

**Special Meeting of the Board of Trustees
Wayne County Public Library**

Monday, November 22, 2021 at 9:00 a.m., Operations Center

Call to Order: Mr. Drushal called the meeting to order at 9:01 a.m.

Roll Call: Peter Abramo, Bill Bailey, Doug Drushal, Francey Morris, Pat Neyhart, Sandy Wenger
Absent: Tricia Pycraft
Also Present: Jennifer Shatzer, Director; Chris Bailey, Fiscal Officer; Susan Roberts, Assistant Director

Comments from the public: There were none.

New Business:

Chris Bailey distributed the background information for two resolutions on the table.

Resolution 31-2021 – Accepting Best-Value Recommendation and Authorizing Negotiation and Execution of Construction Manager at Risk Agreement: This resolution authorizes Bogner Corporation as the CMAR, and authorizes paying of all fees, etc.

Mr. Drushal, a member of the selection committee, noted all three presentations were good. Bogner charged the lowest fees. They also are local and have a good reputation. The fees are divided into parts including preconstruction and a flat percentage of all happening during construction and a flat percentage per month during construction. Bogner **Corporation** is the construction management firm. Bogner **Construction** might bid on portions of the project. Both Main Renovation and Rittman projects are bid as one and done as one, although Bogner will have a different site supervisor for each. Mr. Neyhart moved to accept Bogner Corporation as Construction Manager at Risk and Mr. Abramo seconded. The motion passed unanimously by roll call.

Resolution 32-2021 – Selecting Most -Qualified Design Professional and Authorizing Negotiation and Execution of Architect Agreement

BSHM was selected as the Architect. 10% of the architect's fee is predesign with some reimbursables. We are familiar with their work and they have also worked with Bogner Corporation and Bogner Construction. The final contract is yet to be negotiated. Ms. Wenger moved to accept BSHM as our architect and Mr. Bailey seconded. The motion passed by roll call.

Further information was supplied. Rittman's construction may move fast as it is a new build, rather than a renovation because of the types of building materials needed. Mr. Neyhart said that we should press to get the drawings done so that the building could be under roof before winter 2022. The construction also might be simpler since it will be on a slab with no basement or elevator required. Site work, such as water and sewer lines can begin as soon as the footprint is done. It's possible that the main library delivery services will move to Rittman which will impact renovation needs for Wooster. Ms. Shatzer and Mr. Chris Bailey will notify the approved candidates.

Mr. Neyhart moved to adjourn the meeting at 9:13 AM.

Doug Drushal, President

Francey Morris, Secretary