

Fox River Valley Public Library District  
Special Meeting of the Board of Trustees  
November 1, 2014  
Randall Oaks Recreation Center  
Multi-Purpose Room, Lower Level  
500 N. Randall Road  
West Dundee, IL 60118

**Roll Call**

Members present:    President    Marge Skold  
                            Vice Pres    Fred Lechuga  
                            Treasurer    Mark Biewald  
                            Secretary    Richard Corbett  
                            Trustee      Brian Lindholm  
                            Trustee      Denise Sommerlot  
                            Trustee      Phyllis Creighton

Others present:      Roxane Bennett, Lauren Rosenthal, Karen Werle, Anders Dahlgren, Douglas Lim, Derek Ward, Margaret Skold

The meeting was called to order at 9:00am by President Skold. The first hour of the meeting involved a discussion of the ongoing space planning project that is being led by Anders Dahlgren. He presented several charts that described historical trends of library populations, collections, etc. over time, and how these may impact our space needs going forward.

The 2<sup>nd</sup> hour involved a discussion of our library direction, strengths, weaknesses, and how these impact the library community. Understanding these interrelationships will help guide our planning for future use of library space to better serve the community in the future.

The 3<sup>rd</sup> hour involved a presentation and discussion with Douglas Lim and Derek Ward of the Gilbane Building Company. They informed the board about the difference between Construction Management and General Contracting and showed how use of a construction manager from the beginning of the planning process can result in lower overall costs on large construction projects. They discussed stages and timeline for a building project; building plan/drawing reviews and accurate cost estimating; management of the subcontractor bid process; monitoring of construction progress; and need/justification for any change orders. They also discussed the difference between Construction Management "Agency" and Construction Management "At-Risk". This was followed by a general discussion (while a box lunch was served) of how a construction management company can help organizations that do not have the technical expertise to manage a large project in house.

The 4<sup>th</sup> hour involved a Q&A session between board members and the presenters identified above. At the conclusion of the Q&A, each board member gave wrap up comments on the information/discussion of the days' meeting. The meeting was adjourned at 1:45 pm by voice vote.

  
\_\_\_\_\_  
Richard V. Corbett - Secretary