

MEMORANDUM

To: Board Members

From: E. J. Sabol

Subject: Adjourned meeting scheduled for 8:00 p.m., Monday, September 18, 1967

I have been in contact with the architects and arrangements have been made for representatives of both Caudill Rowlett Scott and DDDKG to be here Monday evening.

It will be necessary for us to accomplish the following business:

1. Final review of project
2. Review of project budget
3. Finalize deductive alternates
4. Resolution from the Board to DDDKG to authorize release of plans and specifications to the Illinois Building Authority for issuance to contractors.

Attached is a list of "Deductive Alternates" in the order agreed to on August 25.

Listed in red are the "final estimate" figures received today from Dale Nederhoff of DDDKG.

Ems

MINUTES OF ADJOURNED MEETING

SAUK VALLEY COLLEGE BOARD

September 18, 1967

Vice Chairman Schuneman called the adjourned meeting of the Sauk Valley College Board to order in the Science Laboratory at 8:00 P. M., September 18, 1967.

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

Dr. Sabol reported that the College enrollment had reached the 1100 mark and that additional evening students might still enroll this week.

Architects were present from both architectural firms and discussed the complete project and the available budget for it.

Latest figures from the professional estimators, MBM, indicate the scope of the project to be about \$10,401,000. The amount approved by the State Boards from our application is \$10,192,000, which includes all improvements now in place for the total project and inspections, architects' fees, etc. These items reduce the amount available for bidding to about \$8,609,000.

The architects indicated any effort to determine the validity of the MBM estimates would only be time-consuming and would not change their estimates, which are known to contain a 3% contingency required by the Illinois Building Authority for projects which it bids. The recommendation of the architects is to go to bid and be prepared to adjust the budget with the deduct alternates as listed and attached. This makes the legal low bid the lowest base bid minus the alternates in order. This order may be changed if it does not change the relative position of the bidders.

The Board and the architects discussed in some detail many items of both structure and furnishings.

Architects report that the Illinois Building Authority requests six weeks for bidding after the federal office of Health, Education, and Welfare releases the project for bidding and that bids might be expected to be opened in the Chicago offices of the I.B.A. in late October.

In response to a Board question, the architects stated that in light of their present knowledge of the project and budget, a successful bid could be obtained with the deduct alternates that are available and have been estimated in detail.

After lengthy discussions of all the aspects of the project and the bidding climate and the

probable ability of local contractors to bid a project of such magnitude, Mr. Reuter moved to direct the architects to release the plans, identified as IBA Number 74-973, HUD Number Illinois 3719133, DDDKG Number 165-66; consisting of 203 sheets and dated September 18, 1967, to bidders as soon as the Office of Health Education and Welfare indicates release is in order.

Mr. Dillon seconded the motion. The secretary called the roll and the following members voted "aye": E. Orval Deweerth, Peter W. Dillon, Catherine R. Perkins, Kenneth L. Reuter, Clayton R. Schuneman, and Gerald S. Stuff. None voted "Nay". The motion carried.

Mr. Dillon moved to accept the deduct alternates as listed and attached after moving #8 to the #1 position. Mr. Reuter seconded the motion. The roll was called and the following voted "aye": E. Orval Deweerth, Peter W. Dillon, Catherine R. Perkins, Kenneth L. Reuter, Clayton R. Schuneman, and Gerald S. Stuff. None voted "Nay". The motion carried.

The relative merits of two possible bidding procedures were thoroughly discussed, to wit:

1. Bidding through one prime contractor with all subcontractors bidding through him, or
2. Split bidding in which the general contractor bids all but the mechanical and electrical phases and each then becomes a prime contractor subject to the owner instead of the general contractor.

#1 may get better scheduling and control of the project.

#2 could get better prices with greater competition between the bidders who might also be subject to the difficulties that can arise between contractors and the progress of the project.

The Board discussed with the architects, in great detail, the pros and cons of both systems, knowing that the Illinois Building Authority favors the single contractor. Size of the project and available contractors continue to be very important factors. Both architectural offices and the IBA will be further consulted about the best method for the project.

To expedite bidding at the earliest moment, Mr. Reuter moved to direct the architects to prepare bid proposals for one general contractor, unless their research and IBA indicated other action was desirable. Mr. Stuff seconded the motion. The secretary called the roll and the following members voted "Aye": Catherine R. Perkins, Kenneth L. Reuter, Clayton R. Schuneman, and Gerald S. Stuff. The following voted "Nay": E. Orval DeWeerth and Peter W. Dillon. The motion carried.

Mr. Dillon moved to adjourn. Dr. DeWeerth seconded the motion. The meeting adjourned.

Catherine R. Perkins, Secretary