

# Hawthorn Board of Education Hawthorn C. C. District 73

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## MINUTES SPECIAL BOARD MEETING HAWTHORN BOARD OF EDUCATION JUNE 12, 2003

MINUTES of a Special Meeting of the Board of Education of Hawthorn Community Consolidated School District Number 73, Lake County, Illinois, held in the Board Room of said School District at 7:30 p.m. on the 12th day of June, 2003 for the purpose of discussing construction.

The meeting was called to order by President Paul at 7:34 p.m., and upon the roll being called, the following members of the Board of Education answered present: Jose Hernandez, Annie Christie, Mary-Jane Rattner, Bill Coli, and Rich Paul. Absent: Kevin Price and Jim Batson. Mr. Hernandez was present via telephone conferencing.

Mr. Batson joined the meeting at 7:45 p.m.

President Paul stated this will be a working meeting to hold discussion with architects and look at issues that have come up in the last week. He stated we are within a tight time frame with the first bid package sent out May 7 and a bid opening held last week. Some bids came in under, some on target and others significantly higher. It is necessary for the Board to meet with the design and construction team and be proactive in addressing issues. High bids are a red flag -- we must discuss options.

Representatives of Legat Architects reviewed results of the first bid release, opened June 5. Noting specific bids that fell within and well over estimates, the architects and construction managers described a number of factors they felt affected both the number of bids received and the cost amounts. Discussion was held concerning how the estimates were prepared, with the question of the time frame and bidding time taken into consideration. The effects generally were fewer contractors and higher prices.

With bid results in mind, discussion ensued concerning options the District might have at this time. Three options were presented by the architects and construction managers.

**Option 1:** Maintain the current construction and bidding schedule. Hope to achieve cost savings later in project. Current pricing puts project \$1.67 million over estimates.

**Option 2:** Proceed with all site work and new south campus building now. Delay start of the north campus building by one year, but continue to build in two phases. Rebid north campus building in the fall to achieve a better bidding climate. Projection is that costs would be back within estimates.

**Option 3:** Proceed with all site work and new south campus building now. Delay start of new north campus building by one year and construct all in one phase. Cost estimates back in line with additional savings from more efficient construction.

Board members felt that Option 1 is not a viable choice given the benefits of other alternatives and the cost issues associated with it. Concerning Option 2, the majority of the site work at North could be completed in 2003 as well as the South School only in 2004. The North School project is extended one year with the Option School remaining one more year at its current location. Modification of steel usage design could take place for the North School with additional time to complete the work potentially resulting in additional cost efficiencies.

Regarding Option 3, site work would be awarded at this time with a rebidding of the North School in the fall, delaying the start of construction of the North building. However, it would be completed in one phase instead of two with a corresponding cost reduction as a result of more efficient construction. The South School would be

completed in time for school year 2004/05 with Option moving to that location. This alternatives does not create any additional classrooms due to demolishing of Option without the completion of the first phase of the North School. Although it was acknowledged that Option 3 would not ease crowding at the current North and South elementary schools for one year, it was felt that this would not pose significant problems while providing major cost and other benefits.

With Option 3, a cost savings would be realized through the construction of the North School in one phase. Also, there is the possibility of an improved bidding climate where additional savings could be realized on the overage. A \$300,000 - \$400,000 savings can be anticipated with Option 3 through building the North School in one phase, with completion targeted for school year 2005/06, the original occupancy target.

The Board reviewed current and projected enrollments for grades K-4 to determine the feasibility of utilizing Option 3. Consensus was reached this option would be possible, however, North and South Elementary would be more crowded for one year. The District Office would be relocated by next spring. Additional time prior to construction at the North Building renders the opportunity for additional savings of at least \$300,000. The Administrative Team will agree with what the Board decides and will work to accommodate the needs of all students. It was also noted that with this option, construction will take place at only one campus each year.

Concerning bids to be awarded, consideration will be given to: building excavation, site utilities and asphalt paving with an effort made to derive savings from same. The Board will decide upon the course of action for construction at a Special Meeting to be held Monday, June 16 at 7:30 p.m.

Having no further matters to come before the Board at this time, President Paul requested a motion to adjourn.

Annie Christie moved and Jose Hernandez seconded the motion to adjourn. Voice Vote: 6 ayes; 0 nays. Motion carried.

The Board adjourned at 8:55 p.m.

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Richard Paul, President

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Mary-Jane Rattner, Secretary