

Carthage Public Library District
Board of Trustees Special Meeting
May 31, 2022

President John Dittmer called the special meeting to order at 4:32 p.m. Also present were Donna Tracy, Rebecca Eagan, Sarah Talley, Sherry Wright and Director Amy Gee. Honorary trustee Angie Perry and proposed trustee Vickie Livingston were also in attendance. Andy Bastert was absent.

Amy reported that notice of this special meeting and the agenda were emailed to all trustees on May 24. They were also posted on the Library website and in the Library on that date.

Vickie Livingston was sworn in as a new Board Trustee.

Review and Evaluate Construction Bids

Amy reported that 2 bids were received for construction of the new library building and that both were over \$5,000,000 dollars.

Darren Schretter of StudioGC (remotely via Go to Meeting) reported:

- The project was published in 3 publications and 2 on-line sites and his company called up to 12 general contractors to generate interest in bidding.
- Four contractors made site visits prior to bidding.
- Two bids were submitted: Ladestro bid \$5,300,000 and Watercotte bid \$5,035,000.
- Both bids were over \$2,000,000 higher (212%-250%) than anticipated and significantly higher than the current budget for the new building.
- Darren spoke with contractors to try to determine what drove the bids up. Some notes were that contractors are currently very busy and “not hungry” for work, the project is too small for some construction companies, the cost of materials and potential delays in material orders (combined with a required completion date), and the State trained workforce requirement increased projected costs.

Darren outlined some options for moving forward:

- Wait for the market to improve (no guarantee of when or if that will happen).
- Revise the existing building plan and materials to reduce costs.
- Request a waiver from the State of the 10% trained workforce requirement.
- Re-bid the project with the waiver in January of 2023.
- Revise the plan and re-bid with changes in January 2023.

Sherry made a motion to not accept either bid as presented and to postpone the project while reviewing options for moving forward. Sarah seconded the motion and the motion carried.

Amy will:

- Contact the State Library to ask if any additional funding is being made available due to the dramatic change in economic conditions since the grant was awarded.
- Move forward with the request for a waiver of the workforce requirement for the project.
- Investigate and verify the timelines for completion of the project.

The importance of continued fundraising, seeking additional grant monies, and other sources of funds were discussed.

Sherry made a motion to adjourn; Rebecca seconded. The meeting was adjourned at 5:46 p.m.

Donna Tracy, Secretary