

## **Bensenville Community Public Library Board Meeting**

### **Special Meeting Minutes**

January 13, 2025

#### **CALL TO ORDER:**

The Board of Trustees of the Bensenville Community Public Library District held a Special Meeting on Monday, January 13, 2025 for purposes of information, discussion, and actions relating to the need for an exemption of competitive bidding requirements in addressing standing water in the basement.

The meeting was called to order at 7:00pm by Tina Lux, Vice-President.

**Trustees Present:** Mandi Zalewski, Tina Lux, Amy Labickas  
Michele Janovsky, Susan Earley

**Trustees Absent:** Linda Weiss, Consuelo Cabral- Marquez

The Chair verified the existence of a quorum.

**Also Present:** Chris Sloan, Tekolya Brown, Sue Feddersen

#### **HEARING OF DELEGATIONS:**

None

Cabral-Marquez arrived at 7:01pm

#### **STANDING WATER IN BASEMENT LOCATED IN AIR HANDLER ROOM:**

##### **Assessment and recommendations from Fredrick Quinn Corporation**

Main issue found is that water enters through hydrostatic pressure creates cracks in the wall and causes seepage. Water is always present in varying amounts. Rectifying this issue is a big priority due to proximity to the air handler, which is housed in the same room and the health risks associated with moist air being distributed throughout building.

As this is a specialized job, Sloan reached out to the two companies that specialize in this type of issue; Perma-Seal and U. S. Waterproofing.

Perma-Seal did not have availability until spring.

### **Assessment and recommendations from U.S. Waterproofing**

Received two estimates, one "Best" just under \$40,000.00 and the second one "Better" just under \$30,000.00.

### **DISCUSSION:**

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#### **Competitive Bidding for projects \$25,000**

The competitive bidding requirement creates difficulties in such a specialized area because of the limited number of qualified firms in basement water remediation.

The threshold for a need to go to bid on projects is \$25,000.00 An engineer would need to have documents drawn in order to solicit bids. The issue here is that the project is so specialized that the firm contracted to produce the engineering documents would be prohibited from then bidding on it- a hinderance to locating a qualified firm when such a limited number of specialists are available.

#### **Recommendations of counsel in waiving bid requirement**

Sloan reached out for legal advice and was advised to reach out to the Board of Trustees and explain this is an exigent circumstance, so that the Trustees can vote to waive the competitive bid requirement.

Without doing so, it would limit option for utilizing one of the two companies that can handle the issue, with the other being hired to produce the engineering documents.

**ACTION:**

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**MOTION:** Earley moved to approve waiving the competitive bid requirements to adequately address basement water issue due to exigent circumstances surrounding the nature of work performed. Seconded by Janovsky.

**Roll Call:**

Aye: Lux, Zalewski, Earley, Cabral-Marquez,  
Janovsky, Labickas,  
Nay: None  
Absent: Weiss  
Abstain: None

Motion approved and carried unanimously

**MOTION:** Earley moved to Accept proposal from U.S. Waterproofing for \$39,499.50 Seconded by Cabral-Marquez.

**Roll Call:**

Aye: Lux, Zalewski, Earley, Cabral-Marquez,  
Janovsky, Labickas,  
Nay: None  
Absent: Weiss  
Abstain: None

Motion approved and carried unanimously.

**ADJOURNMENT:**

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**MOTION:** Earley moved to adjourn the meeting at 7:11 pm Seconded by Janovsky.

**Roll Call:**

Aye: Lux, Zalewski, Earley, Cabral-Marquez, Janovsky, Labickas  
Nay: None

Absent: Weiss

Abstain: None

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Mandi Zalewski, Secretary