



Bullitt County Public Library
Minutes of the Board of Trustees Special Meeting
July 2, 2020 5:00 PM
Via Zoom Videoconferencing

Call to Order: Sherry Parker called the meeting to order at 5:05 p.m.

Present: Sherry Parker, President; Darlene Mann, Vice President; Sherri Beck, Treasurer; Bernice Davis, Secretary; Sean Firkins, Member; Michael Jacobs, Omni Architects; Don Adams, Omni Architects; Joe Schweiss, Director.

Absent: none

Public Comment: none

Bid Discussion: Michael Jacobs and Don Adams presented a breakdown of the bids that were received for the new Shepherdsville building project. Omni focused on the three lowest bids out of the seven that were received. All three of the lowest bidders were from qualified companies as vetted by Omni and their engineering consultants. The three lowest bids were:

Scott, Murphy, and Daniel	\$9,477,984
Morel Construction	\$9,545,000
EH Construction	\$9,630,000

We worked with KDLA to develop a scoring matrix based 90% on cost, 5% on relevant experience, and 5% on past performance. After performing research and background checks, the following scores were determined:

Bidder	Cost Relative to Lowest Bid (90 max)	Relevant Experience (5 max)	Past Performance (5 max)	Total Score (100 max)
Scott, Murphy, and Daniel	90	4.66	4.5	99.16
Morel Construction	89.37	5	4.5	98.87
EH Construction	88.58	4.33	5	97.91

Omni recommended the lowest bidder, Scott, Murphy, and Daniel, for the project, based on the results of the scoring matrix.

A motion to accept the bid from Scott, Murphy, and Daniel for the new Shepherdsville building project was made by Sherri Beck, seconded by Sean Firkins. Unanimously approved.

Because the lowest bid was less than the estimated construction cost, the discussion then turned to potentially adding some concepts back to the project that had earlier been eliminated to keep on the construction budget. The trustees agreed that adding solar panels and a battery unit back into the project would show commitment to our strategic agenda, and that additional funds could improve the landscaping and parts of the interior. A motion to add an additional \$1,000,000 of improvements to the Shepherdsville building project, including solar, so that the overall project cost would be approximately \$14,200,000, was made by Sean Firkins, seconded by Bernice Davis. Unanimously approved.

Bond Discussion: Joe shared information from his discussion with Chip Sutherland from RW Baird. Recent bond sales for library construction projects had come back with very low interest rates, including a twenty-year bond that was under two percent. A discussion was had on the appropriate ratio of borrowed funds to reserves. Given the uncertainty of the near future but the strong history of growth in Bullitt County, it was determined that using \$6 million from reserves and borrowing \$8.2 million would leave money in the reserves to fully fund bond payments for six to eight years, allowing yearly budget flexibility while also getting the project started in order to boost jobs in the local area. Sherri Beck made a motion to set the maximum amount of money to borrow via bond sales to \$8,200,000, seconded by Bernice Davis. Unanimously approved.

Next Meeting: Following all applicable state laws and health orders, the next regular monthly meeting will be held on Tuesday, July 28 at 5 p.m. in its entirety as a videoconference on the Zoom meeting platform.

Adjournment: Bernice Davis made a motion to adjourn the meeting at 6:13 p.m., seconded by Darlene Mann. Unanimously approved.

Minutes taken by Joe Schweiss, Director.

Bernice Davis, Secretary

Sherry Parker, President