

**MINUTES OF SPECIAL MEETING
OF
BOARD OF EDUCATION, SCHOOL DISTRICT NO. 172
ADAMS COUNTY, ILLINOIS
HELD ON DECEMBER 8, 2014 AT 4:00 P.M.**

Meeting Convened

The Board of Education of School District No. 172, Adams County, Illinois, met in special session December 8, 2014 at 4:00 p.m. the Board of Education Office, located at 1416 Maine Street, Quincy, Illinois, in said school district.

Roll Call

The meeting was called to order by Vice-President Mays, who directed the secretary to call the roll. On the call of the roll, the following members were present and answered to their names: Members Ali, Bailey, Mays, McNay, Niekamp, and Stone; and the following member was absent: Member Erwin. Whereupon the vice-president declared that a quorum was present.

Questions and Comments

Vice-President Mays told the Board and audience that following the questions and comments from the public, there will be information presented by a panel on the various project delivery options. The panel includes Retired Construction Manager Dave Wombles, General Contractor Jerry Maas, Business Manager Joel Murphy, and Architect Todd Moore.

Vice-President Mays opened the meeting to questions and comments to members of the Board, by members of the public and employees of the district, in compliance with state statutes.

Retired Engineer John Heidbreder distributed some information on construction of the Health Department facility in 2009, comparing square footage and costs to the proposed grade school projects.

Several representatives from the construction field commented. Some spoke in favor of a traditional "design-bid-build" process in which the three local architectural/engineering firms would work in cooperation with general contractors and subcontractors to build the five new elementary schools and an addition to QHS. Others favored hiring a "construction manager" to oversee the multiple projects. An "owner's rep" overseeing the work as an employee of the district was also suggested.

Information Panel

Business Manager Joel Murphy presented a PowerPoint on *Project Delivery Methods*. Board members had received the information earlier via email. Three delivery options were presented: 1) Design-Bid-Build with general contract and multiple prime contracts, 2) Construction Manager as Advisor, and 3) Construction Manager at Risk. The pros and cons of each method were reviewed including potential effect on the scope, budget and schedule of the project.

Jerry Maas said going with a general contractor will give local contractors much more opportunity to bid versus a construction manager. Dave Wombles said that a Construction Manager would lean more toward local contractors as well. Regardless whether local or not, lowest responsible bidders are awarded the project. Todd Moore said the plan sold to the public was a traditional design-bid-build. The scope has been outlined and the project will not be starting from scratch. It is clearly defined except for sites for three of the K-5 buildings. The architects recommended an "owners' rep" be employed by the district to work with contractors and represent the district. Mr. Moore said the architects can work with either approach.

Jerry Maas distributed some information on the benefits of a general contractor. He explained that general contractors can use subs that bring the best value to the projects versus lowest cost and can better manage construction schedules with his own forces and trusted subcontractors. A letter from Thomas Bleigh, Bleigh Construction, was provided to Board members supporting general contractors. It cited examples of the construction manager fees decreasing the amount of money available for construction. Mr. Bleigh wrote that for a large project being built at the same time, a CM may be warranted. This project will be bid and built over a five-year period and it would be hard to justify that additional cost. Mr. Maas listed the school buildings and additions his company has built over the past 20 years--on time and on budget. He noted that general contractors do not have to bid out each subcontractor. It is at the general contractor's discretion.

David Wombles is a retired construction manager. He said the Kroc Center construction was handled by a CM. Local contractors could not handle a project that large. The CM is protection for the owner, can assist with documentation early on, manage change orders, do workers' background checks, site fencing, punch lists, EPA regulations. CM fees do not increase costs overall but rather save money.

Member Niekamp asked some questions about potential structural problems. Mr. Maas explained that beginning approximately two years ago, more checks and balances and EPA regulations have been added and many eyes are on all aspects of the projects throughout the process.

Member Mays said this building project was a dream--now this Board has to build it. The budget must be followed so as not to have to remediate mistakes along the way. Mr. Murphy said that any overspending early on will eat up any contingency in the budget.

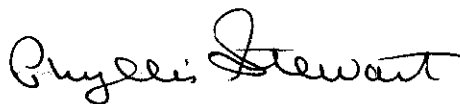
The Board directed Mr. Murphy to send out Requests for Qualifications (RFQ's) for Construction Manager as Advisor and Construction Manager at Risk. A job description and ad will be posted for the position of owner's representative also.

Adjourn

At 6:25 p.m., it was moved by Member Niekamp and seconded by Member Ali that the special meeting adjourn. On the call of the roll, the following members voted Aye: Members Ali, Bailey, Mays, McNay, and Stone; and the following members voted Nay: None; and the following member was absent: Member Erwin. Whereupon the vice-president declared the motion carried and the special meeting was duly adjourned.



Jeff Mays
Vice-President



Phyllis Stewart
Secretary