

MINUTES
JOINT MEETING OF
CONSTRUCTION COMMITTEE AND FINANCE COMMITTEE

UNIVERSITY OF SOUTHERN INDIANA
BOARD OF TRUSTEES

September 4, 1997

The University of Southern Indiana Construction Committee and Finance Committee met in a joint session on Thursday, September 4, 1997, in Room 226 of the University Center. Present were Trustees Tina Kern, Harolyn Torain, and James Will Sr. Also attending were President H. Ray Hoops, Vice President Richard Schmidt, and Director of Physical Plant Steve Helfrich.

There being a quorum present, the meeting was called to order at 8:35 a.m. by Harolyn Torain, who chaired the meeting in the absence of Committee Chair Charles Combs.

Mrs. Torain called on Mr. Schmidt for a report on the bids received for the Liberal Arts Center. Mr. Schmidt and Mr. Helfrich reviewed the bids and the various categories of the bidding process (Attachment 1). Combination bids were analyzed to determine the low bidder in each category. Each apparent low bidder was contacted to review their bids; as a result three bidders requested to withdraw. Discussion followed. A Pre-Award Conference was held with USI staff and representatives from The Skillman Corporation (construction management), and each low bidder to review the details of the bid categories and combination bid. Also discussed was the project cost with emphasis on the moveable equipment cost. Mr. Schmidt explained the increase of the moveable equipment cost with the reduction of the contingency budget and construction cost reductions. On a motion by Mr. Will, seconded by Mrs. Kern, the committee approved awarding the Liberal Arts Center job to the lowest combination bidders, a list of which is attached.

Mr. Schmidt introduced a request to have the Board of Trustees empower the Construction Committee to work together to select architects, award bids, and authorize change orders on projects that cost \$200,000 or more, and authorize USI staff for projects costing less than \$200,000. Another suggestion was for the Finance Committee to authorize USI staff to make decisions on amounts up to \$25,000 on financing matters such as: RFPs, banking, transactions, and transfers. USI staff would report any transaction or banking to the Finance Committee. Discussion followed. This will be reviewed again at the next committee meeting.

There being no further business, the meeting adjourned at 9:20 a.m.

September 2, 1997

THE SKILLMAN CORPORATION
PROJECT ADMINISTRATION
CONSTRUCTION MANAGEMENT

To: Mr. Richard Schmidt
University of Southern Indiana
8600 University Boulevard
Evansville, IN 47712

Re: **University of Southern Indiana
New Classroom Bldg. & Central Utility Plant Chiller Addition
Project #95120**

Subj: Recommendation to Award Construction Contracts

Dear Mr. Schmidt:

Since receiving the bids for the New Classroom Building on August 19, 1997, we at The Skillman Corporation have performed our post bid analysis and investigation of each of the potential successful bidders

The first endeavor was to review every bid received to verify the completeness and correctness of all of the bid documents and the accuracy of the bid results recorded at the bid opening. All combination bids were analyzed as well to determine the apparent low bidders in each category.

The initial contact with each apparent low bidder was to verbally review the bid and schedule a Pre-Award Conference with those whose bids withstood scrutiny. This initial process resulted in three (3) bidders requesting to withdraw their bids due to obvious material errors identified at this time.

A Pre-Award Conference was then held with each low bidder to discuss and review the details and the scope of each bid category. A representative of the University and the design team was also present at the conferences.

I am pleased to state that no significant issues were raised during these conferences that prevent us from proceeding with the current low bidders. This success is attributable to a good set of design documents and a well developed and communicated approach to packaging the work in multiple bid categories.

It is the recommendation of The Skillman Corporation that the Contractors listed on the attached bid analysis be awarded contracts in the amount of their base bid.

I have also attached a Bid Tabulation of all bids received for your use and information.

Mr. Richard Schmidt
University of Southern Indiana
August 29, 1997
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We look forward to continuing our relationship with you and the rest of the staff at the University during the building process.

Sincerely,

THE SKILLMAN CORPORATION



James N. Boots
Vice-President/Account Executive

cc: Steve Helfrich/USI
Larry Koenes, TSC
File (2)

LOW BIDDERS INCLUDING COMBINATION BIDS



BID CATEGORY	BID CATEGORY DESCRIPTION	CONTRACTOR	BASE BID	ALT #1	ALT #2	ALT #3	ALT #4	ALT #5	ALT #6	ALT #7	SUMMARY
1	Demo Slewok, Concrete Carpentry & Specialties	Arc Construction, Combo	\$4,604,435	\$7,796	\$22,615	\$41,950	\$13,545	\$37,820	\$35,395	\$0	\$4,733,550
2	Paving	J.H. Rudolph & Co., Inc.	\$64,375	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$64,375
3	Masonry	Arc Construction, Combo	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4	Precast Concrete	Concrete Technology, Inc.	\$654,900	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$654,900
5	Steel & Misc Metals	General Steel	\$578,400	\$0	\$0	\$13,745	\$0	\$4,310	\$0	\$0	\$596,455
6	Plaster, Gypsum, Acoustical Metal Framing & Fireproofing	Danco	\$1,064,275	\$8,013	\$25,322	\$63,218	\$864	\$0	\$20,180	\$0	\$1,181,872
7	Roofing & Sheet Metal	Midwest Roofing/Sheet Metal	\$252,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$252,500
8	Aluminum Doors, Windows, Glass & Glazing	Arc Construction, Combo	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
9	Resilient Tile, Base, & Carpet	H & R floor Covering	\$207,350	\$4,400	\$2,370	\$4,450	\$8,025	\$1,200	\$7,500	\$0	\$233,295
10	Tile	Peyronni Construction Co.	\$158,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$158,000
11	Paint & Walkcoverings	Simms Painting Co.	\$114,000	\$799	\$1,778	\$1,679	\$4,397	\$4,350	\$3,352	\$0	\$130,355
12	Vertical Transportation	Apbell Elevator Co., Inc.	\$124,394	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$124,394
13	HVAC & Plumbing	Arc Mechanical, Combo	\$1,507,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,507,000
14	Temperature Controls	Johnson Controls	\$415,939	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$415,939
15	Air Distribution	U.S. Industries Group, Inc.	\$459,881	\$4,175	\$5,549	\$13,355	\$8,257	\$3,453	\$4,844	\$0	\$497,514
16	Mechanical Insulation	Gibbons Insulation Co.	\$105,370	\$380	\$520	\$540	\$200	\$0	\$560	\$0	\$107,570
17	Fire Protection	Sprinkler Systems, Inc.	\$152,447	\$560	\$624	\$753	\$150	\$690	\$786	\$0	\$156,010
18	Electrical	Mouris Electric Inc.	\$1,548,000	\$11,948	\$21,213	\$40,982	\$16,513	\$10,864	\$37,964	\$197,520	\$1,885,004
19	Testing & Balancing	Midwest Roofing-Sheet Metal, Combo	\$18,500	\$160	\$190	\$400	\$150	\$150	\$210	\$0	\$19,760
20	Landscaping	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
21	Modular Casework	Dreman Equipment (DECO)	\$69,900	\$9,600	\$3,150	\$0	\$0	\$470	\$750	\$0	\$83,870
80	Central Plant - General	Arc Construction, Combo	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
81	Central Plant - Mechanical	Arc Mechanical, Combo	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
82	Central Plant - Electrical	Swanson-Nunn Electric	\$158,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$158,000
83	Central Plant - Temperature Controls	Johnson Controls	\$71,793	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$71,793
84	Central Plant - Testing & Balancing	Midwest Roofing-Sheet Metal, Combo	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTALS			\$12,529,459	\$47,825	\$83,331	\$181,072	\$48,101	\$63,207	\$111,541	\$197,520	\$13,262,156

Combination Bids:
 Arc Construction, Bid Categories 1, 3, 8, 80
 Arc Mechanical, Bid Categories 13, 81
 Midwest Roofing-Sheet Metal Bid Categories 19, 84
 Total of Low Bids: \$4,733,550
 Total of Low Bids: \$1,507,000
 Total of Low Bids: \$18,500
 Total of Low Bids: \$47,825
 Total of Low Bids: \$13,262,156
 B/25/97 3.02 P.



**LIBERAL ARTS CENTER
PROJECT COSTS
SEPTEMBER 2, 1997**

	Project Budget (July 11, 1997)	Project Costs
Construction Bids	11,332,329	12,529,459
Utility Plant Construction	515,168	
General Conditions	49,488	49,488
Subtotal	11,896,985	12,578,947
Moveable Equipment ¹	1,072,065	396,650
Fixed Equipment	634,200	634,200
Contingency	576,090	576,090
Subtotal	14,179,340	14,185,887
Fees and Miscellaneous Expense	1,523,966	1,517,419
Subtotal	15,703,306	15,703,306
Less Utility Plant Construction	(515,168)	(515,168)
TOTAL	15,188,138	15,188,138

¹ The Moveable Equipment Cost will be increased with the reduction of the Contingency Budget (of approximately \$250,000) and the negotiated construction cost reductions.

Physical Plant

**AGENDA
JOINT MEETING
FINANCE COMMITTEE AND CONSTRUCTION COMMITTEE**

**UNIVERSITY OF SOUTHERN INDIANA
BOARD OF TRUSTEES**

September 4, 1997

Construction Committee

Discussion of bids received for construction of the Liberal Arts Center

Finance Committee

Discussion of changes in required board approvals of such items as construction bid approvals, financing, change orders, and budget adjustments/transfers, etc.