



To: Board of Library Trustees

From: Anthony Auston, Director

Date: Tuesday, July 15, 2025

Re: Midwest Environmental Consulting Services Asbestos Abatement Project
Bid Results / Contractor Recommendation

Background

Wilmette Public Library has seen multiple additions and renovations over the years, and over that time Asbestos Containing Materials (ACM) were installed as was customary in the mid-20th century and were subsequently professionally removed and/or abated in more recent times. Concurrent with the last substantial interior renovation of the library facility in 2015-16, the library retained an environmental consultant to identify and assess all remaining installed ACM in the library. A comprehensive report inventoried ACM locations, quantities, and accessibility. None of the remaining ACM were listed as immediately accessible to the public, however in several instances, if old carpeting were to be removed (and if floor tiles were damaged or removed in the process), some ACM may become exposed and professional removal/abatement will be necessary.

In 2024, as part of the library's strategic plan and in accordance with policy, the library retained an architectural consultant to conduct a space needs assessment and evaluation of eligible spaces for renovation and/or repurposing. While the assessment did not result in an actionable renovation plan due to budgetary considerations, staff remain committed to delivering high-impact/low-cost solutions to meet the current and emerging needs of our community in some of our under-utilized spaces. In support of the space planning's recommendations, staff are currently in the process of right-sizing and aligning the adult non-fiction collections on the south side of the lower level in an effort to vacate and repurpose the northeast corner of the lower level (also known as the 900s room).

The 900s room is approximately 3,000 square feet and remains the oldest un-renovated space the building. The broadloom carpeting in the 900s room has exceeded its service life and is deteriorating. Complicating the matter of replacing the carpeting, it was originally installed/cut around the shelving fixtures that are slated for removal/repurposing. When those shelving fixtures are removed, the bare ACM tile will be exposed in those locations, leaving large gaps in the old carpeting and an unacceptable flooring condition that cannot be patched or otherwise mediated without total replacement. To replace the carpeting, all of the fixtures in the 900s room must be removed/stored first. And when removing the carpeting, the ACM tile and mastic below will be disturbed and will require professional removal/abatement. In other words, in order to make use of the under-utilized 900s room, the library must first remove/abate the asbestos containing materials.

Solution, Scope, and Estimated Costs

The library's construction management team, Shales-McNutt, recommended Midwest Environmental Consulting Services (MEC) to perform the necessary project design, consulting, contractor bidding, project management, and air quality testing.

In March 2025, the library presented and the board approved the proposal from MEC and their approach to our project scope, methodology, and deliverables. Given the scope of work, the project required competitive bidding and MEC has subsequently overseen this process. Following MEC's spring site visit and compilation of the scope details, MEC prepared the project's materials and posted the project for bid in late May (<https://www.wilmettelibrary.info/about-us/projects-initiatives/requests-proposals>).

At the time of the board's approval of the consulting agreement, MEC was only able estimate the contractor fees for the abatement services. Because the library's timeline for this project is elective and can fall outside the most competitive/in-demand months of the year for this kind of work (June-August, when major asbestos projects are typically completed in K-12 schools), we elected to perform the bid process well in advance of the work to ensure the most favorable pricing, and to secure our contractor, timeline, and expenses in order to help us complete our contingent tasks on schedule which should translate to more favorable pricing.

As stated in the consulting proposal and bid package, the project's scope of work includes abatement of approximately 3,300 SF of asbestos containing floor tile and mastic under the carpeting in the lower level 900s room and adjacent stairs and hallway. The estimated project costs include:

MEC Project Design & Contractor Bidding:	\$ 2,500.00
Estimated Asbestos Abatement Contractor Fees:	\$24,000.00 - \$30,000.00
MEC Asbestos Project Management & Air Quality Testing:	\$10,400.00 - \$13,000.00
Total Estimated Project Cost:	\$36,900.00 - \$45,500.00*

*Estimated project costs include eight to ten (8-10) regular shifts on-site. No overtime, weekend or holiday time is included in the project cost, nor is it expected or considered necessary. Additional time or clearances required would be billed accordingly.

The scope of this project was included in the [2020 Capital Reserve Study](#), and is part of the planned FY25-26 Special Reserve Fund budget.

Bid Results, Contractor Recommendation, and Timeline

On June 25, 2025, MEC and the library conducted the bid opening. As a requirement of the bid process, only those contractors who participated in the mandatory project orientation on June 18 would be eligible in the selection process. Three contractors attended the June 18 walk-through, and two of those contractors submitted bids. Both bids were qualified and met the specified requirements (tabulation attached).

MEC conducted a review of the lowest responsible bidder and recommends that the board award the contract to Kinsale Contracting Group, who bid the project at \$32,700.00.

Following notification of the contract award, MEC will engage with Kinsale and proceed with planning and procurement of site resources. We're planning for a September 2025 start/finish, with the work beginning after Labor Day and reaching substantial completion around September 19. The work is expected to be completed in 8-10 working days, and will be performed during regular library business hours (primarily second shift afternoon/evening hours) and will not require building closure.

As the 900s room is isolated and will be empty, the only service affected will be the Friends of the Library bookstore (Books Down Under), which is served by the adjacent hallway. The Friends were notified of this potential project and impact at their March 12 board meeting, and will be duly notified of the project timeline so they can coordinate their operations during the affected timeframe (which may extend beyond the abatement process due to the subsequent carpet replacement project).

When the abatement project is complete, we will paint the walls in the corridor and 900s room, and the floors will then be ready for new carpeting. The library has previously secured 2 quotes from reputable flooring contractors, and both came in under \$20,000. As such, the library will be able to choose the best contractor and carpeting options for the project without a formal bid process.

We expect the total cost of this planned building improvement project to be \$60,000 - \$70,000, as originally proposed in March.

Outcomes

Following substantial completion of the above project, the library's concurrent Collection Revitalization Project can proceed.

Recognizing that our community's and staff's goals for library collections and spaces cannot wait for the next major renovation project, staff are planning to actualize a number of goals brought forward during the 2024 Space Needs Assessment and [Strategic Facility Plan project](#). These goals center on the Adult Services collections of the first and lower levels of the library and aim to align collections with spaces and usage patterns, improve furnishings, organize staff workflows, and improve the overall patron experience in these spaces. Key elements include activation of the northwest corner of the building (current 900s room and Media Room), replacement of carpeting, reorganization and replacement of stack and display shelving, implementation of new collection merchandising, and relocation of patron holds to the circulation lobby. The project maximize the potential of existing resources, including materials in storage and reconfiguration of current furnishings, as well as select new furnishings. Staff planning is underway with furnishing partners, with details and proposals to follow later this fall. This Special Reserve Fund-eligible project is estimated to cost about less than \$250,000.



June 26, 2025

Wilmette Public Library District
1242 Wilmette Avenue
Wilmette, IL 60091

Attention: Marcos Levy, Facilities & Security Manager

Subject: **Asbestos Bid Review for Wilmette Public Library District**
Project Location: Wilmette Public Library - Basement
Address: 1242 Wilmette Avenue
Wilmette, IL 60091
MEC Project #: 25-03-0328-PD

Dear Mr. Levi,

On Wednesday June 25, 2025, bids for asbestos abatement were received by Midwest Environmental Consulting Services, Inc. A summary of the bids are as follows:

Company	Base Bid
Kinsale Contracting Group	\$32,700.00
M&O Company	\$39,800.00
Husar Abatement	No Bid

Based on my discussion with Kinsale Contracting Group, they expressed that they understand the project and the entire scope of the work. All information requested by the bid document was supplied. After our review of all the information, Kinsale Contracting Group has submitted the lowest responsible bid for Wilmette Public Library.

If you have any questions, please feel free to contact the undersigned at 630-553-3989.

Best Regards,
Midwest Environmental Consulting Services, Inc.

Blake G. Mellecker

Blake G. Mellecker
President

