



**MINUTES OF THE LA GRANGE PUBLIC LIBRARY  
BUILDING AND GROUNDS COMMITTEE  
May 11, 2010**

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**PRESENT:** Steve Wolf, Mary Nelson, Caroline Coryell  
**ABSENT:** None  
**STAFF:** Jeannie Dilger-Hill, Ken Vesperman  
**VISITORS:** Melissa Barrows-Lieb (Mac Brady Associates, Inc.)

Meeting called to order by Chairman Steve Wolf at 7:30 p.m.

Jeannie Dilger-Hill said Mac Brady (roofing consultants) had sent her a bound copy of their inspection findings and someone would come this evening to discuss them. Melissa Barrows-Lieb, president of Mac Brady, arrived a few minutes later, to explain what had been discovered during the examination of our roof. She explained that problems were separated into several sections; workmanship related, material related, and owner related. She also said any problems should be covered by "Firestone", the manufacturer, or "Metal Master", the installers.

First she addressed the flat roof area which is covered with an EPDM system (rubber roofing material). She found debris and foreign matter on the surface (although it had been cleaned after installation) and some holes or gouges in the material. There are also areas where piping going into the roof material does not have proper flashings to prevent water pooling or wear on the surfaces.

Using standards set by the Army Corps of Engineers, and the detailed architectural drawings provided by BCA, she pointed out several areas where installation did not meet the specifications. There are missing termination bars and/or collar flashings, no water block at seams, and the emergency overflow pipe was not pitched enough. Also, there was apparently a drain required on each side of the roof for the stair-tower, but only one drain was put in.

Melissa explained that some of these problems would help shorten the life expectancy of the roof. She felt that Metal Master should be responsible for repairs, especially in those areas where their installation did not meet specs.

The slate area of the roof was discussed because of the falling tiles, (the problem we had consulted Mac Brady about). She found at least one tile had been caulked in place when repaired rather than put in with copper strapping. Also, each time tiles were replaced the workmen walked on the roof slates, which caused more damage to the tiles. She said, even though it cost more, a scissors-lift should have been used when repairing slate tiles so as not to cause more breakage. Although she thought damaged tiles were located only on the southwest side, Jeannie pointed out that tiles had actually fallen from the north side as well.

Mac Brady also found that the copper canopy roof on the north side of the building was pitched incorrectly. The area where the canopy meets the brick slants downward enough to cause water to collect there; which could damage the copper area and leech water into the brick mortar. She found the BCA drawing of the roof pitch, and it does not match the actual pitch as installed.

Melissa felt the next step should be a letter to Metal Master, explaining the inspection findings, and wait

for a response, (this is part of the survey cost from Mac Brady). She thinks they should be given a chance to make good on their installation as the Library cannot be responsible for installation mistakes.

After Melissa left at 8:50 p.m., Ken Vesperman pointed out that most installers and contractors resent consultants called in to vet their work. Jeannie said Metal Master had contacted her, asking to be given a chance to respond to the consultants' findings. They said with some 300,000 tiles on a roof some are bound to fall during the "shake-out" period. But Steve said tiles should not still be falling, and if Metal Master is not repairing the roof correctly how can we trust them?

Ken was surprised to learn about debris on the roof and suggested he look at the roof himself tomorrow (Wednesday).

Jeannie was directed to contact Metal Master and let them know they would be hearing from Mac Brady.

Because time was short Jeannie simply reported that the fabric samples had come in for the furniture in Youth Services.

Discussion about the electric door opener for Youth Services was tabled until the next Committee meeting.

Steve suggested waiting another season on the fencing as the replacement cost estimate we received was ridiculously high. Ken said he could continue to do repairs if necessary.

The HVAC system was discussed next. It appears something has been wrong with the system from day one, as the freon is too low to run the air conditioning every Spring when it is turned on. It was repaired for free the first time it happened, but we were charged \$9,500 for the second repair. Johnson Control has sent several people to look at the problem and have determined it is an internal leak in the "bundle". However, they say the problem is with Trane (the manufacturer) and not with them.

Jeannie spoke to BCA, who said they have had difficulty with Trane on service issues.

Ken has talked to Johnson Control, but they want Trane involved since, whatever the actual problem is, repairs have not corrected it. Mary Nelson suggested Johnson Control should be here when (and if) Trane comes out and wanted to know if we have a backup system. Steve suggested Jeannie get a contact number from Trane to get a factory rep here. It was decided that Jeannie should attempt to get Maggio, Trane, and Johnson Control to come out together to try to determine the problem and fix it.

Jeannie then reported that a representative from Agati came out to discuss the "Cyber bar" idea and take some measurements in Youth Services and the Adult areas. Everyone likes the idea of the "Cyber bar" (a counter where laptops or computers can be put side by side) and want to pursue it further.

Steve also said he liked the idea of the "Red Box" type holder for books to be borrowed at locations other than the Library. He suggested using a mix of paperback books and DVD's. Jeannie will get us more information.

Caroline Coryell moved to adjourn, seconded by Mary. Meeting adjourned at 9:30 p.m.

Respectfully submitted,  
Caroline Coryell