

**Lake Land College
Buildings and Site Committee
November 8, 2018**

Minutes

The Buildings and Site Committee of the Board of Trustees met on November 8, 2018, in the Board and Administration Center, Room 011, Mattoon. Committee Chair Owen called the meeting to order at 1:31 p.m.

Trustee Committee Members Physically Present:

Mr. Bruce Owen, Committee Chair
Ms. Doris Reynolds (arrived 1:39 p.m.)
Ms. Meg Yargus Steward

Trustee Committee Members Absent:

Mr. Dave Storm, Ex-Officio Committee Member

Other Trustees Present:

Mr. Mike Sullivan

Others Present:

Dr. Josh Bullock, President
Ms. Jean Anne Grunloh, Senior Executive to the President
Mr. Bryan Gleckler, Vice President for Business Services
Mr. Jon Althaus, Vice President for Academic Services
Dr. Jim Hull, Vice President for Workforce Solutions and
Community Education
Mr. Scott Rawlings, Director of Physical Plant Operations

Hearing of Citizens, Faculty and Staff.

There were no public comments.

Approval of Minutes of April 5, 2018 Meeting.

Trustee Steward moved and Trustee Owen seconded that the minutes of the April 5, 2018, meeting be approved.

There was no further discussion.

Roll Call:

Yes: Trustees Owen and Steward. No: None. Absent: Reynolds and Storm.

Motion carried.

Recommendations for Approval of CDB Deferred Maintenance Funded Projects.

Trustees reviewed recommendations from President Bullock and Mr. Bryan Gleckler, Vice President for Business Services, for the Board to approve six emergency and deferred maintenance projects, utilizing allocated state funds in the amount of \$195,585 and College funds for a local 25% match of \$66,665. Mr. Gleckler said the administration has identified funds within the FY 2019 budget to cover the local funding requirements associated with these projects. Mr. Gleckler highlighted the needed repairs for the deferred maintenance projects including: Roof Cap Masonry Repairs, Power House Roof, Fieldhouse Flat Roof; Physical Plant Electrical Upgrade; Sidewalk Repairs and West Building Carpet/Flooring.

Trustee Steward moved and Trustee Owen seconded that the Committee recommend to the Board approval of six projects to be completed with the deferred maintenance funding of \$195,585 that is being allocated to Lake Land College by the State of Illinois and the College's local 25% match of \$66,665 for a total available amount of \$262,250.

There was no further discussion.

Roll Call:

Yes: Trustees Owen and Steward. No: None. Absent: Reynolds and Storm.

Motion carried.

Review of Bids for Bid Package #3 for Luther Student Center Expansion/Renovation Including General Construction, Electrical, Glazing, Fire Sprinkler, Mechanical, and Plumbing.

Trustees reviewed recommendations from Dr. Bullock and Mr. Gleckler for the Board to approve six separate bids as part of bid package #3 for the expansion and renovation of the Luther Student Center. Mr. Gleckler highlighted bids received for each of the six components of this bid package including: general construction; electrical; glazing; fire sprinkler; mechanical; and plumbing. Trustees heard an explanation from Mr. Gleckler for the administration's recommendations for bid awards for each of the components. The recommendations were to award to the lowest bidder for the components for plumbing, mechanical, glazing, fire sprinkler and electrical. Mr. Gleckler noted the original lowest bidder for the fire sprinkler withdrew the bid after bid submission. For the general construction contractor component, Mr. Gleckler said that there were two bidders for the project which included the addition, renovation and alternates, with only \$25,500 difference between the two bidders for the total project. He said that due to the substantial price differences submitted for the addition and the renovation portions of this project, the administration reached out to the contractors, Leander Construction of Canton and Grunloh Construction of Effingham, regarding a split award that would yield substantial savings in the total cost of the project. Trustees learned that after this outreach, Leander Construction indicated that their bid breakdown between the addition and the renovation did not reflect the true bids for each piece individually and would

require \$1,422,600 for the renovation alone, an increase of \$219,600 from their initial bid for this portion. Mr. Gleckler said that given this revelation and the minimal difference between the two bidders for the total project, the administration recommends the Board approve the bid from Grunloh Construction in the total amount of \$4,479,000 for the general construction contractor component.

Trustee Steward moved and Trustee Reynolds seconded that the Committee recommend to the Board approval of each of the six bids as presented and as part of bid package #3 for the Luther Student Center Expansion/Renovation including:

- Approve the bid received from Grunloh Construction of Effingham in the total amount of \$4,479,000 for the general construction contractor component.
- Approve the bid received from Anderson Electric of Mattoon in the total amount of \$1,102,090 for the electrical component.
- Approve the bid received from Bacon & Van Buskirk Glass Co., Inc. of Champaign in the total amount of \$794,900 for the glazing component.
- Approve the bid received from Automatic Fire Sprinkler, LLC of Normal in the total amount of \$194,370 for the fire sprinkler component.
- Approve the bid received from to Davis-Houk Mechanical, Inc. of Urbana in the total amount of \$605,000 for the mechanical component.
- Approve the bid received from Davis-Houk Mechanical, Inc. of Urbana in the total amount of \$295,000 for the plumbing component.

There was no further discussion.

Roll Call:

Yes: Trustees Owen, Reynolds and Steward. No: None. Absent: Storm.

Motion carried.

Other Business.

Dr. Bullock said the administration has plans underway for the purchase and erection of a new display and directional sign to be installed on the main campus grounds, near the intersection area of Podesta Drive and North Progress Parkway. He said the total cost will be less than \$25,000 and thus will not need Board approval. Each committee member expressed approval for the additional sign.

There was no additional discussion.

Adjournment.

Trustee Steward moved and Trustee Reynolds seconded to adjourn the meeting at 2:01 p.m. Motion carried with unanimous voice vote approval.

Approved by:

/s/Mr. Bruce Owen, Committee Chair/Committee Secretary