MINUTES OF ADJOURNED MEETING
SAUK VALLEY COLLEGE BOARD
April 20, 1966

President Walder called an adjourned meeting of the Board of Sauk Valley College to order in the cafeteria of Rock Falls High School, Rock Falls, Illinois, 7:30 P.M., April 20, 1966.

The secretary called the roll and the following member were present: Peter W. Dillon, Catherine R. Perkins, Kenneth L. Reuter, Gerald S. Stuff, Forrest L. Tabor, and Warren E. Walder. Clayton R. Schuneman was absent.

Mr. Kramer of Durrant Deininger Dommer Kramer Gordon, architects, reported on the bids that had been received and are on file for the erection of initial facilities for the College on the campus site. A list of bids and bidders is attached.

Mr. Kramer discussed some of the alternates and was asked by the board to determine, prior to the regular meeting of April 25, 1966, details of the following:

1. Comparison of roof qualities - steel and aluminum
2. Possibilities of disassembly, re-erection and relative cost
3. Extraction of roof quantities for re-erected
4. 27,000 pound weight differential

Following discussion and recommendations by the architects as to the most desirable location for the building, Mr. Dillon moved to place the facility as close to the west property line as feasible and immediately south of the proposed parking area adjacent to the west end of the proposed permanent structures. Mr. Tabor seconded the motion. The motion carried.

Jim Hughes of Caudill Rowlett Scott presented the completed design development drawings and explained the changes that had been made. The major concepts were unchanged; some parking lots had been redesigned to better relate to the design concept and the loop road had been considerable shortened. Other changes were refinements and relocations suggested by Dr. Sabol and the staff.

Report of price estimates as a result of material take-off as to compared to parameter estimates made earlier were favorable, with the indeterminant being the amount of increase in building costs prior to bidding and construction.

Mr. Stuff moved and Mr. Tabor seconded the motion to accept the attached design development report and to authorize the architects to proceed with working drawings. The secretery called the roll and the following voted “Aye”:Peter W. Dillon, Catherine R. Perkins, Kenneth L. Reuter, Gerald S. Stuff, Forrest L. Tabor and Warren E. Walder. None voted “Nay”. The motion carried.

Mr. Dillon moved and Mr. Reuter seconded the motion to authorize the architects to do working drawings for the initial facilities building on an hourly basis rather than a percentage fee. The secretary called the roll and the following voted “Aye”: Peter W. Dillon, Catherine R. Perkins, Kenneth L. Reuter, Gerald S. Stuff, Forrest L. Tabor and Warren E. Walder. None voted “Nay”. The motion carried

The meeting adjourned to April 25, 1966.

Catherine R. Perkins, Secretary

OUTLINE SPECIFICATION
AND
COST ESTIMATE

SAUK VALLEY COLLEGE
DESIGN DEVELOPMENT PHASE

CAUDILL ROWLETT SCOTT
DURRANT DEININGER DOMMER KRAMER GORDON
ASSOCIATED ARCHITECTS

April 20, 1966

OUTLINE SPECIFICATION

I. SITE DEVELOPMENT

A. Excavation and Fill as Required
B. Asphalt Drives and Parking with Concrete Curb and Gutter
C. Concrete Walks
D. Running Track, Tennis Courts and Play Fields
E. Planting

II. ARCHITECTURAL

A. Building Areas

1.	**Unit I - Engineering Technology**		
	Enclosed	63,862 sq. ft.	
	Covered @1/2	2,825 sq. ft.	
	Total		66,687 sq. ft.
2.	**Unit II - Science**		
	Enclosed	74,157 sq. ft.	
	Covered @1/2	900 sq. ft.	
	Total		75,057 sq. ft.
3.	**Unit III - Physical Education**		
	Enclosed	30,546 sq. ft.	
	Covered @1/2	900 sq. ft.	
	Total		31,446 sq. ft.
4.	**Unit IV - Resource Materials and Student Center**		
	Enclosed	124,810 sq. ft.	
	Covered @1/2	2,000 sq. ft.	
	Total		126,810 sq. ft.
	Grand Total Equivalent Area		300,000 sq. ft.

B. Structural Systems

1. **Foundations**:
   Spread footings under columns; continuous footings under walls.

2. **Floor Framing at Grade**:
   Structural slab over crawl space at science laboratories. Slab on grade elsewhere.

3. **Building Frame:**
    A. Reinforced concrete columns and beams.
    B. Poured in place post-tensioned concrete joist and slab for floor and roof systems.
    C. Reinforced concrete pan joist floor system.
4. **Exterior Materials and Finishes**

1. Walls:

A. Insulated masonry cavity wall with exposed face brick exterior and interior.
B. Fixed glass in aluminum frames.
C. Aluminum narrow style doors in aluminum frames.
D. Exposed concrete structure.

2. Soffits

A. Stucco.

3. Roof

A. Built-up asphalt and gravel, bondable, with two-year guarantee.

Interior Materials and Finishes

1. Floors

A. Vinyl asbestos.
B. Washed terrazzo at mall areas.
C. Concrete stairs with metal nosings.
D. Ceramic tile at toilet rooms.
E. Cement at mechanical spaces and store rooms.
F. Quarry tile at kitchen.
G. Hardened concrete at science labs.
H. Carpet.

2. Base

A. Rubber set-on.
B. Glazed structural tile at glazed tile walls.

3. Walls

A. Gypsum board on metal studs.
B. Glazed structural tile at toilets, dressing rooms, and kitchen.
C. Concrete block.
D. Plaster.
E. Chalkboard.
F. Tackboard.
G. Fixed glass in hollow metal frames.
H. Wood doors in hollow metal frames.
I. Hollow metal doors at stairs.
J. Vinyl fabric.
K. Face brick.
L. Wood paneling.

4. Ceilings

A. Acoustical lay-in.

B. Gypsum board.

C. Exposed concrete structure.

D. Plaster.

E. Equipment

1. Fixed equipment for science and technology laboratories.

2. Gymnasium backstops, apparatus, and lockers.

3. Kitchen equipment.

4. Lecture hall seating.

5. Built-in cabinets, shelving, and projection screens.

III. Heating, Ventilating, and Air Conditioning

A. Primary Distribution System

1. The main boiler room will contain two low-pressure steam generating boilers with dual fuel capability—heavy oil and gas. Steam will then be distributed through the service tunnel under the building to the three sub-central mechanical equipment rooms. The main boiler room will also receive all other main utility services except sanitary sewer, as well as condensate receiving equipment, oil pumps, preheaters, etc.

2. The sub-central mechanical equipment rooms will utilize the primary low-pressure steam through one converter for the generation of hot water for heating, another converter for the generation of domestic hot water, and absorption refrigeration machines for the generation of chilled water for air conditioning. These water systems will then be pumped and distributed to the utilization equipment throughout the building.

B. Environmental Conditioning Systems

1. Associated with each sub-central mechanical room will be various mechanical equipment rooms with air handling units distributing conditioned air to all spaces, as indicated on schedule sheet E3.

2. In general, the medium velocity ducts located in the basement will utilize associated vertical chases for the distribution of supply air to each floor. Return air to each air handling unit will plenum return from the spaces to above corridor ceilings, then into the same vertical chases utilized for supply and back to the units.

IV. Plumbing

A. Domestic water will be secured from a well at the southwest corner of the site with a main well pump supplying water into an underground storage tank, then distributed to one normal electric system pump and one diesel/gas engine-driven emergency standby pump located in the main boiler room. The system and emergency pump will maintain normal domestic water pressure throughout the building and provide for the required building fire protection system.

B. A complete sewage disposal system will be provided utilizing an underground "packaged" disposal plant located at the southwest corner of the site, with the neutralized effluent discharged into the river.

C. All plumbing fixtures will be of standard commercial quality.

D. A complete water fire protection system will be installed as per code requirements.

E. Site storm water will be collected at various areas and routed for disposal into the river.

F. All systems will be installed as required by the National Plumbing Code, Illinois codes, and local ordinances.

G. ---

V. ELECTRICAL

A. Two (2) primary 13,200 volt, 3-phase services will be routed along the west property line and underground from River Road to a point directly west of the main boiler room, into the primary service equipment at the Boiler Room, with further primary underground distribution to each sub-central equipment room. The primary service will be transformed to a 480Y/277 volt, three-phase, 60 cycle utilization voltage, being distributed from main free-standing fusible type switchboards to branch distribution equipment throughout the building.

B. Motors of 3/4 HP and above will be of the 480 volt, 3-phase type, and those of 1/2 HP and smaller of the 120 volt or 208 volt single-phase type.

C. In general, lighting systems will utilize 2 and 4 lamp, 40 watt, 277 volt rapid start fluorescent fixtures designed for quiet low-velocity air distribution use.

D. 208Y/120 volt, three-phase service will be derived by transforming the 480 volt distribution feeder through dry type enclosed equipment located throughout the building.

E. Branch panelboards at 480Y/277 and 208Y/120 volts will be of the enclosed air circuit breaker type for individual branch circuit protection.

F. Other systems, such as clock-class program, fire alarm, intercommunication, television, stage lighting, etc. will be as programmed later.

G. A complete telephone conduit system will be installed in programmed areas throughout the building.

COST ESTIMATE

I. TOTAL CAMPUS (2715 FTE STUDENTS)

A. BUILDING COST (482,000 s.f. @ $22.15/s.f.) $10,760,000
B. FIXED EQUIPMENT $936,000
C. SITE DEVELOPMENT $1,494,000
D. TOTAL CONSTRUCTION COST $13,190,000
E. MOVABLE EQUIPMENT $936,000
F. PROFESSIONAL FEES (6% of D) $790,000
G. OWNER'S CONTINGENCY $550,000
H. SITE ACQUISITION $150,000
I. GRAND TOTAL COST $15,616,000

II. PHASE I

A. BUILDING COST (300,000 s.f. @ $20.80/s.f.) $6,246,800
B. FIXED EQUIPMENT $536,000
C. SITE DEVELOPMENT $994,000
D. CARPET $153,200
E. TOTAL CONSTRUCTION COST $7,930,000
F. MOVABLE EQUIPMENT $536,000
G. PROFESSIONAL FEES (6% of E) $475,000
H. OWNER'S CONTINGENCY $300,000
I. SITE ACQUISITION $150,000
J. GRAND TOTAL COST $9,391,000

III. PHASE II

A. BUILDING COST (182,000 s.f. @ $24.00/s.f.) $4,360,000
B. FIXED EQUIPMENT $400,000
C. SITE DEVELOPMENT $500,000
D. TOTAL CONSTRUCTION COST $5,260,000
E. MOVABLE EQUIPMENT $400,000
F. PROFESSIONAL FEES (6% of D) $315,000
G. OWNER'S CONTINGENCY $250,000
H. GRAND TOTAL COST $6,225,000

BIDDER	BASE PRICE	ALTERNATE	COMPLETION DATE	PENALTY PER DAY	BID BOND OR CHECK	TOTAL WEIGHT	
Falen Const. Rockford Butler	112,923	26 gauge deduct $980.00 20 year roof +2,324	July 15, 1966	50.00 per day	Bond	206,800	
R.K Armstrong Oregon U.S. Steel fabricator	43,200 x 3.25 140,400	24 gauge steel for roof $4,000	60 days	None	None		
Lindquist Const. Pixon Strunsteel	124,187	increase size +580 for coloring +1878			Bond		
Prophater Const Sterling	119,666.91	+2845.75 (?)	July 15, 1966	50.00	Bond	233,744	
Inland Steel Products Chicago, Ill	175,530		July 31, 1966	100.00	Bond		