

BENZIE SHORES DISTRICT LIBRARY BOARD
MINUTES OF JUNE 11, 2021, SPECIAL MEETING

The hybrid special meeting (both virtual and in person) was called to order at 10:30 AM by Jon Armstrong.

Present: Trustees, Jon Armstrong (BSDL), Ginny Freeman (BSDL), Jon Hawley (home, Frankfort), Brian Johnson (BSDL, had to leave at 10:48), Jim Larsen (BSDL), Pam Radabaugh (BSDL), and Jennie Schmitt (work, Watervale); Library Director, Stacy Pasche (BSDL); Ann Dilcher and Yao Ma (Quinn Evans architects); Steve Steimel, Apex Engineering (BSDL).

Approval of the Agenda: **Motion** by Jim Larsen/Brian Johnson to approve the agenda as written. Motion carried, unanimous.

Public Input: None

Special Meeting Business: Construction Management discussion with Ann Dilcher. There was discussion with Ann Dilcher regarding our concerns about current construction management by Brad Warren and the possibility of hiring Steve Steimel of Apex Engineering to take over as construction manager. Steve expressed his concerns about rising prices since we started the project and the status of Brad's contracts with subcontractors. He talked about what he would have to do in taking over the project, untangling the arrangements with subcontractors, etc. and how he would plan to stay in close communication with us. He suggested that he work on time and materials with some kind of range rather than a specific figure as a fee.

Motion by Pam Radabaugh/Jim Larsen to proceed to terminate the contract with Brad Warren and 45th Parallel and enter into a contract with Steve Steimel and Apex Engineering to complete the building project. Motion carried, unanimous.

Ann Dilcher will send Stacy a letter stating that 45th Parallel has not met the conditions of the contract and can therefore be terminated for cause. Brian Johnson will send a certified letter on his company letterhead to Brad Warren notifying him of the termination, and Stacy will email him. Once the certified letter has been received by Brad, Steve will begin working.

The meeting was adjourned at 10:55 AM.

Respectfully submitted,

Ginny Freeman, Secretary