

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

Tuesday, January 26, 2021 at 1:00 p.m., Zoom Meeting

CALL TO ORDER: Mr. Drushal called the meeting to order at 1:04 p.m.

ROLL CALL: Present: Doug Drushal, Bill Bailey, Francey Morris, Pat Neyhart, Sandy Wenger
Tricia Pycraft

Absent: Peter Abramo

Also Present: Jennifer Shatzer, Director; Christopher Bailey, Fiscal Officer;
Susan Roberts, Assistant Director; Dave Tenney, Facilities Manager; Donna
Teece, Deputy Fiscal Officer

NEW BUSINESS:

Our relationship with IAP is terminated. The library needs to take a step back and assure we are following appropriate procurement methods. Ms. Shatzer and Mr. Bailey met with an attorney from Bricker & Eckler on steps to move forward. Both projects vary in scale, so we may want to set up each differently. Ms. Shatzer provided a newsletter, *A Comparison of General Contracting, Construction Manager At Risk and Construction Manager As Agent*, a Bricker and Eckler publication.

Ms. Shatzer recommends considering using an owner rep for each of these projects. For the Main library expansion, she recommends using the general contractor method. We will work with architect; they will produce construction drawings and we will then bid out for a general contractor. This can result in the lowest total construction costs, but also may have more change orders.

The Rittman project is more complex. Ms. Shatzer is recommending the CMR model. She wants to review the existing construction documents due to changes on the Rittman team and potential changes in design due to lessons learned during the pandemic. The CMR works with architect and design team. They consult the construction drawings and provide a guaranteed maximum price. Then we will bid for a contractor. The contractor is chosen by the best value, not price. Having a collaborative team structure is important when working with another entity.

Mr. Neyhart has worked with a CMR and has seen positive results. He recommends using it for a larger project such as the Rittman project. He says that if the CMR is local, they know the local subcontractors. The Main library project is smaller, so a general contractor would probably work. Ms. Shatzer asked how he felt about using an owner's rep. Mr. Neyhart said it depends. If the company is not local, we may want an owner's rep. If the contractor is local, we may not need it. The owner's rep can be added at any time in the project. Ms. Shatzer talked to John Orsini, the architect the library had been working with for the Main Library project, and he recommends having the same owner's rep for both projects since we could potentially have both projects happening at the same time. Ms. Shatzer will discuss it with the Rittman team at their meeting tomorrow. Rittman officials are already interested in the CMR model for that project.

Mr. Drushal also recommends using a CMR for the Rittman project. Ms. Morris agrees. Mr. Neyhart likes the set costs with a CMR. Mr. Drushal stated the consensus is CMR with Rittman project, and general contractor with Main Library project.

ADJOURNMENT: Meeting adjourned at 1:23 p.m.

Doug Drushal, President

Francey Morris, Secretary