

**WESTERN DUBUQUE COUNTY COMMUNITY SCHOOL DISTRICT**  
**Board of Education Minutes**  
Workshop Session  
June 4, 2012 – 5:30 p.m.

**Call to Order:**

Board President Bob McCabe called the meeting to order at 5:30 p.m. in the Board Room – District Administration Office, Farley, Iowa.

**Roll Call:**

Present were Bob McCabe, Jeanne Coppola, Mark Knuth, Gary McAndrew, Chad Vaske and Superintendent Jeff Corkery.

**Construction Projects – Method of Design and Bid Process.**

Superintendent Corkery reviewed the recent meetings that the School Board Facility Committee had with Project Manager Firms, Architects and local contractor representatives concerning the method that would be used to complete the voter approved construction projects. It was the recommendation of the Facility Committee along with local contractor representatives to use the Construction Manager (CM) concept versus the traditional General Contractor/Architect approach for the projects.

Following are a few of the benefits of the Construction Manager process that were noted by the proponents of the method.

- As a professional Service, a CM brings the management and construction know-how capabilities of a General Contractor to the Owner early in the design phase of the projects.
- A CM can be selected for a project based on qualifications and experience rather than price alone.
- A CM provides greater control of the design phase.
- A CM concept provides competitive bidding strategies including separate bids for the major work packages of the projects and elimination of the General Contractor including the mark-up for the sub-contractors.
- Selection of an Architect for the project with the approval of the Owner.

After reviewing Construction Manager Proposals from the following firms -Conlon Construction, Septagon and Portzen Construction, the Board Facility Committee recommended that the Conlon Construction Company proposal be accepted by the School Board. Conlon would also be responsible for the selection of the Architect(s) for the projects.

**Other Discussions:**

The Board was up-dated on the status of the retention pond work at the Farley site.

**Adjournment:**

Motion by McAndrew, second by Vaske to adjourn. Motion passed 5-0. The meeting adjourned at 5:55 pm on June 4, 2012.

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David A. Wegmann  
Board Secretary

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Robert McCabe  
President, Board of Education