

Minutes
Converse County Library Board of Trustees
Special Meeting of March 5, 2014

Present: Scott Barber, Bob Lindmier, David Harned, Karen Werner, Jeremy Matter, Director
Karen Hopkins

Observer: Branch Manager Paul Pidde, Hal Hutchinson of IME (Owners Rep) (teleconferencing)

Call to Order: President Barber called a special meeting of the Converse County Library Board of Trustees to order at 5:37PM, on Wednesday, March 5, 2014 at the Converse County Library in Douglas.

President Barber asked Hal Hutchinson of IME for a recap of the last few meetings to insure everyone was “on the same page” for the meeting.

Hutchinson reviewed progress to date:

- Douglas project delivery discussion
 - Design-bid-build (DBB) was at approximately 85% completion prior to design suspension on January 8, 2014
 - Construction Manager at Risk (CM@R) retains a general contractor to work with the architects through the design phase to help deal with possible design issues while designs are being drawn up.
 - Generally charges 4-6% of the gross project budget to act as a consultant
 - Possible downside is if the CM@R wants to work with a different architect, most of the \$600,000.00+ already spent on architect services is lost.
 - Time would be needed to bring the CM@R up to speed for where the architect already is if the architect is retained.
 - CM@R would have to be selected after going through an RFP process which includes a detailed narrative about the desired building that needs to include structural, electrical & plumbing specifications as well as interior and exterior finishes, flooring possibilities, lighting choices, heating and cooling systems, fire suppression systems for special collections as well as general fire suppression, permanent as opposed to flexible walls, etc.

Barber recapped the 2-24-2014 Board meeting when DBB & CM@R was discussed with HeinBond, Architects (HB) in teleconference and a motion was made to go with CM@R, provisionally, based on what was used as a construction model for the recent Laramie County Public Library and the University of Wyoming – Coe Library projects.

Lindmier reiterated that those two projects were both done using CM@R and liked the results they ended up with. He also stated that HB would work with CM@R or DBB. Tough decisions were easier to make when a CM@R was used because they could be made earlier.

Hutchinson remarked that if the Board is concerned about missing out on library specific oddities, would a CM@R catch them in a timely manner?

Pidde asked the question: if the base concern is that the library get what it needs to function for the next 40 – 50 years, couldn't that be accomplished by hiring a library consultant to work with the architects to insure the library gets what it wants/needs and their contract would expire when the designs are complete and going to bid?

Hopkins asked Lindmier what the "tough decisions" are. Lindmier responded by stating that he feels the Glenrock project will go over budget leaving Douglas short of funds and unable to get the library they need/want.

Hutchinson stated that he feels that as far into the Douglas project as the architects were prior to design work being suspended on 1-8-2014 (85%), going with CM@R for the Douglas project may be counter-productive. He also stated that his two personal experiences with CM@R were successful, one project was under budget, and the second project was on budget. Pidde clarified with Hutchinson that both those projects were CM@R from start to finish and then pointed out that the library project has been based on DBB from the beginning and is what the ballot issue was based on. That there were no funds designated for the cost of CM@R.

Barber asked Hutchinson about the advantages and disadvantages of switching to CM@R in our current economy. Hutchinson replied that CM@R would normally be able to expedite the initial stage of construction but as far along as the design stage was - 85% - we might not see any of that typical benefit.

Lindmier brought up the possible conflict with the Douglas Historical Commission. Hopkins restated that HB will be addressing them during the Commissions next regularly scheduled March meeting and that she would remind them of that.

Werner asked Hutchinson if he thought the library would get the building they want with DBB. Hutchinson said yes, he feels they would. That CM@R would have a definite fee of 4-6% of the \$10,000,000.00 budget and that the \$400,000.00 - \$600,000.00 for that fee would have to come out of the projected building budget. Lindmier stated that he feels that CM@R is the way to go and that their fee would come out of the profit margin that they would have built into their DBB expenses. Hutchinson also reminded the Board that there would be an additional fee for preparing for the CM@R RFP if the Library was not able to do it themselves. Hutchinson also reminded the Board that the WY School Facilities Commission is definitely against using CM@R for school projects unless there is an overwhelming reason not to use DBB.

Pidde asked Hutchinson what he felt the comparative timelines of both methods would be with DBB already at 85%. Hutchinson responded that he felt the DBB approach could see the Douglas project ready to go to bid in August or September of this year and that the CM@R approach probably would not be ready until later in the year due to the CM@R selection process and getting the CM@R up to speed on where the project already is.

Barber asked for a motion. Matter moved that the Douglas project proceed with the DBB construction model. Harned seconded the motion. Motion carried with two aye votes, one nay vote and one vote abstaining.

There being no further business to bring before the Board, the meeting was adjourned at 8:36 PM.