



NEW CASTLE • HENRY COUNTY

PUBLIC LIBRARY

MINUTES
Board Work Session
Library Auditorium
October 2, 2023, 4:00 p.m.

Present: Linda Brock Nancy Cook David Gratner
Terry Matney Linda Shore Adam Warwas

Absent: Ramona Hacker

Others Present: Winnie Logan Kevin McCurdy

Library Board President, Terry Matney, opened the meeting at 4:00 p.m. Noting that the purpose of the meeting was to receive information regarding the post-bid contractor interviews, Terry turned the meeting over to library architect, Kevin McCurdy, to give his update.

Kevin reported that post-bid interviews were held with all four contractors and their subcontractors on September 21. When considering the base bid and alternates 1, 2 and 3, Thor Construction was the low bidder followed by Mattcon Construction; however, due to the close spread between all four bids, the Board had requested at their September meeting to conduct the interviews with all four contractors.

Kevin reviewed the responses of each of the contractors including the answers to the questions asked during the interview as well as references received from their past clients. The reference responses for Thor construction were highly negative especially in the areas of project closeout, maintaining a schedule and management issues for their projects. References for the other three contractors were all positive.

The Board discussed their concerns regarding Thor Construction in light of the negative references. The issue is whether Thor's bid is responsible. The architect will conclude his investigation and will make a recommendation at the October 16 Board meeting.

Kevin noted that another concern is the requirement for a general contractor to self-complete at least 15% of the overall project. When asked during the interview how much of the work Thor Construction would do, the answer was 10% which is less than the required amount. All other contractors responded that they would complete more than the minimum required.

Kevin and library director, Winnie Logan, will follow up with the library's legal counsel. Kevin will issue a Letter of Findings to the Library Board for the October 16th meeting.

The meeting was adjourned at 5:15 p.m.

Respectfully submitted,
Winnie Logan