

Special Meeting

April 12, 2001

A special meeting of the Rapid City Public Library Board of Trustees was called to order by Chairman Roy Burr (phone) on April 12, 2001 at 7:00 p.m. The purpose of the meeting was to review bids for the Library Building Expansion.

Present were Lillie Brown, Roy Burr (phone), Frank Etter, Ron Kroeger, Shawna Michels, Greta Chapman, Karling Abernathy, Terri Davis, Melanie Roziewski, Architects Gene Fennell (Lund Associates) and Lee Geiger (Geiger Architecture), and City Operations Management Engineer, Rod Johnson. Excused absence: Phyllis Dixon.

Members received bid information and options A and B (attached).

Five bids for the Library Building Expansion were received. They are as follows:

Corner Construction	\$3,092,000
Glenn Barber & Associates	3,264,000
Gustafson Builders	3,469,000
J. Scull Construction	3,279,200
RCS	3,198,000

There is a 30 day contract period to gather information from contractors and 40 days before a commitment must be made. The low bid was \$685,000 over projected costs. There is a 3 month wait for re-bidding.

Fennell, project architect, explained that the 20% construction cost increase was due to various factors which included: energy intensive materials and the rise in energy costs; delivery of materials and increased fuel costs; site construction which does not allow materials to be stored on site – they must be unloaded, loaded and brought to the site.

Johnson stated that at the April 19th Council Meeting, the bids would be referred back to the Legal and Finance Committee to allow further cost research during the 30 days.

Discussion followed. Issues discussed included:

- Redesigning and reducing the program to meet available funding
- Redesign, reduce programming, seek additional funding
- Seeking additional funding;
- Meet with contractors during the 30 days to see where costs are significantly up and which option is the better value;
- Two basic tools are used by the architects – quality and quantity of the building;
- Determining most effective cost cutting with least impact on programming;
- Retain integrity and leadership in serving the community;
- Staying close to original time schedule;

It was agreed that the information and options available would be discussed with Council members. The Board will continue to work with all parties involved before determining a final decision.

Meeting was adjourned by consensus at 8:30 p.m.

Roy J. Burr, Chairman

Greta Chapman, Secretary