

Brentwood Public Library
Board of Trustees Meeting
May 20, 2025

CALL TO ORDER – ROLL CALL FOR QUORUM

Ed Wright, president, called the meeting to order at 6:30 p.m. Board members present were Kelsey Thurman Burkemper, Mary Stevens, Jeanette Oesterly, Beth Miller Erman, Angela BoClair and Laura McAllister. Gina Gibbons, library director was present, as was Sharon Harter, aldermanic liaison. Lori Ashmore-Ruppel and Kathy Ryan were absent. A quorum was present.

ACCEPTANCE OF THE AGENDA

The agenda was approved without a vote with one modification to delete the executive session.

READING OF PUBLIC COMMENTS

No public comments.

NEW BUSINESS

Colette from Navigate was present to discuss the 10-month process to develop a design and put the work out to bid. Moving from design into construction required competitive bids. We attempt to get the most competitive bid and best price. Advertisement placed in newspaper. They held a pre-bid meeting at the building where potential bidders could walk through the building and learn more about the project. At least 12 general contractors were in attendance. Bids were due on May 8 at 2 p.m. They are opened and read out loud. The bids consisted of a base bid with 13 alternates. Out of the 13 alternates, Gina, Ed, and Jeanette, selected 7. Then they took a bid tabulation to get to a bottom line to compare the 7 bids. The apparent low bidder was A. Eilers, second lowest bid was K&S, third lowest bid was ICS Construction. Navigate representatives, Ed, Gina and Jeanette interviewed each of the three and talked to references. Gina, Jeanette and Ed were comfortable with ICS Construction. The other 2 had some concerning references. Recommendation is to award a contract to ICS Construction for \$5,922,000. Contract would be issued this week for a proposed 13-month timeline or 14 months from June 2025, so August 2026.

Ed Wright read the library's procurement policy: the board will accept the lowest and best bid or proposal but has the right to reject that bid. Invitation to bid- BPL reserves the right to reject any and all bids. The owner reserves the right to reject any and all bids or subcontractors. Ed said they felt ICS has the best bid with good references from people who worked with them on the Mark Twain and McGrath school rebuilds. They felt that those factors were most important. The key question is can we afford it?

Jeanette Oesterly said the library has enough money. We had committed \$1.6 million in investments, and we got \$355,000 in tax revenue today. We are committing \$2 million in addition to the \$4.986 million in COPS money. We have more than enough. Jeanette is confident

that we have enough money to pay for it, barring unforeseen circumstances. We will continue to keep the required reserve amount and enough operating funds. The investment funds continue to grow, as does the COPS money. We have not yet budgeted for moving costs and marketing and branding.

A motion to accept the bid from ICS Construction was made by Mary Stevens, seconded by Jeanette Oesterly. Roll call: All voted aye. The motion carries.

Ed would like to hold a groundbreaking ceremony in June with city officials and the public. We also hope to meet with neighbors of the building to be proactive in communicating with residents.

Jeanette said Navigate and Arcturis have done a tremendous job in this process.

ADJOURNMENT

A motion was made by Kelsey Burkemper to adjourn, seconded by Jeanette Oesterly. The meeting was adjourned at 6:53 p.m.

Respectfully submitted,

Beth Miller Erman