

WILLIAM RAINEY HARPER COLLEGE

Algonquin & Roselle Roads  
Palatine, Illinois 60067

AGENDA

May 1, 1969

- I. Call to Order of Adjourned Meeting (April 24, 1969)
- II. Roll Call
- III. Communications
- IV. Unfinished Business
- V. New Business
  - a. Discussion: Progress of Building Program  
(Mario Egidi, Corbetta Construction and  
Mr. Fridstein, architect)
  - b. Other
- VI. President's Report
- VII. Adjournment

April 28, 1969

BOARD OF TRUSTEES

Dear Trustee:

Enclosed is the Agenda for the adjourned meeting which is to be held May 1, 1969, 1200 West Algonquin Road, Palatine, Illinois, at 8:00 p.m.

I shall look forward to seeing you on Thursday, eight o'clock in the evening.

Sincerely,

A handwritten signature in cursive script that reads "Robert E. Lahti".

Robert E. Lahti  
President

rb  
enclosure

WILLIAM RAINEY HARPER COLLEGE  
BOARD OF JUNIOR COLLEGE DISTRICT 512  
COUNTIES OF COOK, KANE, LAKE, AND McHENRY, STATE OF ILLINOIS

Minutes of the Adjourned Board Meeting of Thursday, May 1, 1969

CALL TO ORDER: The adjourned meeting of the Board of Junior College District No. 512 was called to order at 8:12 p.m., Thursday, May 1, 1969, pursuant to adjournment from the regular meeting of April 24, 1969, in the Board Room of the Administrative Center, Algonquin and Roselle Roads, Palatine, Illinois, by Chairman Johnson.

ROLL CALL: Present: Members Haas, Hamill, Hansen, Hutchings and Johnson  
Absent: Members Moats and Nicklas

Also present: Robert E. Lahti, Kenneth Andeen, Donald Andries, Ed Goodwin, David Groth, William Mann, and John Thompson--Harper College; Frank M. Hines--Board Attorney; E. J. Tymura, Frank Larocca, Harry Patterson--Fitch, Larocca, Carington and Jones; J. L. Mueller, M. R. Egidi, and J. E. Manusos--Corbetta Construction Company; V. E. Belford and D. W. Munson--MBM; Daniel John--Paddock Publications; Ruth Schulman--Day Publications.

COMMUNICATIONS: Chairman Johnson discussed a letter received from Ed Finlay, CRS, in reference to the partnership change in Fridstein, Fitch & Partners. He stated that this letter reiterated the position the Board Attorney had taken that legally and contractually, as far as the project is concerned, there is no change even though the partnership of Fridstein, Fitch & Partners had been dissolved.

Mr. Larocca discussed a letter which he had written, on behalf of Fitch, Larocca, Carington, and Jones, copies of which the Board had not yet received. Basically, he said, the letter stated that the newly organized firm desired to complete their contractual obligations as set forth, with Ed Tymura continuing as lead superintendent, Harry Patterson assigned as project architect, and Mr. Larocca as partner in charge of field operations. Mr. Larocca stated that his firm foresees no problems and that, although Mr. Fridstein has left the firm, he has agreed to serve. Mr. Larocca introduced Mr. Patterson to the Board.

UNFINISHED  
BUSINESS:

Dr. Lahti reported he expected to receive the names of the committee members shortly for the committee on conflict of interest, which Member Haas is chairing. Dr. Lahti stated he will then report to the Board and coordinate the first meeting.

Member Hamill and Member Hansen agreed they could meet with the committee on student campus disorder and public speaker policy on Wednesday, May 7, 1969, at 1:00 p.m., in the Board Room. Dr. Lahti stated he would contact the other members of the committee and confirm this with Members Hamill and Hansen. Member Hamill requested that they receive the student's working paper, if they have it ready before the meeting.

NEW BUSINESS:  
Change Orders

Mr. Mann explained the two change orders being presented were really routine, strictly a bookkeeping entry. One was a line item for original MBM cost estimate of \$24,000.00 that has been on the IBA books since the beginning of the job, and the other change order is to reduce Fridstein, Fitch & Partner's contract by \$12,000.00.

Member Haas moved and Member Hutchings seconded the motion to approve the following change orders:

C.O.#1-A - Cost estimate, MBM	\$24,446.30
C.O.#1-B - Cost estimate, Fridstein, Fitch & Ptnrs.	12,223.15

Upon roll call, the vote was as follows:

Ayes: Members Haas, Hamill, Hansen, Hutchings,  
and Johnson  
Nays: None

Progress of  
Building  
Program

Dr. Lahti reported that representatives of Corbetta Construction Company and the architectural firms were present to discuss the progress of the building program. He stated the administration had been meeting with these people for the past two days in terms of trying to look at the project in the best interests of the students and the community which the college serves.

Mr. Egidi, President of Corbetta Construction Company, stated that Mr. Mueller, of Corbetta, would explain what had been discussed in these meetings.

NEW BUSINESS:  
Progress of  
Building  
Program (Cont.)

Dr. Lahti informed the Board that a meeting of the entire administrative staff had been held on the previous day. He stated that the staff agreed they could make this proposition work.

Mr. Egidi discussed the agreements reached in the meeting of college administrators, architect and contractor on April 29, 1969. He stated that on July 1, they could turn over first floor, "K" wing, which is the data processing area, so the IBM machines could be moved in, and on July 15, 3rd floor, west wing, building "A." Dr. Lahti pointed out that the third floor, west wing, is student government and game room recreation area, and the college plans to move the counseling staff into this area so they can begin operation no later than August 1. Mr. Egidi stated on August 1, all areas of building "A" except 1st floor, east wing and third floor, east wing, can be occupied; "B" building will be complete and ready for occupancy by the middle of June; Buildings "C" and "J" will be completed and ready for occupancy by August 1. Mr. Egidi stated that on the word complete, they meant useably complete, that there may be some slight deficiencies which will not interfere with the usability of the building or safety of the occupants. Mr. Larocca explained that he had a letter from Roy Mueller on the agreement reached, and he stated that under terms of occupancy, Mr. Mueller defined beneficial occupancy as "habitable without hazard." Mr. Egidi continued his report: Building D, Science Building; west wing completed by September 15, center completed by September 15, east wing completed by September 15--with the exception of lab equipment. Mr. Egidi stated even though the equipment is on the job, the mechanics of tie-up in pipes for that equipment may not be completed. He stated there probably will be a similar problem in the east wing, and that they were forecasting, due to the problem of the final hook-up, that this will delay completion to the 15th of November. Mr. Egidi stated "E" building will be September 15 completion, building "F"--second floor, library area, completed on 1st of July, balance by 1st of August. Dr. Lahti pointed out shelving must be set up in library area and the books transferred. Mr. Egidi stated site work--dam and lake work areas--completion will be between June 15 and July 1, and this is predicated on the weather. Concrete walks and steps necessary to receive registrants from the south will be completed by August 1, and the parking lots will be completed probably before the 1st of August, although they were pushing the landscaper to do his work now.

NEW BUSINESS:  
Progress on  
Building  
Program (Cont.)

Mr. Egidi stated this completed his report with respect to the agreement and further stated Corbetta was making every effort to see that this would be fulfilled. He stated they have every reason to believe that they can maintain this schedule.

Dr. Andeen reported classes would start on September 15, with registration on the 10th, 11th, and 12th of Sept.

Member Hamill questioned the Board Attorney on the effect of this report on the terms of the contract and referred specifically to the penalty clause. Mr. Hines stated he had not seen this report before, it would involve study and review in light of this report, as well as other developments. Member Hamill requested Mr. Hines undertake this study as soon as possible. Dr. Lahti stated he felt the Board would be under obligation to respond to Corbetta Construction Company as quickly as possible in terms of this communication. Dr. Lahti commented on the spirit of cooperation between the architect and the contractor, particularly in light of the serious problem which had developed in reference to the heating contractor.

Chairman Johnson asked what assumptions had been made. Mr. Mueller stated this was predicated on evaluations of delivery of materials on a firm basis, and, at this time, based on the delivery of these materials, they see no problem in meeting the commitments that have been set down in writing.

Mr. Larocca discussed the problem with the heating contractor, pointing out all indications seem to indicate the Kaiser Company has defaulted. He stated a meeting was held on April 25 with IBA, representatives of Corbetta, and a representative of the bonding company--INA--who represented Kaiser and who stated it looked like Kaiser had defaulted on a major project in Indiana which affects all their jobs. IBA was immediately asked to alert Kaiser, to notify them they are on ten day meter. Kaiser has ten days to man the job. If, at the end of that period, the job is not manned, a second letter goes out to the bonding company giving them ten days to man the job. If, after second ten day period, the job is not manned, the IBA would be responsible for getting a contractor on the job. Mr. Larocca stated they would hope that is not necessary, and that they requested Corbetta,

NEW BUSINESS:

Progress on  
Building  
Program (Cont.)

as their only legal means, to take whatever action necessary to try pushing this. He stated they have responded quite well.

Mr. Mueller reported he, on behalf of Corbetta, had been attempting to see if some legalities could be circumvented. He stated there is a good chance of the surety company manning this job within the period that they are legally bound to do so.

Dr. Lahti stated that, from conversations the college has listened to, the Corbetta Construction Company is doing everything within their power in terms of getting this back into operation. He said he felt the INA, and the attorney representing them, are taking this as a serious problem and are interested in resolving this on the earliest date.

Chairman Johnson asked if the document presented was predicated on the assumption that heating contractor or somebody performing will be back within ten to fifteen days. Mr. Mueller stated it was and if this failed they would have to sit down with the authorities to see what would have to be done to start this school in September.

Member Hutchings asked about an alternate plan. Dr. Lahti informed the Board this had been discussed, but it had been agreed this could be delayed for seven to ten days at which time they will know which way the job will go. Then it will be known if it is necessary to look at another proposition.

Member Hamill asked about overtime. Mr. Egidi responded that obviously if they cannot man the job with enough men on 40 hours, they will have to employ premium time. He stated he suspected the heating contractor will have to use overtime, but that Corbetta does not encourage overtime as it hurts the trade for everybody.

Member Hamill asked whether MBM was still involved. Mr. Belford, of MBM, informed the Board they had not participated in these schedule discussions. A representative of MBM has been on the job with Mr. Mueller doing scheduling work for the past two months, constantly up-dating.

NEW BUSINESS:

Progress on  
Building  
Program (Cont.)

Mr. Mueller stated he felt MBM was distinctly necessary at this time, they are a definite asset to Corbetta.

Dr. Lahti informed the Board that MBM had been requested to respond to this document and will work on this and a conference will be set up.

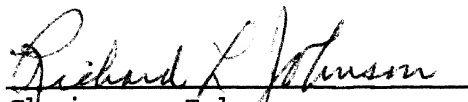
Chairman Johnson commented on the problems ahead for the college. He stated the Board has had every confidence in Corbetta Construction Company and that this confidence is still there.

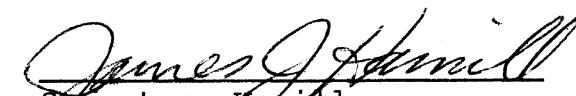
Member Moats entered the meeting at 9:07.

Member Haas, on behalf of the Board, thanked the contractor and the architect for their presentation and the cooperation they are obviously giving the administration. Member Hamill stated he wanted to second that comment.

ADJOURNMENT:

At 9:10 p.m., Member Haas moved and Member Hansen seconded the motion to adjourn the meeting to Tuesday, May 13, 1969, at 8:00 p.m., in the Board Room of the Administrative Center. Motion unanimously carried.

  
Chairman Johnson

  
Secretary Hamill



CORBETTA  
CONSTRUCTION  
COMPANY OF ILLINOIS, INC.

312 - 775-5475  
312 - 827-1159  
ZIP CODE 60016

875 EAST RAND ROAD DES PLAINES, ILLINOIS

May 1, 1969

To: R. L. Lahti	Wm. Rainey Harper College
W. J. Mann	Wm. Rainey Harper College
R. J. Hughes	Wm. Rainey Harper College
D. C. Collins	Wm. Rainey Harper College
E. Finley	Caudill, Rowlett & Scott
R. B. Fridstein	Fridstein, Fitch & Partners
F. Larocco	Fridstein, Fitch & Partners
H. Patterson	Fridstein, Fitch & Partners
E. Tymura	Fridstein, Fitch & Partners
W. Jarvis	Fridstein, Fitch & Partners
J. L. Mueller	Corbetta Construction Co.
J. Donnino	Corbetta Construction Co.
J. Brown	Corbetta Construction Co.

Re: Wm. Rainey Harper College  
Palatine, Illinois

Gentlemen:

Reference is made to the meeting held at the offices of Wm. Rainey Harper College Tuesday, April 29, 1969, with the above people in attendance. This meeting was to coordinate the owner, the architect and the contractor for occupancy dates so that the owner's needs could be satisfied and to ascertain with those present if the owner, in specific areas, could work around unfinished areas in his education program.

Listed below, building by building, are the agreements reached at this meeting.

BUILDING "A"

July 1, 1969	- First floor "K" Wing, data processing area.
July 15, 1969	- Third floor, west wing, Building "A".
August 1, 1969	- All other areas of Building "A" except first floor, east wing and third floor, east wing.
September 15, 1969-	First floor, east wing and third floor, east wing of Building "A".

BUILDING "B" - BUILDING "B" ADDITION

June 15, 1969 - Complete and ready for occupancy.



BUILDING "C" - "J"

August 1, 1969 - Completed. It was agreed that, if the owner had equipment delivered to Building "C" prior to this date, the Corbetta Construction Company will furnish, to the owner, storage areas within this building.

BUILDING "D"

September 15, 1969-West wing completed.

September 15, 1969-Center completed.

September 15, 1969-East wing, dental area, with the exception of the Sheldon Equipment. It has been agreed that we will have this area ready for installation so that the dental chairs will be installed by September 15, 1969.

November 15, 1969 -The rest of the east wing of "D" Building, predicated, as best possible, with the experience of those present with the problems that are involved with the installation and hooking-up of lab equipment.

BUILDING "E"

September 15, 1969-Completed.

BUILDING "F"

July 1, 1969 -Second floor library area.

August 1, 1969 -First and third floor areas.

SITWORK

June 15, 1969 - July 1, 1969 - Dam and Lake areas complete.

August 1, 1969 -Concrete walks and steps, as necessary, to receive registrants from the south.

August 1, 1969 -Parking lots to receive registrants from the south. If it is necessary, the Corbetta Construction Company will have ready other parking areas for this registration, but would request that the School police these registrants so as not to interfere with construction.

September 15, 1969-Concrete walks, stairs, etc., necessary for school.

It was agreed, by all parties concerned, that the School authorities would occupy the buildings, as committed above, under the terms set forth by the contract entitled "beneficial occupancy".

We feel that the results of this meeting, as listed above, can be adhered to by the Corbetta Construction Company. We do appreciate the problems of the educational authorities and we will make every effort possible to meet our obligations under the terms of our contract.

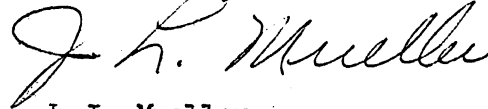
CORBETTA CONSTRUCTION COMPANY OF ILLINOIS, INC.

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We appreciate the cooperation that we have received from School authorities, representatives of Caudill, Rowlett & Scott and representatives of Fitch, Larocca, Carington & Jones in working out these dates. We trust that this will meet with your concurrence.

Very truly yours,

CORBETTA CONSTRUCTION COMPANY  
OF ILLINOIS, INC.

A handwritten signature in cursive script, appearing to read "J. L. Mueller".

J. L. Mueller  
General Superintendent

JLM:rc