

WILLIAM RAINEY HARPER COLLEGE  
Algonquin & Roselle Roads  
Palatine, Illinois

SPECIAL MEETING

AGENDA

October 22, 1974

8:00 p.m.

- I. Call to Order
- II. Roll Call
- III. Unfinished Business
  1. Award of Bids, Park Management Building Project
- IV. Adjournment.

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

Minutes of the Special Board Meeting of Tuesday, October 22, 1974.

CALL TO ORDER: Chairman Kelly called to order the special meeting of the Board of Trustees of Community College District No. 512 on Tuesday, October 22, 1974, at 8:09 p.m., in the Board Room of the Administration Building, Algonquin & Roselle Roads, Palatine.

ROLL CALL: Present: Members William Kelly, Marilyn Marier, Lawrence Moats, Shirley Munson, and Robert Rausch.

Absent: Members Jessalyn Nicklas, James Richter, and Judith Troehler.

Also present: Robert E. Lahti, John Birkholz, Guerin Fischer, Robert Hughes, Henry Kurawski, William Mann, and Don Misic--Harper College; Ron Halpert--Caudill Rowlett Scott; & Frank Hines, Board Attorney.

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Dr. Mann explained that a new set of specifications has been developed. The major change in the project is in the supervision of the construction which will now be done by Harper. Dr. Mann described the building as a simplistic systems building, prefabricated, and erected on concrete foundation.

Mr. Kelly asked the attorney whether there would be any change in the architect's role if Harper College acts as general contractor for the project. Mr. Hines stated that there will be no dilution in the architect's contract. His liabilities and his relationship with the Board as called for in the contract remain the same.

In response to Mrs. Munson's questions, Dr. Mann explained that the salaries of employees who will be involved in the supervision will be costed out to reflect the true cost of the building although these would not be capitalized with the value of the building.

Mr. Rausch asked why no contingency was added to the cost. Dr. Mann replied that a contingency is a standard requirement, but not required in this particular Board action. Mr. Rausch said that 11 percent should be added to the total to reflect the true cost of the building -- five percent for contingency and six

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percent for the architect's fee. Dr. Mann explained that the architect's fee is not normally part of the project cost. He further stated that this was a contract award, not a construction budget which would have all associated costs budgeted.

The trustees asked Mr. Misic and Mr. Halpert, CRS, some questions relating to the specifications, the bids received, and plans for the building. Mr. Rausch was interested in knowing what features were part of the original plan that are now missing. The architect mentioned differences in the structural steel, amount of carpentry work involved and insulation values, assuring the Board, however, that the present plans are very satisfactory. The first project was a customized building which naturally costs more than a systems building. Mr. Misic also explained some differences in the plans.

Dr. Mann said that every attempt will be made to get the project off the ground but that problems in deliveries make it difficult to pinpoint completion date. Dr. Lahti added that the building is planned for use next fall.

At the end of the discussion, Member Marier moved, Member Munson seconded, that the Board award the bids for Park Management Building V as follows:

Q-3973 to Ken Taylor Co. for .....	\$ 47,021
Q-3974 to Bohlin Building Corp. for ...	57,405
Q-3975 to Wickum Electric Co. for .....	16,240
Q-3976 to Dynamic Heating for .....	35,380
Q-3977 to George Hardin Co. for .....	<u>11,188</u>

for a total award of ..... \$167,234

Upon roll call, the vote was as follows:

Ayes: Members Kelly, Marier, Moats, Munson and Rausch.  
Nays: None.

Motion carried.

It was moved, seconded and unanimously approved to adjourn the meeting at 8:30 p.m.