Forest Library Foundation: If by the time the project begins, if the 1931 plans have not been located, how will you go about tracing down the plans from perhaps the successor firm to the 1978 architects Brenner Danforth, probably the last to hold them? Do you have good older contacts to help, like Ed Windhorst or John Vinci? If you do find and use the plans, will you agree to RETURN them to Lake Forest Library?

- Trustee Strong added that the Library had recently located the specification documents from the 1984 dome project. The 1984 documentation included two pages of 1984 architectural drawings and five pages of the original 1931 blueprints. The pages show the details dome and four main elevations of the Library.

Bories & Shearron: Hire a special researcher to find ALL possible historical documents by Edwin Clark before you begin work on the dome and library. See diaries of Edwin Hill Clarke at the Art Institute, Ryerson and Burnham Libraries.

- Follow on by Art Miller: Blueprints likely were used in 1978 and are likely with the successor firm, check with Ed Windhorst and John Vinci. These individuals might know who the successor firm to Danforth.
- Ms. Lemmer suggested to Mr. Miller that she send him the Library's current research to see he was able to identify other potential leads.

Tish Borkowski: Do you understand the history of the work done previously on the dome? Prior cleaning of the murals? Will the library remain open? If not, for how long will the library close?

Library Board: How do you anticipate staging on the limited campus?

Library Board: What is your history of change orders on a similar project? What do you view as the areas for potential change orders on this type of project?

- Trustee Strong noted this is more of a construction phase question than an A&E stage question and will be asked at a later time.

Building Committee: What are some of the things that might come up on this project that might be unexpected? Concerns or approaches the Library Team has not thought of?

Project Philosophy

Lake Forest Preservation Foundation: What is your goal with this project?

Library Board: What does the firm believe will be the most challenging aspect of this project?

Library Board: As you develop specifications for this project, what lessons have you learned from previous similar projects that you would incorporate.

Library Board: In response to Trustee Strong's question of "What questions would you ask of the firm to understand how they work to avoid surprises?" Based on your prior experience of projects of this type, where the specifications you created required further clarification? At what stage did the need for clarification arise? Did the experience change how you approached this project? Goes to understanding the firm's continuous improvement of process.

Statements regarding the project from the public attendees

Bories & Shearron: Find who has done restoration on Chicago's notable domes, like the Museum of Science of Industry being done by Berglund.

Bories & Shearron: Only start with "blue chip" construction firms like Bulley & Andrews even as consultants they are part of the Lake Forest family and have the right approach historically sensitive mindset. Consider that they or any contractor may come to the project before the architect.

Bories & Shearron: The dome MUST be forensically documented prior to the work by the firm doing the work OR a historical specialist to document the fragments of old materials that may exist or "shadows" lost design elements, etc.

Bories & Shearron: The Dome is currently lit by klieg lights in its crown. As move into restoration phase and the oculus is opened, the Library should revisit the enormous klieg lights currently used and determine a more appropriate aesthetic solution to illuminate the rotunda.

RFQ Process Questions for the Building Committee

Laura Luce asked the Building Committee if they could disclose information about the RFQ candidates. Chair Bertola remarked that he even though he was not able to disclose the names of the firms that had submitted because of the desire to keep the process transparent and unbiased, he was pleased to note

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that the Building Committee felt very positive about how the firms that submitted would be able to respond to the questions being presented this evening.

Laura Luce also asked about the timing of the process. Trustee Strong referenced the RFQ and explained that the submissions are being reviewed and selected firms will be interviewed by the end of the month. She noted that progress will be reported at upcoming special and regular board meetings.

Marcy Kerr asked how the Building Committee will be evaluating the RFQ candidates. Trustee Strong responded that the RFQ laid out the criteria that the Building Committee will use to evaluate the candidates.

Marie Nemerov asked if only one qualified team will be identified or will multiple firms be identified. Trustee Strong responded that the Building Committee will interview multiple firms, even perhaps all the firms, and then move forward with the next steps. The Library will follow state law.

Chair Bertola thanked the public attendees for all their input and reminded the attendees that the meeting recording will be posted on the Library website at: <https://www.lakeforestlibrary.org/board-meetings> and encouraged the public to continue to submit questions to the Library via the operations@lakeforestlibrary.org email.

There being no new business or unfinished business, Chair Bertola adjourned the meeting at 7:35 pm.

Upcoming meeting: Regular Board Meeting, November 9, 2021

Catherine A. Lemmer

Catherine A. Lemmer, Secretary pro tem
Minutes approved by the Library Board on November 9, 2021.

10/19/2021 Post-meeting addendum.

Process recommendation from Marie Nemerov: Suggest Building Committee talk with previous/recent project managers to find out what worked and what did not.