



Warrenville Public Library

Construction Management Services

February 12, 2016





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Ms. Sandra Whitmer
Library Director
Warrenville Public Library District
28 W 751 Stafford Place
Warrenville, IL 60555

**REQUEST FOR QUALIFICATIONS
CONSTRUCTION MANAGEMENT SERVICES (RFQ):**

Dear Ms. Whitmer and Selection Committee Members,

Thank you for inviting our firm to submit our Qualifications Statement for Construction Management Services for the Warrenville Public Library improvement project. As you are aware we have been interested in your project for some time as we believe our capabilities are a strong fit for your assignment.

The opportunity to work with the Warrenville Public Library District and the people it will serve is a priority to our firm. FQC has thoroughly reviewed the requirements as they are outlined in your RFQ. We have completed an initial site visit, attended your recent board meeting, as well as discussed your needs with several of the library trustees at our *Winning Before you Start* seminar last September. We believe the qualifications, capabilities and resources of our firm are well-suited for the Warrenville Public Library District.

Included in this submittal is a representation of our recent library experience, our approach to working with library clients, and the qualifications of our proposed project team. FQC is considered one of the leading construction management firms in the Illinois Library market. Our longevity in the marketplace has afforded us the opportunity to work with numerous Library districts. In that time, we have completed several projects which contain many parallels to your project.

We look forward to your review of our qualifications and the opportunity to present our project team. If you have any questions upon your review of our submission, please do not hesitate to contact either of us at our office (630) 628-8500, or on our cell phones; Tom Lena (630) 800-5624 or Jack Hayes (630) 675-4549.

Respectfully submitted,

Frederick Quinn Corporation

A handwritten signature in blue ink that reads "Tom Lena".

Tom Lena
Director Business Development

A handwritten signature in blue ink that reads "Jack Hayes".

Jack Hayes
President

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Executive Summary

FQC recognizes that the Warrenville Public Library District has been pursuing improvements to your facility for the past few years. As outlined in the Warrenville Public Library District Master Planning Study, facilities improvements are a core strategy that supports your mission. As you move forward with the project, it will be important for your construction team to embrace and respect the path you've taken to get to this point, and the impact that implementation will have on your staff, patrons and community. Outlined below are some key factors FQC offers to the Warrenville Public Library District for this very important assignment.

Keeping Warrenville Public Library District's Best Interests in Mind:

The needs and goals of Warrenville Library are unique and must be thoroughly considered in the project plan. The forefront of FQC's company philosophy is keeping the Owner's best interests in mind. As a professional construction management partner, Warrenville Public Library can count on FQC to present our opinions and recommendations in a manner that we believe is best suited for the project's success. Construction projects, at times, can be stressful and complicated. Warrenville Public Library will receive input and advice from FQC that is transparent and will deliver on promises made.



Cover, ILA Reporter Magazine
Feb. 2015 - Richton Park Library

Relevant Library Experience:

FQC has built a strong portfolio of highly satisfied Library clients. This reputation has been earned through delivering high quality complex projects, many within occupied facilities, on-time and within budget. Project experience ranges from small remodeling work (Lisle Library, Elmwood Park Library) to major rehabilitation of existing libraries (Niles, Wilmette, Oswego and White Oak) to new library construction (Montgomery, Richton Park). FQC understands the needs of Library Trustees, Administration, staff and patrons, and delivers Best Value project results.

Performance History:

Approximately 95% of the projects FQC manages are via the Construction Management project delivery method. On average FQC returns approximately 1.5% - 2.5% in savings below the Guaranteed Maximum Price to our clients and has always delivered projects on or ahead of schedule. Any savings realized are returned 100% to clients, who frequently provide us positive feedback on how they appreciate the open book process we deliver. Warrenville Public Library District can expect this same level of service on your project.

Project Delivery and Safety:

Delivery of a renovation project in an occupied library can be challenging. Noise, dust, program scheduling, availability of collection materials and safety are but a few of the complexities that must be anticipated. Parking, site logistics and material staging will be especially critical at the Warrenville Library, given the tight site constraints. FQC's project delivery team invests the time and energy to know your operations and will become the "go-to" point of contact for project delivery during construction.

Executive Summary

Project Phasing:

Maintaining operations throughout renovations of an existing library requires planning and communication. FQC takes a proactive approach to each assignment and develops with the Library and your architect, a well thought-out project phasing plan which minimizes public inconvenience. The Warrenville Library phasing plan will consider staff, public, collections, furniture and construction logistics. The plan will be used as part of the bidding documents to communicate how and when the library and site can be used and how coordination will take place with movers.

Project Team:

As a medium-sized construction management firm in the Chicago area market, FQC has the size, capacity and resources to deliver projects up to \$50 million, but we pride ourselves on maintaining a small company culture. This culture is rooted in a sense of partnership and collaboration with the Owner and Architect that is driven by the company's President, Jack Hayes. As your Project Director, Jack will actively participate in each phase of the project life cycle. Jack, and our proposed Project Team have recent, relevant experience on comparable projects similar in scope to the project anticipated at Warrenville Public Library.

Industry Commitment:

FQC has taken a proactive approach in our commitment to serving the Illinois Library community. We are active members of the ILA, participating in the annual conference and sponsoring conference events. We have hosted informational seminars on referendum planning. FQC's president, Jack Hayes has been invited as a panel member to speak at the LACONi Administrator event on February 26, 2016, presenting *Building Projects 101 dream to ribbon-cutting*. Jack is also an annual guest speaker at the University of Illinois Graduate School of Library and Information Science, presenting construction delivery methods.

In the last six years, FQC has completed six major library projects totaling over \$29 million. Currently, we are working with four Library clients on renovation projects totaling over \$12.8 million. In each case, FQC was selected for our extensive library portfolio, our ability to listen on to our client's needs, utilize our understanding of the inner workings of an active library, and our successful track record of delivering library projects on-time as specified within budget.

Sustainability:

FQC follows LEED sustainable construction on each project. These practices may be limited to construction waste minimization, may be more comprehensive, including commissioning, or may follow full LEED certification standards. The level of sustainable construction practices followed are determined and agreed to during pre-construction.

As Warrenville Public Library District prepares to select your construction management partner for this very important assignment, FQC stands ready to introduce our team at an in-person interview. Through that interview our team will provide a first-hand account of our firm's customer service culture and specific project approach for your library.



1. Information About Firm

Firm name, address and telephone number:

Frederick Quinn Corporation
103 S. Church Street
Addison, IL 60101
630.628.8500 phone
630.628.8595 fax

Primary contact name with e-mail and phone number:

Jack Hayes, President
630.628.8500 office
630.628.8595 fax
630.675.4549 cell
jhayes@fquinncorp.com



Brief history of the firm:

Established in 1966, Frederick Quinn Corporation (FQC) is a construction management firm based in Addison, IL. Initially founded as Frederick Quinn Construction the company was incorporated in 1980 and has maintained the name Frederick Quinn Corporation ever since. FQC is consistently ranked as one of the top construction firms in the Chicago-area by *Crain's Chicago Business* and *Midwest Construction*. Past projects include numerous public-sector and institutional facilities ranging from \$1 million to \$60 million. The majority of the projects FQC manages are delivered via At-Risk Construction Management.

FQC Services:

The construction services FQC provides have been specifically developed to support on time, on budget delivery of high quality construction projects. We have the experience, knowledge and capabilities to assist clients from the earliest program development phase through the final training, move in and post occupancy inspections. Our management philosophy is to assign one of our executive principals as your key contact throughout the entire project life cycle. The principal attends all meetings, including weekly construction meetings, and provides for direct project supervision. FQC is committed to providing each client executive level management, assuring the highest level of project supervision. The services we provide include:

Program Management	Scheduling	On-Site Construction Management
Referendum Assistance	Site Logistics	Safety Administration
Pre-Construction Services	Guaranteed Maximum Pricing	Project Close-Out
Cost Estimating	Bidding	Move-In Coordination
Constructability Review	Subcontractor Pre-Qualification	Owner Training
Value Engineering	Subcontractor Scope Review	Warranty Management



With active members of the US Green Building Council Chicago Chapter and with LEED AP personnel, FQC has made a commitment to help our clients go "green." We are committed to sustainable construction practices and employ applicable LEED construction principles on each project. Over 50% of FQC's construction personnel are LEED AP, which is well above the industry average.

1. Information About Firm

Information about workload and availability:



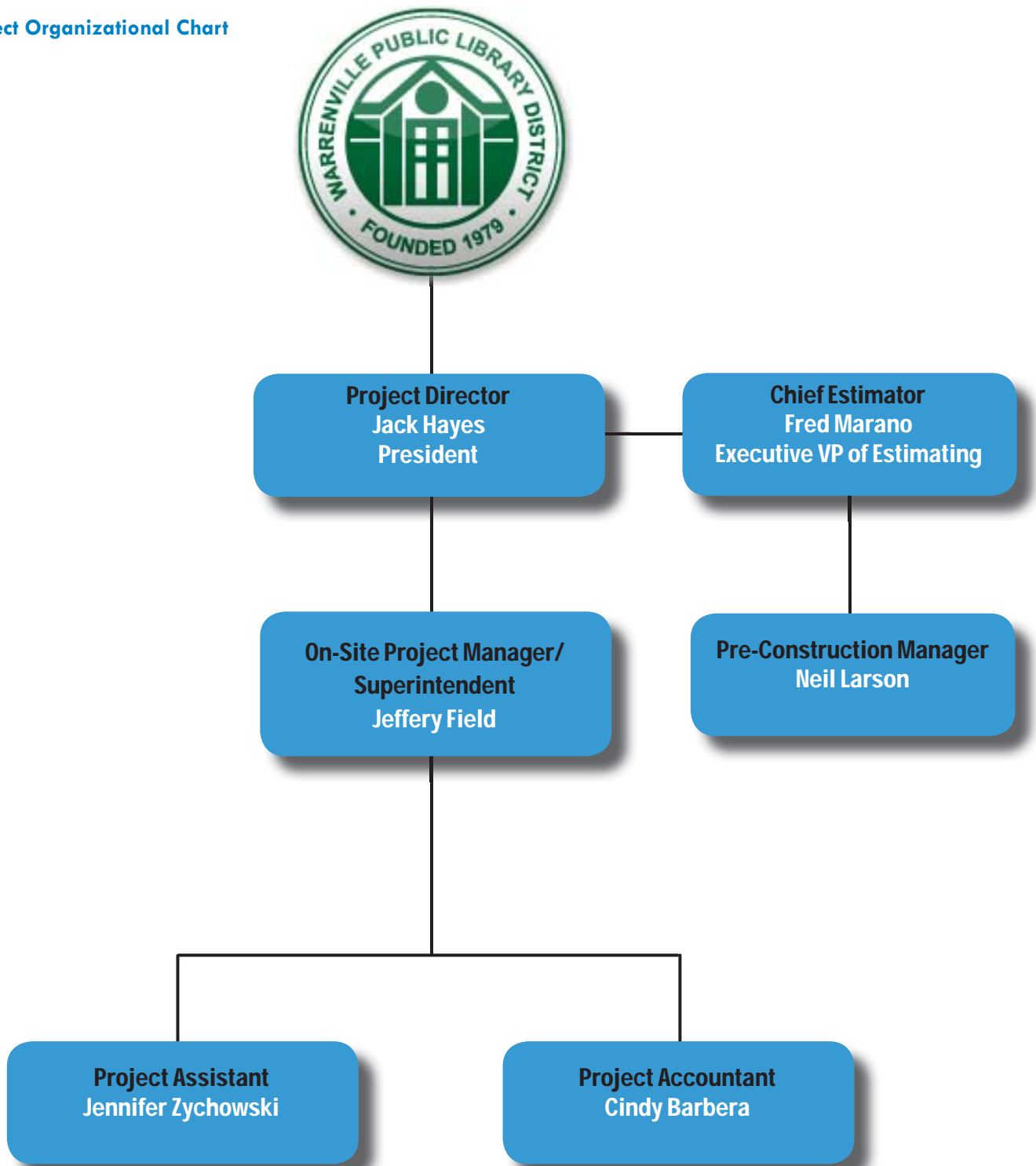
FQC is currently managing 15 active client assignments. Of these, six are in pre-construction or bidding, six are in construction and one in the punch list/close-out phase. The projects range in size from a \$1,000,000 interior renovation to a \$15,000,000 new library assignment (pending a 2016 tax referendum). The total construction value of our work under contract is \$96,500,000. The projected value of the work under contract for 2016, in terms of in-place construction, is approximately \$56,000,000, which represents work for 13 of these current clients.

FQC has evaluated our projected workload against the scope and schedule of the Warrenville Public Library project and is confident that our company and proposed personnel have the available capacity to commit the time and energy to deliver a successful project for the Warrenville Public Library. All personnel presented in this proposal will be assigned to your project for the duration of the work. Our proposed Field Project Manager will be stationed at the project site spending 100% of his time in the field solely dedicated to your project for the duration of the work.



2. Qualifications of the Individual(s)

Project Organizational Chart



2. Qualifications of the Individual(s)

Identify and provide resumes for the person(s) who will be assigned to this project and describe their respective roles and responsibilities.

FQC is committed to assign the following project team to partner with the Warrenville Public Library District and Product Architecture + Design through project completion. FQC's proposed team members have worked together on various projects over the past several years including Wilmette Public Library, Woodridge Public Library, Niles Public Library District, Oswego Public Library Districts new Montgomery Branch Library and renovations to the existing Oswego Campus Library. Additionally, our team has successfully managed over 70 projects for FQC over the past 6 years.

Name/Title	Responsibility	Years Experience	Special Qualifications
Jack Hayes President	Project Executive Sr. Project Manager	30	<ul style="list-style-type: none">• Successfully completed recent library renovation projects• Experience with maintaining Owner's operations during construction• Proficient with Construction Management
Jeffery Field On-Site Project Manager	Field Project Manager/ Superintendent	22	<ul style="list-style-type: none">• Successfully completed recent library projects (including occupied facilities)• Experience with maintaining Owner's operations during construction• Proficient with Construction Management
Fred Marano Executive VP of Estimating	Chief Estimator	39	<ul style="list-style-type: none">• Successfully completed recent library renovation projects• Experience with maintaining Owner's operations during construction• Proficient with Construction Management
Neil Larson Director of Pre-Construction Services	Pre-Construction Manager	21	<ul style="list-style-type: none">• Successfully completed recent library renovation projects• Experience with maintaining Owner's operations during construction• Proficient with Construction Management

Jack Hayes

President

Project Role: Project Director



Education:

Benedictine University
Bachelor of Arts in Business & Economics

Professional

Associations:

Illinois Association of School
Business Officials

Illinois Association of School
Administrators

Illinois Library Association

Illinois Association of Park
Districts

US Green Building Council

Years of experience:

30

As the President at FQC, Mr. Hayes oversees corporate operations including contract administration, construction operations, owner/architect relations and business development. His experience includes large, complex institutional projects delivered via Design Build, Construction Management and traditional delivery methods.

Project experience includes:

Woodridge Public Library - Woodridge, IL

\$2M Interior Renovation

This project consists of the renovation to this existing library including; new finishes, reconfiguration of the existing floor plan, new study rooms, along with reconfiguration to the children's area, offices and administration areas. The work will be phased allowing the Library to remain open throughout the duration of the work.

Lemont Public Library - Lemont, IL

\$3.2M Addition and Renovation

This project includes a new main entry, 3000 SF meeting room addition, renovation to the existing 16,000 SF facility along with replacement of the mechanical system, electrical upgrades, new roof and resurfacing the parking lot. The work will be phased with the Library remaining open through project completion.

Wilmette Public Library - Wilmette, IL

\$4.8M Renovation

Complete building revitalization including new mechanical systems throughout. The project includes phased interior renovations to accommodate ongoing operations.

Niles Public Library District - Niles, IL

\$4.1M Renovation

The Niles project included the complete renovation to the 56,000 SF Library. The work was phased and coordinated with the library staff, keeping the facility open throughout the duration of the work. The complete scope include new mechanical systems, reconfiguration of the floor plan and collections and program areas including all new finishes.

Oswego Public Library District – Oswego, IL

\$4.8M Addition and Renovations to Campus Library Phase II

\$7.3M New Montgomery Library

\$3.7 Phase I Renovations to Campus Library

Addison Public Library

\$1M Renovation

This project includes renovation to select areas of the first and second levels of the Library including expanding the circulation desk, study rooms, IT and mechanical upgrades.

Harvey Public Library - Harvey, IL

Addition and Renovation

\$4.7M expansion and renovation program to the existing library.

White Oak Library District – Lockport, IL

Two-story, 6,000 SF addition for circulation elements, meeting rooms, and support spaces, along with 13,000 SF of remodeled space.

Helen Plum Library - Lombard, IL

Pre-Referendum support for \$15M Building Program.

Glen Ellyn School District 41 – Glen Ellyn, IL

\$16M Addition and Renovation project to four schools in District 41

Each addition added approximately 5000 SF of new classroom space including new mechanical systems, corridor tie-ins, site work and detention.

Frederick J. Marano

Executive Vice President of Estimating

Project Role: Chief Estimator



Education:

College of DuPage, 1974
Associates in Architecture & Design

Additional courses in Landscape Architecture, Renderings, and Construction Materials

Professional

Associations:

Lake County Contractors Association

Association of Subcontractor and Affiliates (ASA Chicago)

Years of experience:
39

As the Executive Vice President of Pre-Construction and Estimating, Fred has the company wide responsibility for estimating, purchasing and management of pre-construction services. Fred has had direct involvement on every FQC project since 1980. His responsibilities include:

Design Review and Coordination

Includes performing in-house design, review and coordination with outside design consultants. Preparing of preliminary design layouts to final working drawings, coordination of shop drawings and development of building specifications including the preparation of bid documents. Management of design build sub-contractors in the planning of scope, design, pricing, drawing preparation and construction of mechanical, electrical, plumbing and fire protection systems.

Estimating

Including quantity surveys and cost estimating of construction documents in the schematic design, design development and construction document phases of commercial construction projects. These activities were undertaken to ensure that the project design did not outpace the project budget.

Value Engineering

Development of various scenarios for alternative building systems with the emphasis on maintaining quality construction while eliminating unnecessary expense. Working with outside contractors and consultants to define and price building systems pointed to reducing overall project costs without effecting aesthetics, longevity or performance.

Contract Administration

Primary responsibility for negotiation and preparation of contract documents for all subcontractors and suppliers for the construction management process.

Fred has been directly involved in all of FQC's projects including all projects presented in this submittal.

Notable Library Projects under Fred's management includes:

Oswego Public Library District – Oswego, IL
\$4.8M Phase II Addition and Renovations to Campus Library
\$7.3M New Montgomery Library
\$3.7 Phase I Renovations to Campus Library

Woodridge Public Library - Woodridge, IL
\$2M Interior Renovation

Niles Public Library District - Niles, IL
\$4.1M Renovation

Addison Public Library District – Addison, IL
\$1M Interior Renovation

Harvey Public Library - Harvey, IL
\$4.7M Expansion and Renovation

Wilmette Public Library - Wilmette, IL
\$4.8M Renovation

Lemont Public Library - Lemont, IL
\$3.2M Addition and Renovation

Richton Park Public Library - Richton Park, IL
\$4.6M New Library

White Oak Public Library - Lockport, IL
\$4.5M New Library

Elk Grove Village Library District – Elk Grove Village, IL
New \$4.6M library

Neil Larson

Director of Procurement

Project Role: Director of Procurement



Education:

Southern Illinois University
Edwardsville

B.S. in Construction
Management

Certifications:

LEED Green Associate

Years of experience:

21

Mr. Larson is responsible for executing the Pre-Construction Services which include but are not limited to preparing estimates and budgets for construction and renovation projects. His responsibilities also include reviewing documents, inspection current conditions and preparing value engineering ideas to assure an Owner the best possible construction value for their dollar.

Project experience includes:

Addison Public Library

\$1M Renovation

This project includes renovation to select areas of the first and second levels of the Library including expanding the circulation desk, study rooms, IT and mechanical upgrades.

Lemont Public Library - Lemont, IL

\$3.2M Addition and Renovation

This project includes a new main entry, 3000 SF meeting room addition, renovation to the existing 16,000 SF facility along with replacement of the mechanical system, electrical upgrades, new roof and resurfacing the parking lot. The work will be phased with the Library remaining open through project completion.

Wilmette Public Library – Wilmette, IL

\$4.8M Renovation

Complete building revitalization including new mechanical systems throughout. The project includes phased interior renovations to accommodate ongoing operations.

Oswego Public Library District – Oswego, IL

Addition and Renovation to Campus Oswego Library - Phase II

\$4.5M construction of approximately 13,000 SF of New Additions and 6,000 SF of Remodeling to the existing Oswego Library.

Glen Ellyn School District 41 - Glen Ellyn, IL

\$16M Addition and Renovation project to four schools in District 41

Each addition added approximately 5000 SF of new classroom space including new mechanical systems, corridor tie-ins, site work and detention. FQC implemented a project specific phasing and safety plan for each school. All four are remaining open throughout the duration of the work.

East Dundee Police Station – East Dundee, IL

Renovation of New Police Station

\$3M Conversion of existing building for new police station.

Northwestern University – Evanston, IL

Central Plant Expansion

\$31M expansion of power generation plant at Evanston campus

Jeffrey Field, LEED AP

On-site Field Superintendent

Project Role: Field Superintendent

**Education:**

North Central Michigan College
Accounting

Certifications:

30-Hour OSHA Certified

Years of experience:

22

Years with FQC:

1

Mr. Field, is responsible for on-site construction management functions including: coordination and supervision of company and subcontractor forces; Owner/ Architect/Engineer relations; quality; job site safety policy and enforcement; cost control monitoring and analysis, project closeout and settlement; and shop drawing coordination.

Project experience includes:

Wilmette Public Library - Wilmette, IL

\$4.7M Interior renovations and HVAC upgrade. Includes complex mechanical system upgrade while maintaining library operations. Project to be complete in March, 2016.

CPS-Schmidt Elementary School - Chicago, IL

\$3M New Bio-retention Project, New storm and sewer system, New playgrounds, New Parking lot, New paver System, New running path, New Bio-retention ponds, New Granite Paths, and exterior lighting. Completed in 2014.

CPS- Reilly School Boiler Replacement - Chicago, IL

\$5.5M New Return System, New DDC System, New Rooftop Chiller, Fan Coil replacement, boiler replacement. Completed in 2012.

CPS-Darwin Elementary School - Chicago, IL

\$7M HVAC Upgrades, Fan Motor Replacement, New Boilers, New Return System, New Fire Alarms (2 buildings), New DDC System. Completed in 2013.

CPS-Darwin Elementary School - Chicago, IL

\$5M ADA upgrades, Auditorium remodel, Complete bathroom renovations, New Elevator, New LULA, Classroom Renovations Throughout School, Complete exterior masonry renovation, New Roof, New Fire pumps. Completed in 2012.

CPS-Canter Middle School - Chicago, IL

\$5M Converted Auditorium to New Multi-purpose room, New Kitchen, School Remodeled Throughout School, New ADA bathrooms. Completed in 2008

CPS-Brenneman School - Chicago, IL

\$4M HVAC Replacement, New Boilers, New DDC System, New Rooftop Units, New Univents, Various Classroom Renovations. Completed in 2013.

CPS- Dunbar High School - Chicago, IL

\$800K New Lockers, Locker Room Renovations. Completed in 2009.

CPS- Dunbar High School - Chicago, IL

\$2M New Lighting Upgrades Throughout School. Completed in 2009.

CPS- Brown Elementary School - Chicago, IL

\$4M Boiler Replacement, New DDC System, uninvent replacement, Various Classroom Renovations. Completed in 2008

3. Representative Projects

Provide at least 3 examples of similar projects completed by the assigned personnel.

Niles Public Library; Niles, IL

Interior Renovations

Architect: Project Architecture + Design
Dan Pohrte 773.278.0936
Owner: Niles Public Library District
Susan Lempke 847.663.6629

Wilmette Public Library; Wilmette, IL

Rehabilitation

Architect: Interactive Design Architects
Paul Steinbrecher 312.988.0234
Owner: Wilmette Public Library
Ellen Clark 847.256.6924

Lemont Public Library; Lemont, IL

Addition and Renovation

Architect: Engberg Anderson Architects
Joe Huberty 847.704.1300
Owner: Lemont Public Library District
Sandra Pointon 847.256.5025

Woodridge Public Library; Woodridge, IL

Interior Renovations

Architect: Product Architects
Dan Pohrte 312.202.0701
Owner: Woodridge Public Library
Susan McNeil-Marshall 630.487.2549

Addison Public Library

Interior Renovation

Architect: Williams Architect
Andy Dogan 630.221.1212
Owner: Addison Public Library
Mary Medjo MeZengue 630.543.3617

White Oak Public Library; Lockport, IL

Interior Renovations

Architect: Dewberry Architecture, Inc.
Doug Pfeiffer 847.695.5840
Owner: White Oak Public Library District
Scott Pointon 815.886.2030

Harvey Public Library; Harvey, IL

Addition and Renovation

Architect: Moody Nolan
Renauld Mitchell 312.929.2516
Owner: Harvey Public Library
Sandra Flowers 708.331.0757

Oswego Public Library District; Oswego, IL

Addition and Renovation

Architect: Dewberry Architecture, Inc.
Doug Pfeiffer 847.695.5840
Owner: Oswego Public Library District
Sarah Skilton 630.554.3150

Richton Park Library; Richton Park, IL

New Library

Architect: Dewberry Architecture, Inc.
Doug Pfeiffer 847.695.5840
Owner: Richton Park Public Library District
Kenney Nichols-Brown 708.481.5333

Niles Public Library District

Construction Management Services



Frederick Quinn Corporation (FQC) was selected to provide construction management services for the comprehensive interior renovation of the existing 56,000 SF Niles Public Library. The scope of the renovations include mechanical systems, technology infrastructure, finishes and furnishings. The scope of the finishes include ceilings, lighting, wall coverings/paint, carpet, tile and casework.

The Library will remain open in full operation throughout the phased schedule of the interior renovations. This project challenge will be addressed by careful coordination with library staff on temporary relocation of collections, personnel and resources. Areas under construction will be separated from patrons by solid, sound insulated barrier walls. All construction personnel will be kept separate from patrons. Upon completion of the project, Niles Library will enjoy completely renovated spaces for:

- Circulation
- Self Check-Out
- Children's Area
- Teen Area
- Computer Labs
- Study Rooms
- Fiction Area
- Non-Fiction Area
- Meeting Rooms
- Community Room
- Administrative Offices

Location:

Niles, IL

Architect:

Product Architecture +
Design

Delivery Method:

Construction Management

Completion Date:

December 2013

Project Value:

\$4.1M

Size:

56,000 SF

Contact:

Linda Weiss

Library Director, retired

ljweiss15@att.net

Susan Lempke

Library Director

847.663.6629



Wilmette Public Library

Interior Renovations and HVAC Upgrades



In October 2012 **Frederick Quinn Corporation (FQC)** completed a Facility Condition Assessment Report for the Wilmette Public Library. The main purpose of the Assessment Report was to evaluate building systems and their condition in order to develop a five year master maintenance schedule for planned capital improvements. The emphasis of the assessment was on the infrastructure systems (mechanical, electrical, plumbing, fire protection), though interior and exterior finishes were also part of the report.

As a result of the Facility Condition Assessment Report, the Library decided to embark on a comprehensive Interior Renovation and HVAC Upgrade project, with FQC as their construction manager. FQC worked closely with the Library Director, Board of Trustees and Design Team to Develop an improvement program that addressed all of the priority infrastructure issues identified in the report as well as areas in need of updating to bring the entire library up to current library trends.

The first phase of the project, completed in the summer of 2014, included replacement of outdated roof top mechanical units. This work eliminated an ongoing maintenance problem and future-proofed the buildings severely outdated ventilation and cooling capabilities. Work on the second phase, which includes a complete revitalization of the existing building began in March 2015. This project includes:

- Maintaining library operations throughout construction
- Complete reconstruction of bathrooms including ADA compliance
- All new mechanical systems, including boilers, VAV system, VRF (Variable Refrigerant Flow) System and Geotechnical Well System
- Interior renovations to circulation, children's youth services and periodicals

Location:
Wilmette, IL

Architect:
Interactive Design

Delivery Method:
Construction Management

Completion Date:
2016 (anticipated)

Project Value:
\$4.7M

Size:
65,000 SF

Contact:
Ellen Clark
Library Director
1242 Wilmette Ave.
Wilmette, IL 60091
(847) 256-5025



FQC™
CONSTRUCTION MANAGEMENT

Lemont Public Library

Addition & Renovation



Frederick Quinn Corporation (FQC) was selected as Construction Manager for the addition and renovation to the Lemont Public library. The project is designed to renovate the existing 16,000 SF building and add a 3,000 SF addition to provide more meeting space, update staff areas, a new teen area, and a new layout of collections in both the adult and kid public space. The project will include repair and replacement of the mechanical and electrical systems, new road and resurfacing the parking.



Location:
Lemont, IL

Architect:
Engberg Anderson Architects

Delivery Method
Construction Management

Completion Date:
2016

Project Value:
\$2.8M

Size:
16,000 SF - Renovation
3,000 SF - Addition

Contact:
Sandra Pointon
Director
50 E. Wend St.
Lemont, IL 60439
630.257.6541



FQCTM
CONSTRUCTION MANAGEMENT

Woodridge Public Library

Interior Renovation



This project includes the renovation to the interior of this three-level public library. The scope of the work includes a new space plan with carpeting, lighting, millwork, finishes and paint throughout. The renovation is designed to improve both the library's floor plan and public circulation. The second floor will be renovated to house the new Children's Story Time Room with moveable partition, study room and storage. With these major improvements there are several mechanical systems that will be reconfigured and upgraded.

Working closely with the owner and Architect, **Frederick Quinn Corporation (FQC)** will phase all the work so that the Library will remain open through project completion. Main project components include:

- New Finishes
- Construction of Training Lab
- New Lighting
- Remodeling of Children's Area
- Remodeling of Staff Workroom



Location:
Woodridge, IL

Architect:
Product Architecture +
Design

Delivery Method:
Construction Management

Completion Date:
2016

Project Value:
\$2M

Size:
46,000 SF

Contact:
Susan McNeil-Marshall
Library Administrator
630.964.7899

Addison Public Library

Interior Renovation



Frederick Quinn Corporation (FQC) was selected by the Addison Public Library to provide Construction Management Services for interior renovations to their facility. The project includes select renovations to the first and second floors of the library. The overall program is intended to improve the changing needs of the community and repair, refurbish and make some physical changes to the interior. The library's message to the community for the project is "Moving Forward To Serve You Better".

First floor improvements:

- New circulation desk
- Refreshed upgrade computer area
- Adult-child study rooms
- New conferences room
- Expanded cafe
- Improved lighting
- New carpeting

Second floor improvements:

- Quiet work / program room
- New conference rooms
- New A/V section
- New spacious teen area
- Refreshed upgrade computer area
- New adult desk
- New creative studio

The Addison Public Library is a very active public facility which is located directly across from Addison Trail Jr. High School. On any given school day the library frequently sees more than a hundred kids over the course of just a few hours. This along with the day-to-day traffic to the library presented some interesting logistical challenges to our team. Working closely with the library staff and design team our team provided a working phasing plan that will allow the library to remain open throughout the project.

Location:
Addison, IL

Architect:
Williams Architects

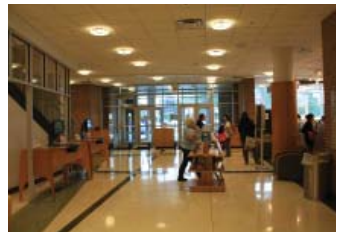
Delivery Method:
Construction Management

Completion Date:
2016

Project Value:
\$1M

Size:
54,600 SF

Contact:
Mary Medjo MeZengue
Four Friendship Plaza
Addison, IL 60101
630. 543-3617



White Oak Library District

New Lockport Library



Frederick Quinn Corporation (FQC) was selected to work with White Oak Library District and Dewberry Architects on the complete rehabilitation of their Lockport Library Branch. The library vacated the branch for the duration of the project, which included a complete gut, rehabilitation and an addition, on a very constrained site. One of the unique aspects of this project was the carbon fiber laminate structural enhancements that were necessary to the underside of the second floor concrete slab to properly accommodate floor loading. This work was done following demolition, prior to all rehabilitation activities.

When complete the facility will include a new entrance, a new elevator and monumental stairwell. The two story addition provides the ability to incorporate these new circulation elements, as well as provide space for staff, meeting rooms, mechanical areas and support spaces. As a Branch Library, the Lockport facility will provide users improved access to technology through computers and a computer classroom as well as improved youth and children's services.

Location:
Lockport, IL

Architect:
Dewberry Architects, Inc.

Delivery Method:
General Contracting

Completion Date:
September 2013

Project Value:
\$4.9M

Size:
- 19,000 SF
- 13,000 Remodeling
- 6,000 Addition

Contact:
Scott Pointon
Library Director
815.552.4226



FQCTM
CONSTRUCTION MANAGEMENT

Harvey Public Library

Addition to Renovation



Frederick Quinn Corporation (FQC) is contracted as CM to the Harvey Public Library for an expansion and renovation program to the existing library. As the District's CM we are working closely with the Library Director, Board of Trustees and Design team to establish the final scope of work, budget, schedule, and phasing for the construction of this improvement program.



The planned project includes a 10,000 SF addition, complete rehabilitation of the existing facility, parking lot improvements and site work. This work will occur while maintaining ongoing library operations. The project is scheduled for completion in late 2016. The completed facility will include the following:

- New circulation adult services and youth services areas
- New administrative offices
- Technology learning lab as well as facility-wide wireless overall for patrons
- Five study rooms
- Cafe / Lounge area
- Multi-media sound production room
- Multi-purpose large meeting rooms with flexibility to accommodate 50-150 people

Location:
Harvey, IL

Architect:
Moody Nolan

Delivery Method:
Construction Management

Completion Date:
2016

Project Value:
\$4.7M

Size:
23,000 SF

Contact:
Sandra Flowers
Library Director
708.331.0757



FQCTM
CONSTRUCTION MANAGEMENT

Oswego Public Library District

Addition and Renovation - Phase II



This is the third project assigned to **Frederick Quinn Corporation (FQC)** by the Oswego Library District and the second project at the Campus Library location. This project add a complete second floor to the existing facility and two side additions. The design includes a new main lobby with a lounge café, open atrium staircase and new elevator. The complete renovation will include new mechanical system, new lighting and new finishes throughout.

The additions and renovation now provides new public meetings space, including expansion of the children's programming, increasing the size of the children's department and will provide space to add more books to the collections.



Location:
32 W. Jefferson St.
Oswego, IL

Architect:
Dewberry Architects, Inc.

Delivery Method:
Construction Management

Completion Date:
2015

Project Value:
\$4.6M

Size:
13,000 SF renovation
6,000 SF addition

Contact:
Sarah Skilton
Director
32 W. Jefferson St.
Oswego, IL 60543
630.554.3150



FQC™
CONSTRUCTION MANAGEMENT

Richton Park Public Library

New Library



Frederick Quinn Corporation (FQC) was selected to provide comprehensive at-risk construction management services for a new 18,000 SF library for Richton Park. Our construction management services included pre-construction services, bidding and contract award, construction phases coordination and project close-out. Our team assisted with the development of the library program and site plan for a new parcel of land that was procured through a land swap agreement with the Village of Richton Park. FQC participated in, and supported, the land swap agreement negotiations through site evaluation and cost estimating. This final agreement was necessary in order to finalize requirements that were required to be funded through the library's referendum, including improvements to a public road.

This new 18,000 SF library is Richton Park's only library facility and has become the best library in the south suburbs of Chicago. This new facility includes:

- Circulation
- Adult Services
- Quiet Study
- Independent Study Rooms
- Technology Center
- Young Adult and Youth Services
- Children's Area
- Public Meeting Rooms
- Administration Offices
- Staff Workroom
- Support Spaces



The building is a one story structure built with a blend of precast, masonry and glazing. It is situated on the site to accommodate required site detention and parking and is oriented to accommodate future expansion. The facility enhances the municipal town center of Richton Park, which includes a Community Center, Village Hall, Police Department and Fire Station.

Location:
Richton Park, IL

Architect:
Dewberry Architects, Inc.

Delivery Method:
Construction Management

Completion Date:
August 2014

Project Value:
\$4.6M

Size:
18,468 SF

Owner Contact:
Ms. Kelly Nichols-Brown
Library Director
708.481.5333



Oswego Public Library District

Oswego Campus Renovations Phase I



The Oswego Public Library District, in an effort to compensate for the explosive growth of its constituencies in Kendall, Kane and Will counties launched a capital improvement campaign to gain voter approval of a building referendum to construct a second library and to perform renovations to its existing facility. The library district retained the services of **Frederick Quinn Corporation (FQC)** to provide At-Risk Construction management services. FQC was hired prior to solicitation of the building referendum to provide cost estimating, logistical and referendum support throughout the entire capital improvement process. FQC and the project architect worked together to develop scenarios that allowed the library board to be well positioned for a successful referendum outcome.

Renovations to the existing Oswego Campus library include:

- Complete interior rehabilitation
- New main entrance
- Floor plan reorganization
- ADA accessibility and upgrades
- New elevator
- Mechanical, electrical and plumbing upgrades
- Complete IT and security re-wire
- Card swipe security
- New server room compatible with other library branch
- New interior finishes
- Expanded parking lot
- Landscaping

Location:
32 W. Jefferson St.
Oswego, IL

Architect:
Dewberry Architects, Inc.

Delivery Method:
Construction Management

Completion Date:
August 2010

Project Value:
\$3.7M

Size:
20,400 SF

Contact:
Sarah Skilton
Director
32 W. Jefferson St.
Oswego, IL 60543
630.554.3150



FQC™
CONSTRUCTION MANAGEMENT

Oswego Public Library District

New Montgomery Campus Library



The Oswego Public Library District, in an effort to compensate for the explosive growth of its constituencies in Kendall, Kane and Will counties launched a capital improvement campaign to gain voter approval of a building referendum to construct a second library and to perform renovations to its existing facility. The library district retained the services of **Frederick Quinn Corporation (FQC)** to provide At-Risk Construction management services. FQC was hired prior to solicitation of the building referendum to provide cost estimating, logistical and referendum support throughout the entire capital improvement process. FQC and the project architect worked together to develop scenarios that allowed the library board to be well positioned for a successful referendum outcome.

The new 36,500 square foot Montgomery Campus library features youth and adult services, quiet study rooms, meeting room, board room and administrative support spaces for autonomous operation. The building envelope is comprised of a structural steel system with a combination of face brick, stone, lap siding, and stucco. The HVAC system consists of roof top units and variable air volume (VAV) boxes which will be operated from a fully integrated temperature control station. The 7 acre site, 115 parking spaces is available for library patrons, including drive-up book drop, and development of a nature preserve.

Location:
Montgomery, IL

Architect:
PSA-Dewberry / BCA

Delivery Method:
Construction Management

Completion Date:
August 2009

Project Value:
\$6.7M

Size:
36,500 SF

Contact:
Sarah Skilton
Director
32 W. Jefferson St.
Oswego, IL 60543
630.554.3150



FQCTM
CONSTRUCTION MANAGEMENT

3. Representative Projects

Discuss your firm's experience with completing projects on-time and within budget as the Construction Manager.

FQC takes great pride in delivering projects on-time and under budget. When delivering projects via At-Risk Construction Management, our team typically delivers projects 1.5% - 2.5% below the Guaranteed Maximum Price. All savings generated are returned to the Owner, which the Owner in-turn retains as savings or uses to add additional scope to the project. Below is a sample of current and recently completed projects that illustrates our commitment to delivering projects on-time and within budget.

Project	Pre-construction Estimate	Final Contract Value	Budget Savings	Schedule
Oswego Public Library District Phase II 6,000 SF Addition 13,000 SF Renovation	\$4,790,912	\$4,647,143	\$143,238	Started: 8/2014 Scheduled Completion: 9/2015 Actual Completion: 9/2015
Lemont Public Library 3,000 SF Addition 16,000 SF Renovation	\$2,555,906 SD Budget	\$2,471,923	\$83,983	Started: 8/2015 Scheduled Completion: 4/2016 Actual Completion: In Progress
Wilmette Public Library 65,000 SF Interior Renovation	\$4,857,774	\$4,659,774	\$198,000	Started: 3/2015 Scheduled Completion: 3/2016 Actual Completion: In Progress
Harvey Public Library 10,000 SF Addition & Renovation	\$4,922,873	\$4,756,873	\$166,000	Started: 4/2015 Scheduled Completion: 4/2016 Actual Completion: In Progress
Woodridge Public Library Interior Renovations	\$1,574,000	\$1,447,224	\$126,776	Start: 8/2015 Scheduled Completion: 12/2015 Actual Completion: 12/2015
Richton Park Public Library 18,000 SF New Library	\$4,677,992	\$4,602,167	\$70,825	Started: 9/2013 Scheduled Completion: 8/2014 Actual Completion: 8/2014
White Oak Public Library 19,000 SF Complete Redevelopment	\$4,857,832	\$4,841,047	\$16,785	Started: 4/2012 Scheduled Completion: 8/2013 Actual Completion: 8/2013
Niles Public Library District 56,000 SF Renovation	\$4,152,741	\$4,014,909	\$137,832	Started: 12/2012 Scheduled Completion: 12/2013 Actual Completion: 12/2013
Oswego Public Library District Oswego Campus Library 20,400 SF Renovation Phase I	\$3,810,801	\$3,774,131	\$36,670	Started: 8/2009 Scheduled Completion: 7/2010 Actual Completion: 7/2010
Oswego Public Library 36,500 SF New Library Montgomery Campus	\$6,778,962	\$6,699,069	\$79,893	Started: 8/2008 Scheduled Completion: 8/2009 Actual Completion: 7/2009

4. Project Approach

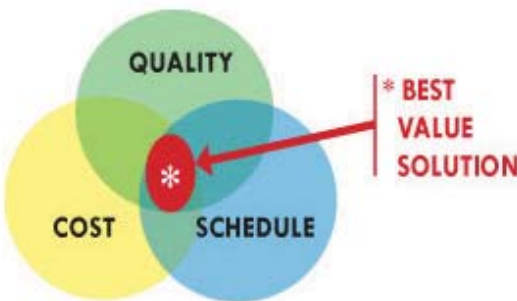
Briefly describe your firm's experience and knowledge of the Construction Manager's role in a project. Describe your understanding of the Warrenville Public Library District's project and how your services would contribute to it.



The following narrative is intended to provide Warrenville Public Library with insight to Frederick Quinn Corporation's (FQC) relevant Construction Management experience, capabilities and approach. Our approach to every project is not just to meet, but to exceed our client's expectations. This approach has helped to sustain our business for almost 50 years, and is a testament to why our clients are delighted with our firm, our people, and our formal Construction Management process.

We understand that the role of a construction manager is to execute on our commitment to deliver a high quality facility on budget and on schedule. We inform, support and guide our clients through the complete life-cycle of the project providing an integrated project delivery solution. To that end, we have developed a range of services geared to helping the project team make intelligent and informed decisions. These metrics are the foundation for success as we must rely upon our client's references to continue our successful track record.

The needs and goals of each client and each project are unique and must be thoroughly considered in the project plan. The forefront of FQC's company philosophy is keeping the Owner's best interests in mind. As a professional construction management partner, our clients can count on FQC to present opinions and recommendations in a manner that we believe is best suited for the project's success.



In addition to always embracing our client's goals and protecting their best interests, our aim is to deliver a Best Value Solution to the client. Delivering a Best Value Solution consists of delivering a project hits the "sweet spot" of success between cost, schedule, and quality. This overarching project approach philosophy takes into consideration maintainability, durability, sustainability, and longevity of the facility. Best-Value Solution thinking is incorporated into the pre-construction, construction, post-construction, and post-warranty stages.

Project Understanding:

FQC understands that the Warrenville Public Library is planning a major renovation to the existing 28,500 SF facility. The current plan as we understand it includes the addition of new meeting and study spaces on the main floor, reduction and reconfiguring of the collections, reworking private staff spaces and IT room, a new main circulation desk along with new carpeting, select mechanical upgrades and the replacement of the original boiler. The renovations will effect almost every area in the main floor. FQC understands that the Library is working with a total project budget of \$2.5 million and desires to maintain operations throughout construction. Having reviewed the master plan study presented to the library by Product Architecture, toured the building and observed the operations and parking area and attended a Library Board Meeting, the following are some key elements that we have identified that will insure a successful project for Warrenville Public Library.

4. Project Approach

Communication and Maintaining Ongoing Operations:

Beyond the scope of the work, FQC understands that the library will maintain operations throughout the duration of construction activities. This desire will require regular, proactive communication with staff and the public. The communication will be needed prior to construction and remain ongoing throughout each step of the process to let patrons know what to expect and how to be directed to temporary or permanently relocated resources. While the internet and social media applications are helpful for this process, the library patrons, especially the senior adult population, will be best served by tangible materials and signage that help direct their experience while at the library. A graphic schedule that informs patrons of the progress and remaining durations of the project would be part of the communication strategy.

Logistics & Phasing:

The library will be experiencing improvements throughout most of the building; some minor like paint and carpet, some major like the new meeting study spaces, rearrangement of the collections and reworking of the existing private staff spaces. As a result, FQC will work with the library and Product Architecture during the pre-construction phase of the project to formulate a phasing plan that will accommodate the construction work, but also allow the library to plan for a logical approach to relocating resources for staff and patrons, so that the library is fully functional throughout construction.

As part of this process, FQC will identify those locations where temporary construction barriers will be necessary to separate workers from patrons/staff. Critical to this phasing plan will be the Library's input on how to move and access collections. Our team will work closely with the Library's staff to understand the impact construction will have on the ongoing operations of the library. The combination of the overall interior renovations, movement of collections, new study spaces potential mechanical systems upgrades, tight site conditions and parking could be a significant impact on anyone coming to the library. The logistics plan needs to anticipate these impacts and have a clearly thought through approach to respond to these impacts. Once the logistics and phasing plan is finalized and approved we will need to communicate this plan and strategy with the general public in a manner that will convey a customer friendly, "Open for Business" campaign to provide clarity and safety for everyone visiting the library.

Collections:

As part of the overall phasing plan, a specific collections moving plan will be established in order to coordinate the movement of collections during the construction process. This plan will be coordinated with the Library Administrative staff to minimize disruptions.



4. Project Approach

Project Budget/Estimating:

Upon selection by the Warrenville Public Library as your construction management partner, one of our first duties will be to fully review and understand the components of the project and then build a Master Project Budget. It is critical to establish what will be funded through this budget, such as construction, A/E fees, permit fees, asbestos abatement (if any), furniture, legal expenses or any other soft costs that may need to be paid for as part of the available funds. From this process, the Library, Product Architecture and FQC can all be on the same page as it relates to available funds for construction. This process helps prioritize decision making as options are developed within the design, or desires are expressed for new furniture or some other feature in the renovation.



Entering the process at this early stage when Product Architecture is just moving into the design process is an ideal platform for a successful integrated Project Delivery team. It allows the CM to present critical data to the team, in terms of budget and schedule with a list of milestones that will be the “back bone” for all future estimates. It also places a great deal of emphasis on the quality of detailed cost estimates that will be based on the understanding of what can and cannot be built. These estimates will establish the baseline for prioritizing and decision making going forward. These estimates will fit into the projected project schedule and will provide logical feedback in time to make any adjustments, or establish alternates for decision making by the Library.

Scheduling:

A major component of a strong communication plan is the schedule. The project must be planned properly and then executed properly. There will be adjustments along the way, which is common with a renovation project, but the critical path schedule must be met. This allows for believable communication to staff and patrons and provides for seamless transition from area to area. FQC will develop a detailed project schedule for review by the Library and Product Architecture, with each detailed cost estimate. Once approved, the schedule will become part of the bidding documents for construction. FQC will adhere to this document as part of our guaranteed project delivery.

Field Supervision:

FQC provides 100% full-time on-site field supervision. Our Field Project Manager/Superintendent is the primary point of contact in the field throughout construction to Warrenville Public Library. Being a 100% dedicated resource for your project, FQC positions our Field Project Manager/Superintendent to be responsible for project delivery. They manage quality, schedule, logistics and Owner coordination. Working with the trade contractors and their safety programs, our Field Project Manager/Superintendent maintains a work environment that fosters safety for workers and the public, especially for occupied facility projects such as Warrenville Public Library.

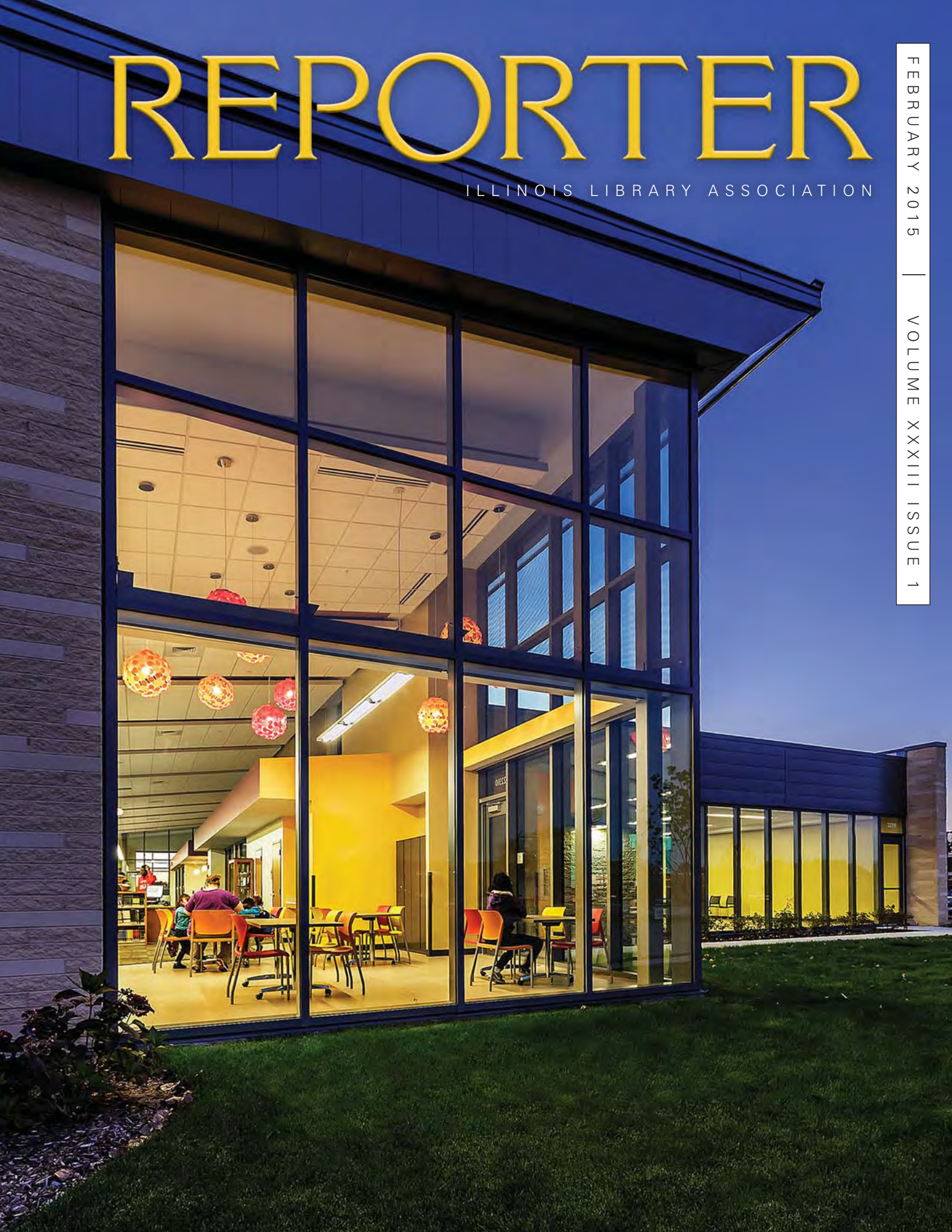
Throughout the course of construction, our Field Project Manager/Superintendent holds weekly coordination meetings with the Library and the design team to review and discuss open items, logistics, the project schedule and cost status. Weekly meetings are also held with trade contractor foreman for detailed project execution and sequencing activities. Project documentation is managed by the Field PM including shop drawings, submittals, daily reports, look ahead schedules and meeting minutes. The Field PM is supported in our home office with administrative and accounting support.

REPORTER

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The Illinois Library Association Reporter

is a forum for those who are improving and reinventing Illinois libraries, with articles that seek to: explore new ideas and practices from all types of libraries and library systems; examine the challenges facing the profession; and inform the library community and its supporters with news and comment about important issues. The *ILA Reporter* is produced and circulated with the purpose of enhancing and supporting the value of libraries, which provide free and equal access to information. This access is essential for an open democratic society, an informed electorate, and the advancement of knowledge for all people.



ON THE COVER

The Richton Park Library District's new building is more than double the size of the old one, and that's just the beginning of the story. It is a clean, well-lighted space for much more than books and one of six outstanding examples of Illinois' library architecture in 2014. Take a tour of each of these new library buildings or renovations in the article that begins on page 4.

The Illinois Library Association is the voice for Illinois libraries and the millions who depend on them. It provides leadership for the development, promotion, and improvement of library services in Illinois and for the library community in order to enhance learning and ensure access to information for all. It is the eighth oldest library association in the world and the third largest state association in the United States, with members in academic, public, school, government, and special libraries. Its 3,200 members are primarily librarians and library staff, but also trustees, publishers, and other supporters.

The Illinois Library Association has four full-time staff members. It is governed by a sixteen-member executive board, made up of elected officers. The association employs the services of Strategic Advocacy Group for legislative advocacy. ILA is a 501(c) (3) charitable and educational organization.

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See ILA calendar for submission deadlines for the *ILA Reporter*. Copy should be submitted by e-mail to ila@ila.org. You are encouraged to include digital or film photos (black/white or color) and graphics (on disk or camera-ready) with your articles, which will be included on a space-available basis.

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Robert P. Doyle

New Library Buildings 2014

Richton Park Public Library District



Architect:	Dewberry
Type of project:	New construction
Total cost:	\$6 million
Service population:	13,646
Library system:	RAILS
Library director:	Kelley D. Nichols-Brown

What people are saying:

"The Richton Park Library District reminds me of one of my favorite books, *Make Lemonade*, by Virginia Euwer Wolff. Despite all of our challenges—an old building with space and budgetary constraints—we managed to become one of the best libraries in the south suburbs of Chicago. The talented staff would make the sour lemonade so sweet by selecting the best titles and doing awesome, innovative programming (average 60 per month), that the patrons were okay with the old, small, 8,250-square-foot facility. However after forty years, the board finally decided that the residents deserved a premier library and the public was convinced to stop making lemonade and contribute funds toward a store-bought carton of Country Time Lemonade—an 18,468-square-foot library. Awww... so sweet and refreshing!"



4. Project Approach



Safety:

Safety will be an important aspect when it comes to the work being considered for the Warrenville Public Library. Safety of the library occupants, staff, managing the safety of the construction site and the surrounding community it will effect are paramount. Throughout construction, FQC monitors the construction zone to make sure any occupied or work areas adjoining public spaces are defined and secured. Construction worker safety is the responsibility of the individual trade contractor. FQC prepares site logistics and installs work area barricades and fencing to delineate the work zone. Safety is reviewed with all trade contractors daily and periodic safety audits are conducted by a third party consultant throughout construction.



Quality:

Quality begins during the Pre-construction phase of the project. By developing a Best Value solution in partnership with Warrenville Public Library and Product Architecture as the design process takes place, the cast for a successful project is set. During construction, execution of a high quality project is accomplished through careful and consistent execution of our Quality Control Program. This program relies heavily upon the processes, procedures and systems we have in place to oversee construction from the initial submittal process, through observation and management of day-to-day activities, through final project close-out and training, warranty follow up and post-warranty follow through.



Throughout construction, quality is measured, reviewed and analyzed on a daily basis. Our Field Project Manager/Superintendent is responsible for assuring compliance with the plans and specifications, and where questions arise, resolving those issues in cooperation with Product Architecture. Every week in our progress meeting the Project Goals are reviewed with the Library and resolution is reached as to any adjustments that are required to keep the project on track.



As a firm, FQC understands that we must execute on our commitment to deliver a high quality facility on budget and on schedule. These metrics are the foundation for success as we must rely upon our client references to continue our legacy of success. FQC will do everything in our power to deliver a successful process as well as a high quality facility for the Warrenville Public Library and its community.