

**BOARD OF TRUSTEES  
McHENRY COUNTY COLLEGE DISTRICT #528**

Tuesday, June 16, 2020  
Special Board Meeting  
5:30 p.m.



**Virtual Meeting  
(as authorized by  
Executive Order 2020-7)**

**AGENDA**

1. Call to Order
2. Roll Call
3. Acceptance of Agenda
4. Open for Public Comment
5. Change Order to Parking Lot C, Board Report #20-75
6. Summary Comments by Board Members
7. Adjournment

A handwritten signature in black ink, appearing to read "Michael K. Smith". The signature is fluid and cursive.

Michael Smith  
Chair

Change Order  
Parking Lot C

Information

At the February 27, 2020 Board meeting, the Board of Trustees approved the reconstruction of Parking Lot C. This contract was awarded to Schroeder Asphalt Services and consisted of a full depth pavement removal allowing the college to shore-up the parking lot base as well as install a heavy-duty pavement section where trucks maneuver to enter the loading dock. Concrete curbing will be added at all island locations. New sidewalks with proper pitch and ADA ramp locations will be installed at the south end of the lot, in front of buildings C and E. Findings from the ADA Audit of 2017 have mandated these sidewalk changes. A standard asphalt surface for commercial traffic will be applied as the last step.

The project had been proceeding well, however, due to the unprecedented and unanticipated levels of rainfall we received during April and May, we had difficulty in finishing the lot. In particular, the upper half of the lot. Several failed proof rolls determined the lot cannot be finished with the water saturation from the abnormally heavy rainfall. A further understanding of this area could not be ascertained until the lot was allowed to dry out. On June 5, 2020 another proof roll was done after it was determined that the lot was dry enough. It was confirmed that although the lot was drier than when we started in March, the sub base at the top half of the lot is too granular (i.e. too loose) and will not adequately bear normal vehicle loading without it moving or shifting and damaging the final asphalt surface.

This problem was not foreseen and therefore was not included in the original scope of work. But due to the age of the lot, the slope of the land, and the unanticipated water infiltration, the college's engineer has recommended that the sub base be stabilized with a cement stabilization process to solidify the sub base prior to applying the final asphalt surface; otherwise, the useful life of the lot will be materially diminished.

The existing contract between the College and Schroeder requires Schroeder to provide a two-year warranty against any defects in workmanship or materials. In order to finish the lot without affecting Schroeder's warranty, it is essential that the change order for subgrade stabilization be approved. From the practical standpoint, only Schroeder is in a position to provide a warranty on the reconstructed parking lot, including the additional subgrade stabilization work. For this reason, this additional expenditure is procurable only from Schroeder, and is thus exempt from bidding under Section 3-27.1(l) of the Community College Act, 110 ILCS 805/3-27.1(l).

The expense for this change order is budgeted in the Deferred Maintenance account in the Operations and Maintenance Fund.

Recommendation

It is recommended that the Board of Trustees approve the change order request from Schroeder Asphalt Services, Inc. in the amount of \$58,000 to remediate the unstable sub-surface in Parking Lot C.



Clinton E. Gabbard  
President  
4821-3929-1583, v. 1