The Board of Trustees of the North Canton Public Library held a Special Meeting on Wednesday, August 12, 2026, at the Library. Mr. Streb called the meeting to order at 5:05 p.m. with the following members present: Mrs. Beinlich, Mrs. Brimfield, Mrs. Cochenour, Mr. Fatzinger, Mr. Harris, Mrs. Pellegrino, and Mr. Streb. Staff: Kelly Boggs, Andrea Legg, Kayla Moles, and Christina Weyrick. Public: Justin Leonhard and Jay Oatley from Beaver Constructors. Allison McKenzie from SHP joined virtually.

The purpose of the meeting was to discuss the progress of the Guaranteed Maximum Price (GMP) agreement for the Library's upcoming Renovation Project.

Mrs. Legg provided the Board with an overview of the project's budgeting process and the progression of projected project costs, beginning with the Opinion of Probable Cost developed during the Schematic Design phase, continuing through the Design Development phase with Beaver Constructors serving as Construction Manager at Risk (CMAR), and through the preliminary GMP amounts developed to date.

Mr. Justin Leonhard of Beaver Constructors then presented an overview of the Value Engineering process undertaken to bring the projected construction costs into alignment with the Library's established project budget. Mr. Leonhard reviewed the proposed cost reductions and adjustments by line item and discussed the impact of the Value Engineering process on the current GMP. He also reviewed the anticipated project timeline and the options available to the Board regarding the timing and phasing of the GMP agreement.

The Board discussed the option of phasing the GMP versus proceeding with the GMP in its current format. Following discussion, the Board agreed that phasing the GMP was not preferred and directed that the Library proceed toward a full GMP agreement in its current format. The Board plans to consider and vote on the GMP agreement at its next regular Board meeting.

The Board also discussed the construction schedule and agreed that proceeding with the GMP and beginning construction as soon as possible was in the best interest of the project.

Adjournment:
Mr. Fatzinger moved and Mrs. Beinlich seconded to adjourn the meeting at 6:16 p.m. 2026:053
Ayes: Mrs. Beinlich, Mrs. Brimfield, Mrs. Cochenour, Mr. Fatzinger, Mr. Harris, Mrs. Pellegrino, and Mr. Streb.

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Jude Streb, President

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Kristin Brimfield, Secretary