



Illinois Heartland Library System

TO: IHLS Executive Committee
FROM: Leslie Bednar
DATE: April 21, 2020
RE: Edwardsville Office Mine Subsidence Repairs

At the conclusion of our April 16 Special Board meeting, I indicated I would follow up on warranty specifics regarding the Helitech contract proposal for mine subsidence repairs at the Edwardsville Office.

This memo was also shared with the Finance Committee in advance of their April 20 meeting. No action was taken at that meeting.

Background

The Board moved to accept the Helitech proposal for \$93,595.00 as long as the product has a lifetime warranty. The proposal includes helical pier mobilization, excavation and installation of 27 helical piers, and polyjacking of the floor in the delivery area of the Edwardsville Office.

Unfortunately, the warranty information in the draft contract shared with IHLS staff included both a one-year and lifetime option. The warranty, regardless of term, refers to the helical piers. The piers are guaranteed against all defects in materials and workmanship, and any vertical settlement that may occur due to pier movement post-installation.

Further Conversations

Following the board meeting, IHLS staff reached out to the contractor. There is in fact a difference in warranty terms for residential vs. commercial projects, with the industry standard of one-year for commercial properties. Helitech's general manager/vice-president agreed to extend their warranty to ten years. In addition, the pier manufacturer (Chance, part of Hubbell Power Systems, Inc.) warranties their piers for thirty years. This warranty is transferrable.

If any additional information is available, I will share it with you at Wednesday's committee meeting.

Please let me know if you have any additional questions, and thank you for your attention to this matter.

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