



Illinois Heartland Library System

TO: IHLS Board of Directors
FROM: Leslie Bednar
DATE: April 15, 2020
RE: Mine Subsidence Repairs

Thank you for adjusting your schedules and adding an additional meeting commitment to your calendars. We appreciate your flexibility as we move forward during an unprecedented period. The provision of system services has changed slightly, however our mission to support member libraries remains intact.

Our April 16 Special Board meeting was requested to review the steps our staff have taken to locate a contractor with the expertise in repairing damage caused by mine subsidence and establish a reasonable timeline for the project. We also plan to discuss the merits of the project.

The information below has been shared with the Facilities and Operations Committee and with the Budget and Finance Committee.

Activity

In March, IHLS staff met with staff from Helitech to discuss repairs necessary to the mine subsidence damage that occurred at the Edwardsville building. The mine subsidence repair recommendations include Helical Pier Mobilization of 27 steel piers and Polyjack leveling of the floors. The total estimated cost for these repairs is up to \$125,000.00.

IHLS received an insurance claim for \$87,912.00 that was reserved for completion of these specific repairs. Based on the maximum cost estimate, this would leave an estimated \$37,088.00 of unrestricted funds that will be utilized to fund the remainder of the repairs.

Due to the nature of the work, it is recommended by the contractor that the building be closed to IHLS staff during completion the repairs. The best course of action would be to schedule the repairs before IHLS staff return to the building, and they estimate 8-10 days for the project. In compliance with Governor Pritzker's [Executive Order 2020-18](#), IHLS buildings will remain closed through April 30. If our business operations should resume May 1, our Edwardsville office staff will continue to work from their homes for a few more weeks. And, it is entirely possible that whenever library system services start up again, delivery operations will be delayed at least one week.

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The next available date on the contractor's calendar for the project to begin is on May 4, 2020. Helitech requires a fully executed contract and deposit of \$30,886.35 on or before Friday, April 17, 2020 to secure the start date of Monday, May 4, 2020.

Finance Committee Feedback

At their April 15 meeting, the Finance Committee:

--moved the project to the full board assuming legal counsel is confident the project does not require a bid process: IHLS staff have pursued completion of these repairs with diligence. Our current insurance provider in a risk assessment report recommended the cracks in the delivery area floor of the Edwardsville building be repaired. (The flooring damage is a direct result of the mine subsidence in that building.) The proposed project includes extensive foundation support work and concrete leveling, both requiring concrete drilling and the use of jackhammers. This work is loud and disruptive to normal business operations. Optimally it can take place during or near the current stay at home period.

Legal Considerations

We anticipate a formal reply from Phil Lenzini prior to the board meeting. (Such is the nature of "special" meetings!) Our staff will move forward with either process so we can finally have the foundation secured and damage repaired.

I look forward to our meeting tomorrow. Thank you for your consideration, and please let me know if you have any questions.