

Action Item

*Lincoln Trail Libraries System
July 16, 2007*

Action Item No.: 2008-2

Subject: Building Repairs – Ceiling Lighting and Tiles

Recommended by: Staff

Adopted:

The headquarters building at Lincoln Trail Libraries System is 36 years old and the fluorescent ceiling lighting system is the original equipment as are the ceiling tiles. Over the past ten years there has been a gradual deterioration of this lighting system. The plastic fluorescent light tube sockets are brittle and break easily; the electrical ballasts are leaking which causes short circuits in the wiring; the insulation is hard and cracks and often flakes off. All of this causes the fixtures to short out and trip the circuit breakers and this is becoming much more frequent as the system continues to age. The light fixtures and ballasts were manufactured when electrical power was cheap and they are very inefficient by today's standards. Finally, the steel grid system for the lighting and ceiling tile is a non-standard size and all of the replacement tiles have to be cut to fit the system. The grid system is an integral part of the cold air return for the HVAC system. It is welded to the roof deck and therefore cannot be readily replaced. Staff has some preliminary estimates of cost of replacement tile of between \$27,000 and \$36,000, and electrical replacement at approximately \$32,000.

Due to the increased instances of electrical short circuits and the accompanying fire danger, the staff recommends that the Board of Directors authorize the Executive Director to seek proposals from multiple vendors to replace the lighting system and ceiling tile to fit the current grid system. The staff also recommends that an outside consultant be contacted to assist in evaluating the proposals. Staff will investigate opportunities for energy funding grants. Further, the staff recommends that the funds for this upgrade be allocated from the Capital Maintenance Fund.