

KASKASKIA COLLEGE BOARD OF TRUSTEES #501
March 7, 2022 Special Meeting Minutes
27210 College Road
Centralia, IL 62801

ROLL CALL/ATTENDANCE

Chair, Bill Hawley convened a regular meeting of the Board of Trustees (Board) on Monday, March 7, 2022 at 5:30 p.m. in the Lifelong Learning Center on the Kaskaskia College (College) main campus. Trustees present at the meeting in person were Jim Beasley, Bill Hawley, Louis Kalert, Linda Stover and Laura Wedekemper. Trustee Bryan Holthaus attended the meeting remotely. Trustee Jeff Brown and Student Trustee Alexis Enke were absent.

Dennis Weedman, Legal Counsel from Robbins Schwartz attended the meeting in person.

College staff members attending in person were President George Evans, Alan Boerngen, Jennings Carter, Cary Day, Judy Hemker, Tommy Henegar, Travis Henson, George Kriss, Julie Obermark, Abbie Potter, Karol Potter, Craig Roper, Amy Troutt, Todd Wagner, and Christine Wheeler.

Media attending in person were Steven Stilt of the Centralia Sentinel and Bruce Kropp from WJBD.

PLEDGE OF ALLEGIANCE

Chair Hawley led the Pledge of Allegiance.

PUBLIC COMMENT

No public comment.

RECOGNITION

President Evans recognized the following in-person guests: Jerrod Joggerst, FGM Architects and Jon Carroll, Poettker Construction.

PRESENTATION OF HB & L BUILDING ABATEMENT PROJECT AND HB & L INTERIOR RENOVATION PROJECT

Jerrod Joggerst of FGM Architects and Jon Carroll of Poettker Construction presented an update on the HB & L Building Abatement Project and the HB & L Building Interior Renovation Project collectively referred to as the HB & L Classroom Renovation Project. The presentation included the funding sources for each bid package and the timeline for project completion. There are a few scopes of work that still need to be bid for this project.

RESOLUTION 22-10

RESOLUTION TO AWARD BID FOR HB & L BUILDING ABATEMENT PROJECT

Motion by Laura Wedekemper to adopt Resolution 22-10 awarding the base bid in the amount of \$391,322 and alternate bids in the amount of \$11,500 and \$8,202 for the HB & L Building

Approved 03/28/22

Abatement Project to Thornburgh Abatement, Inc. of St. Louis, MO for a total amount of \$411,024.

Roll call:

Jim Beasley	yes	Louis Kalert	yes
Bill Hawley	yes	Linda Stover	yes
Bryan Holthaus	yes	Laura Wedekemper	yes

Motion was approved.

RESOLUTION 22-11

RESOLUTION TO AWARD BID FOR HB & L BUILDING INTERIOR RENOVATION PROJECT

Motion by Louis Kalert to adopt Resolution 22-11 awarding the base bid and approved alternates for the HB & L Building Interior Renovation Project for the following bid packages:

Bid Package # 1 (General Trades) to Litteken Construction of Breese, IL for \$2,394,400

Bid Package # 2 (Metal Studs, Insulation, Ceilings, Drywall, Paint, Wall Covering) to Hoelscher Interiors of Aviston, IL for \$993,400

Bid Package # 3 (Flooring Systems and Architectural Stone) to Richardet Floor Covering of Perryville, MO for \$512,006

Bid Package # 4 (Fire Protection Systems) to Boyer Fire Protection of St. Louis, MO for \$93,730

Bid Package # 5 (HVAC and Plumbing Systems) to Industrial Mechanical Contractors of Centralia, IL for \$3,339,700

Bid Package # 6 (Electrical Systems) to Guarantee Electrical Construction Company of St. Louis, MO for \$888,200

Bid Package #7 (Low-Voltage Systems) to Field Wrxs of Teutopolis, IL for \$43,739.

Roll call:

Jim Beasley	yes	Louis Kalert	yes
Bill Hawley	yes	Linda Stover	yes
Bryan Holthaus	yes	Laura Wedekemper	yes

Motion was approved.

ADJOURNMENT

Motion by Jim Beasley to adjourn. All members voted yes by voice vote. The meeting adjourned at 6:18 p.m.

Chair, Board of Trustees
Kaskaskia College

Secretary, Board of Trustees
Kaskaskia College

Approved 03/28/22

RESOLUTION 22-10

RESOLUTION TO AWARD BID FOR HB & L BUILDING ABATEMENT PROJECT

WHEREAS, in preparation of the bidding documents for the HB & L Building Renovation Project, Farmer Environmental Services, LLC conducted sampling and testing which identified the presence of asbestos in the plaster and gypsum board walls and tile flooring of the L Building. Subsequently, the removal of the plaster and gypsum board ceilings and flooring will require a certified asbestos abatement contractor to perform the work; and

WHEREAS, Farmer Environmental Services, LLC prepared bid specifications and drawings for the purpose of bidding the asbestos abatement; and

WHEREAS, in addition to publishing a legal notice in the January 28, 2022, edition of the Centralia Morning Sentinel, and posting the invitation to bid on the website of the Southern Illinois Builders Association, the following contractors received invitation to bid documents:

Company Name	City/State
Husar Abatement	Franklin Park, IL
Spray Services, Inc.	Washington, MO
Midwest Service Group	St. Peters, MO
General Waste Services, Inc.	Alton, IL
Cenpro Services, Inc.	Madison, IL
Brock Group	Houston, TX
Thornburgh Abatement	St. Louis, MO
Great Western Abatement	Springfield, IL
DEM Services	Addison, IL
AC Environmental	Granite City, IL
Owens Abatement	Herrin, IL

And,

WHEREAS, in addition to the base bid for the asbestos abatement in the affected areas, three alternate bids were requested for asbestos abatement associated with renovation scope of work in the L Building and A Building; and

WHEREAS, sealed bids were received from the following contractors:

Company Name	Base Bid	Alternate AB-1 Bid	Alternate AB-2 Bid	Alternate AB-3 Bid
Spray Services, Inc.	\$439,730.12	\$3,750	\$8,715	-\$6,000
Midwest Service Group	\$466,270	\$10,500	\$10,500	-\$7,500
General Waste Services, Inc.	\$541,000	\$2,975	\$7,995	-\$1,100
Cenpro Services, Inc.	\$468,000	\$6,800	\$7,600	-\$4,500
Thornburgh Abatement	\$391,322	\$11,500	\$8,202	-\$8,500
Brock Group	\$460,000	\$36,500	\$16,000	-\$5,000

And,

WHEREAS, it is desirable to accept the base bid and Alternate AB-1 and Alternate AB-2 at this time, and reserve the right to accept Alternate AB-3 at a later date; and

WHEREAS, the low base and alternate bid combination have been submitted by Thornburgh Abatement, Inc. of St. Louis, MO.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF TRUSTEES OF KASKASKIA COLLEGE, COMMUNITY COLLEGE DISTRICT #501, that the Board award the base bid in the amount of \$391,322 and alternate bids in the amount of \$11,500 and \$8,202 for the HB & L Building Abatement Project to Thornburgh Abatement, Inc. of St. Louis, MO for a total amount of \$411,024.

Dated this 7th day of March 2022

Chair, Board of Trustees
Kaskaskia College

Secretary, Board of Trustees
Kaskaskia College

RESOLUTION 22-11

RESOLUTION TO AWARD BID FOR HB & L BUILDING INTERIOR RENOVATION PROJECT

WHEREAS, in following through with the College's commitment to modernize and renovate Kaskaskia College's main campus classrooms to meet the identified student needs of efficiency, comfort and technological advancements; and

WHEREAS, the College has spent the past 24 months researching, meeting, and planning with key stakeholders to establish the renovation plan and timeline; and

WHEREAS, in preparation of the bidding documents for the HB & L Building Renovation Project, FGM Architects, Inc. and Poettker Construction Company conducted numerous program and design meetings with College faculty and staff to develop the project limits and scope of work; and

WHEREAS, FGM Architects, Inc. and Poettker Construction Company prepared bid specifications and drawings for the purpose of bidding several trade packages; and

WHEREAS, in addition to publishing a legal notice in the January 27, 2022, edition of the Centralia Morning Sentinel, and posting the invitation to bid on the website of the Southern Illinois Builders Association, over seventy contractors received invitation to bid documents; and

WHEREAS, in addition to the base bid, eleven alternate bids were requested for various packages associated with renovation scope of work; and

WHEREAS, as a result of the bidding process and review of bids received, the following contractor's sealed bids are being recommended for award. The bid amounts listed below include the rejection of Alternates 01, 04, 06, 07, 08, and 09 and the acceptance of the base bid and Alternates 02, 03, 05, 10, and 11 as detailed in the bid:

Contractor	City/State	Bid Package	Base Bid w/ Approved Alternates
Litteken Construction Company, LLC	Breese, IL	1	\$2,394,400
Hoelscher Interiors, Inc.	Aviston, IL	2	\$993,400
George Weis Company	Millstadt, IL	2	\$1,204,950
Flooring Systems, Inc.	St. Louis, MO	3	\$625,500
Richardet Floor Coverings Co., Inc.	Perryville, MO	3	\$512,006
Henges Interiors, Inc.	O'Fallon, IL	3	\$399,707
Boyer Fire Protection, LLC	St. Louis, MO	4	\$93,730
L&K Fire Protection, Inc.	Marion, IL	4	\$96,754
Industrial Mechanical Contractors, LLC	Centralia, IL	5	\$3,339,700
Guarantee Electrical Construction Co.	St. Louis, MO	6	\$888,200
Kohrmann Electric Company, Inc.	Bartelso, IL	6&7	\$985,855
Guarantee Electrical Construction Co.	St. Louis, MO	7	\$67,061
Field Wrxs, Inc.	Teutopolis, IL	7	\$43,739

And,

WHEREAS, Henges Interiors, Inc. submitted a request to withdraw their bid; and

WHEREAS, the total dollar amount of bids recommended for award is \$8,265,175.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF TRUSTEES OF KASKASKIA COLLEGE, COMMUNITY COLLEGE DISTRICT #501, that the Board award the base bid and approved alternates for the HB & L Building Interior Renovation Project for the following bid packages:

Bid Package # 1 awarded to Litteken Construction of Breese, IL for \$2,394,400

Bid Package # 2 awarded to Hoelscher Interiors of Aviston, IL for \$993,400

Bid Package # 3 awarded to Richardet Floor Covering of Perryville, MO for \$512,006

Bid Package # 4 awarded to Boyer Fire Protection of St. Louis, MO for \$93,730

Bid Package # 5 awarded to Industrial Mechanical Contractors of Centralia, IL for \$3,339,700

Bid Package # 6 awarded to Guarantee Electrical Construction Company of St. Louis, MO for \$888,200

Bid Package #7 awarded to Field Wrxs of Teutopolis, IL for \$43,739

Dated this 7th day of March 2022

Chair, Board of Trustees
Kaskaskia College

Secretary, Board of Trustees
Kaskaskia College