

WILLIAM RAINEY HARPER COLLEGE
Algonquin & Roselle Roads
Palatine, Illinois

AGENDA

April 4, 1972, 8:00 p.m.
Boardrooms AB&C

- I. Call to Order
- II. Roll Call
- III. Business
 - A. Discussion: Electrical Repairs, Building A.
 - B. Recommendation: Approval of Ballot, April 8, 1972
Board of Trustees Election
 - C. Recommendation: Approval of Appointment of Judges
for April 8, 1972 Board of Trustees
Election
 - D. Recommendation: Award of Bid Letting for temporary
Facilities
- IV. Adjournment

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

Minutes of the Special Board Meeting of Tuesday, April 4, 1972

CALL TO ORDER: The special meeting of the Board of Trustees of Junior College District No. 512 was called to order at 8:05 p.m., on April 4, 1972, by Chairman Hansen, in the Board Room of the Administration Building, Algonquin and Roselle Roads, Palatine, Illinois.

ROLL CALL: Present: Members Milton Hansen, Joseph Morton, Jessalyn Nicklas and Eugene Nugent
Absent: Members Richard Johnson, Ross Miller, and Lawrence Moats

Also present: R. E. Lahti, Don Andries, J.R. Birkholz, Timothy Field, Guerin Fischer, Robert Hughes, W.J. Mann, Donald Mistic, C. Schauer, W. Von Mayr--Harper College; R. P. Geysler and Ronald Halpert--Caudill, Rowlett & Scott.

NEW BUSINESS:

Electrical
Repairs--
Building A

Chairman Hansen informed the Board that the architects had requested that the discussion on electrical repairs to Building A be postponed. They desired more time to investigate this matter. Chairman Hansen stated, if there were no objections, this item would be on the May 11 Board agenda. There were no objections to postponing this matter.

Election
Resolution--
Approval of
Ballot

Member Nugent moved, and Member Morton seconded the adoption of the following resolution:

IT IS HEREBY RESOLVED that the form and content of the attached ballot be and hereby is approved for use at the annual Board of Trustees election to be held on Saturday, April 8, 1972. (Copy of ballot attached to Minutes in the Official Board of Trustees Book of Minutes.)

Member Morton asked if the ballot conforms to all legal requirements. Mr. Mann stated this had been checked with the Board Attorney. Chairman Hansen noted this was the first time the addresses of the candidates did not appear on the ballot.

Upon roll call, the vote was as follows:

Ayes: Members Hansen, Morton, Nicklas and Nugent
Nays: None

NEW BUSINESS:

**Election
Resolution-
Approval of the
Appointment of
Judges**

Member Nugent moved, and Member Nicklas seconded, the adoption of the following resolution:

BE IT HEREBY RESOLVED that the appointment of the attached list of judges be approved for the annual Board of Trustees' Election to be held on April 8, 1972 (list of judges in Exhibit C attached to the Minutes in the Board of Trustees' Official Book of Minutes).

Upon roll call, the vote was as follows:

Ayes: Members Hansen, Morton, Nicklas and Nugent
Nays: None

**Award of Bid
Letting for
Temporary
Facilities**

Mr. Mann introduced Dick Geysler and Ron Halpert from CRS. Mr. Mistic stated the bid opening for the construction of Garage Building "T" (Interim Classroom Building) had been that morning at 10:00 a.m. He stated it was a public opening. He reviewed the background for this building, stating that in January the Board approved proceeding with the planning of the building. The architect, CRS, prepared drawings, specifications and cost estimates. These, plus the completed IJCB application, were approved by the Board in February. After receiving IJCB approval, the administration went out for bid. CRS prepared the necessary bid documents and placed the advertisements for the college in Paddock Publications, Chicago Tribune, and the Dodge Report. The ad was run for three days. Mr. Mistic stated the results of the bid opening were tabulated in Exhibit D, and the low bidder was Architectural Builders Company (Chicago) with a bid of \$159,000.00. He pointed out the architect's estimate had been \$166,000.00. Dr. Lahti commented on the architect's estimate being within 5% of the low bid.

Dr. Lahti asked what the architects had found out about the Architectural Builders Company. Mr. Geysler reported they are bonded to perform their work by United Pacific Company, and stated he had inquired of the company as to their ability to begin construction at an early date and the company had assured him they could do so. He pointed out the contractor is required to provide the college, through the architects, with unit prices for additions and deletions. Mr. Geysler stated that information was furnished the architects that afternoon. He stated the documents are a complete description of the project,

NEW BUSINESS:
Award of Bid
Letting for
Temporary
Facilities
(cont.)

and CRS feels, with the supervision they intend to give, there is little likelihood of default. Mr. Geysler stated that unfortunately the penalty clause cannot be a condition of the contract, unless the Board is willing to offer awards for early completion. Mr. Geysler stated the architects feel they made it clear it was the desire of the college to have this facility available for the students on September 1, and therefore it is incumbent upon the architects, along with the contractor, to see that the work is completed. Mr. Geysler stated that the Architectural Builders Company is based in Chicago on West Harrison Street.

Member Nugent asked about the contractor's financial statement. Mr. Mistic stated he had that statement in his office. Mr. Halpert recalled that according to their financial statement their worth was about \$280,000. Mr. Geysler pointed out that in a project of this size, it is difficult to enlist a large contractor, but stated that, whether the contractor be large or small, it is the architect's responsibility to see that he follows specifications.

Member Nugent stated he objected to awarding the bid to this contractor, knowing as little as the Board did about this contractor. He stated he felt it would be awarding it based on low bid and behind the shelter of the bid bond.

Dr. Lahti stated he would want to be satisfied that, first, they can deliver the project and second, their work load and record of success is such that they can satisfy the architects. With these conditions, the Board could give the administration the authority to go to the next low bidder.

Mr. Mann pointed out that originally the bid opening had been scheduled for Thursday, March 30, but due to a revision it was forced to be rescheduled for April 4, the same day as the Board meeting.

Member Nicklas stated she would go along with the conditional approach and would want the records to show that this checking was done.

Mr. Mann stated the administration would bring a full report to the Board on this matter at the next meeting, and the Board could ratify it at that time.

NEW BUSINESS:

Award of Bid
Letting for
Temporary
Facilities
(cont.)

Member Nicklas moved, and Member Morton seconded the motion, to award the bid for the construction of Garage Building "T" (Interim Classroom Building) to the lowest bidder, Architectural Builders Company (Chicago), in the sum of \$159,000.00. This award is contingent upon a satisfying investigation of this company's past construction performance record, current workload, and existing financial condition by the architect, Caudill Rowlett & Scott, and with the concurrence of the administration. Should the investigation of Architectural Builders Company disqualify them as lowest qualified bidder, the administration and architect are authorized to investigate Norman Bullerman as the next lowest builder.

Upon roll call, the vote was as follows:

Ayes: Members Hansen, Morton, Nicklas and Nugent
Nays: None

Chairman Hansen informed the Board he had received a letter from the Association of Governing Boards relative to their Board of Directors election. He stated a ballot was enclosed, with five candidates for five openings. Chairman Hansen read the names of the five candidates, and stated, if there were no objections, he would so vote. There were none.

Dr. Lahti asked Mr. Geysler how closely he was following the Task Force projects, and if he were in any position to discuss this from the architect's viewpoint. Mr. Geysler reported on a phone conversation he had with CRS' Houston office that afternoon. He stated they are planning completion of the revised drawings, Phase IIA, the week of the 17th of April. This would mean the drawings would be completed, incorporating changes suggested by the Task Force and approved by Harper's Board, and ready to be approved to print by April 21. He reported they have not yet received a release to proceed with the printing from either the Task Force or IBA. He stated they feel their work is completed to the satisfaction of the Bureau of the Budget, and they could be ready to go to bid on April 21 or 24. Around May 15, they would then be considering all proposals.

Dr. Lahti stated it appeared the earliest date for ground-breaking on that schedule would be June 1. Mr. Geysler stated it probably would be more like June 15.

In the discussion which followed, Mr. Geyser discussed with the Board some of the problems encountered in bidding in northern Illinois.

ADJOURNMENT:

Member Nugent moved, and Member Nicklas seconded the motion, the meeting be adjourned at 8:48 p.m. Motion unanimous.

Chairman Hansen

Secretary Morton