7-28-1969

Board of Directors' Meeting Minutes (July 28, 1969, Special)

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Ankeny, Iowa
July 28, 1969

The Board of Directors of the "Area Community College Merged Area (Education) XI in the Counties of Boone, Dallas, Jasper, Madison, Marion, Polk, Story and Warren, State of Iowa, together with the County School System of Guthrie County, State of Iowa, with the exclusion of the Bayard Community School District, State of Iowa" met on the above date pursuant to law and the rules of said Board and in accordance with the terms of a notice of meeting, a copy of which was served on each member of the Board within the time required by law and accepted in writing by each member thereof, said notice of meeting being as follows:

NOTICE
Ankeny, Iowa
June 26, 1969

School Directors

Dear Sir:

You are hereby notified that a meeting of the Directors of the "Area Community College Merged Area (Education) XI in the Counties of Boone, Dallas, Jasper, Madison, Marion, Polk, Story and Warren, State of Iowa, together with the County School System of Guthrie County, State of Iowa, with the exclusion of the Bayard Community School District, State of Iowa" will be held on the 28th day of July, 1969, at the Phasing Campus Library Building, 2006 Ankeny Boulevard, Ankeny, Iowa at 7:00 o'clock P.M., for the purpose of holding a public hearing on proposed plans and specifications and form of lease for the leasing of demountable type buildings to Des Moines Area Community College to serve as its Phasing Campus Buildings Nos. 13 and 14, and for receiving bids for the leasing of this project and for such other business in connection therewith as may come before the meeting.

Respectfully submitted,

President of School Board

Service of the foregoing notice is hereby acknowledged.

[Signatures]
Ankeny, Iowa
July 28, 1969

The Board of Directors of the "Area Community College Merged Area (Education) XI in the Counties of Boone, Dallas, Jasper, Madison, Marion, Polk, Story and Warren, State of Iowa, together with the County School System of Guthrie County, State of Iowa, with the exclusion of the Bayard Community School District, State of Iowa" met on the above date pursuant to law and the rules of said Board and in accordance with the terms of a notice of meeting, a copy of which was served on each member of the Board within the time required by law and accepted in writing by each member thereof, said notice of meeting being as follows:

NOTICE

Ankeny, Iowa
June 26, 1969

School Directors

Dear Sir:

You are hereby notified that a meeting of the Directors of the "Area Community College Merged Area (Education) XI in the Counties of Boone, Dallas, Jasper, Madison, Marion, Polk, Story and Warren, State of Iowa, together with the County School System of Guthrie County, State of Iowa, with the exclusion of the Bayard Community School District, State of Iowa" will be held on the 28th day of July, 1969, at the Phasing Campus Library Building, 2006 Ankeny Boulevard, Ankeny, Iowa at 7:00 o'clock P.M., for the purpose of holding a public hearing on proposed plans and specifications and form of lease for the leasing of demountable type buildings to Des Moines Area Community College to serve as its Phasing Campus Buildings Nos. 13 and 14, and for receiving bids for the leasing of this project and for such other business in connection therewith as may come before the meeting.

Respectfully submitted,

/s/ Rolland E. Grefe
President of School Board

Service of the foregoing notice is hereby acknowledged.

/s/ Ross C. Cramlet
Harry G. Bloomquist
Rolland E. Grefe
Max W. Kreager
William C. Price
Harold F. Welin
Robert H. Lounsberry
James R. Maggert
Dwight Mater
The meeting was called to order by Rolland E. Grefe, President of the Board, and on roll call the following members were present:

Ross Cramlet
Roland Grefe
Max Kreager
William Price
Harold Welin
Harry Bloomquist

Absent: Dwight Mater
James Maggert
Robert Lounsberry

This being the time and place fixed for a public hearing on the matter of the adoption of plans, specifications and form of lease for the leasing of demountable type buildings to Des Moines Area Community College to serve as its Phasing Campus Buildings Nos. 13 and 14 at Ankeny, Iowa, the Board President called for any oral objections to the entering into of such lease, or to the adoption of the plans, specifications and form of lease. No oral objections were offered and the Secretary reported that no written objections thereto had been filed.

Director H. Welin introduced the following Resolution entitled "RESOLUTION APPROVING PLANS, SPECIFICATIONS AND FORM OF LEASE" and moved that the same be adopted. Director M. Kreager seconded the motion to adopt. The roll was called and the following Directors voted:

AYES: Rolland Grefe
Ross Cramlet
Max Kreager
William Price
Harold Welin
Harry Bloomquist

NAYS: None

Whereupon, the President of the Board declared said Resolution duly adopted as follows:

RESOLUTION APPROVING PLANS, SPECIFICATIONS AND FORM OF LEASE

WHEREAS, on the 7th day of July, 1969, plans, specifications and form of lease were filed with the Secretary of the Board of Directors of the Area Community College Merged Area (Education) XI in the Counties of Boone, Dallas, Jasper, Madison, Marion, Polk, Story and Warren, State of Iowa, together with the County School System of Guthrie County, State of Iowa, with the exclusion of the Bayard Community School District, State of Iowa, for the leasing of demountable type buildings to Area XI Community College to serve as its Phasing Campus buildings Nos. 13 and 14 at Ankeny, Iowa, and
WHEREAS, notice of hearing on plans, specifications and form of lease was published as required by law and action of this Board:

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE AREA COMMUNITY COLLEGE MERGED AREA (EDUCATION) XI IN THE COUNTIES OF BOONE, DALLAS, JASPER, MADISON, MARION, FOLK, STORY AND WARREN, STATE OF IOWA, TOGETHER WITH THE COUNTY SCHOOL SYSTEM OF GUTHRIE COUNTY, STATE OF IOWA, WITH THE EXCLUSION OF THE BAYARD COMMUNITY SCHOOL DISTRICT, STATE OF IOWA:

That said plans, specifications and form of lease are hereby approved and adopted as the plans, specifications and form of lease for the leasing of demountable type buildings to Area XI Community College to serve as its Phasing Campus buildings Nos. 13 and 14 at Ankeny, Iowa.

PASSED AND APPROVED, this 28th day of July, 1969.

ATTEST:

[Signature]
President of the Board of Directors of the aforesaid Community College

[Signature]
Secretary of the Board of Directors of the aforesaid Community College

OPENING OF BIDS

The President thereupon announced that a further purpose of the meeting was to receive, open, consider and tabulate bids for the leasing of demountable type buildings to Area XI Community College, to serve as its phasing campus buildings Nos. 13 and 14 at Ankeny, Iowa, in accordance with the plans and specifications now adopted. The following bids were thereupon received, opened and inspected and tabulated by the Secretary:

<table>
<thead>
<tr>
<th>Bid Security</th>
<th>Base Bid</th>
<th>Alternate Bid</th>
</tr>
</thead>
<tbody>
<tr>
<td>Check</td>
<td>Annual Rent</td>
<td>Annual Rent</td>
</tr>
<tr>
<td>---------------</td>
<td>-------------</td>
<td>----------------</td>
</tr>
<tr>
<td>Term Leasing Corporation</td>
<td>$35,000.00</td>
<td>$99,995.00</td>
</tr>
<tr>
<td>Security Bank Building</td>
<td>Storm Lake, Iowa</td>
<td></td>
</tr>
<tr>
<td>Raymur Schools Corporation</td>
<td>One Murrayhill Road</td>
<td>Galva, Illinois</td>
</tr>
<tr>
<td>$35,000.00</td>
<td>$121,500.00</td>
<td>$101,500.00 (see below)*</td>
</tr>
<tr>
<td>ABM Leasing Company</td>
<td>800 Central Natl. Bank Bldg.</td>
<td>Des Moines, Iowa</td>
</tr>
<tr>
<td>$35,000.00</td>
<td>$119,232.00</td>
<td>$92,340.00 (20 yr. lease)</td>
</tr>
</tbody>
</table>

*1. Alternate Bid - Lease and Specification Changes -- Raymur Schools Corporation

A. All maintenance and service for period of lease by Lessee. Lessor would furnish standard one year guarantee on buildings.

B. Although specifications did not specifically state Bulter Space grid for structural, this system will be used in our basic bid. In lieu of space...
grid we would furnish in this alternate bid, bar joist construction with drop ceiling, ceiling hung fixtures, one hour wall construction, heating, air conditioning - all in accordance with the specifications. Full details and specifications available on request for this type of building.

2. Legal Opinions
   Attorney for Des Moines Area Community College shall provide Raymur Schools Corporation with legal opinion.

3. Deposit
   Fifty percent (50%) of first years rental on signing of lease, balance due upon occupancy.

4. Right to Waive
   Raymur Schools Corporation may waive any of the above listed stipulations or accept any alternate lease or building arrangements as to making such changes applicable to both Lessee and Lessor.

ADJOURNMENT A motion was made by M. Kreager, seconded by W. Price, that the hearing on the receiving of bids for the leasing of demountable type buildings to Area XI Community College, to serve as its Phasing Campus buildings Nos. 13 and 14 at Ankeny, Iowa, being held pursuant to notice previously published, be adjourned until 8:00 P.M., August 4, 1969, at the Phasing Campus Library Building, 2006 Ankeny Boulevard, Ankeny, Iowa, at which time the hearing will be continued. Motion passed and the hearing adjourned at 7:55 P.M.

ROLAND E. GREPE, President

IRV STEINBERG, Secretary
A special meeting of the Des Moines Area Community College Board of Directors was held in the Phasing Campus Library Building, 2006 Ankeny Boulevard, Ankeny, Iowa, on Monday, July 28, 1969. The meeting was called to order by the Board President, Rolland Grefe, at 8:00 P.M. for the purpose of conducting regular business.

ROLL CALL

Members Present: Rolland Grefe
Harold Wellin
Harry Bloomquist
Robert Lounsberry
William Price
Ross Cramlet
Max Kreager

Members Absent: James Maggett
Dwight Mater

Others Present: Paul Lowery, Superintendent
Irv Steinberg, Business Manager/Board Secretary
Don Zuck, Plant Facilities Director
Jack Asby, Asst Supt. Admin. Services
Amos Emery, Architect
Frank Bunker, Architect
Ken Larson, Architect

APPROVAL OF MINUTES

A motion was made by H. Wellin, seconded by H. Bloomquist that the minutes of the special board meeting held July 7, 1969 and the regular meeting held July 8, 1969 be approved as presented. Motion passed.

PRESENTATION BY ARCHITECTS

A review and discussion of the plans and specifications of Phase I, Part B of the permanent campus plan was reviewed by architects Amos Emery, Frank Bunker and Ken Larson. Copies of the detail plans were presented to each board member for their further review pending tentative action to be taken at the next board meeting.

PERSONNEL

A motion was made by M. Kreager, seconded by R. Cramlet, that Lewis Lecceville be offered employment as a Diesel Instructor at an annual salary of $10,000, effective August 25, 1969. Motion passed.

BOARD ELECTION VOTING DESIGNATIONS

A motion was made by R. Lounsberry, seconded by M. Kreager, that the voting precincts, polling places and election officials as established for the regular school election by the local districts of District II, IX, and VI be accepted for the election of the Des Moines Area Community College school board directors, to be elected on September 8, 1969. Motion passed.

ELECTION REMINDER

It was noted by the board secretary, Irv Steinberg, that nominations for board directors must be submitted not later than the 20th day preceding the election set for September 8, 1969.
LEASE SPACE FOR ADULT EDUCATION

A motion was made by R. Cramlet, seconded by R. Lounsberry, that the Des Moines Area Community College enter into a lease agreement with Planned Parenthood of Iowa for the rental of office space located at 853 - 19th St., Des Moines, Iowa, for a monthly rental charge of $125., plus utilities, and that the Board President and Secretary be authorized to sign such a lease. Rental space to be used for an office area for Adult Education classes for adults and counseling and testing location in Des Moines.

LEASE SPACE FOR SEWING CLASS

A motion was made by H. Welin, seconded by H. Bloomquist, that the Des Moines Area Community College enter into a lease agreement with Carl H. Schroeder, Sr., and Carl H. Schroeder, Jr., for the rental of a building at E. 29th and Grand Avenue, Des Moines, Iowa, for a monthly rental charge of $110.00 plus utilities, with term of lease on a month to month basis, with the building to be used to house a Power Sewing Machine Operators class, and that the Board President and Secretary be authorized to sign such a lease. Motion passed.

APPROVAL TO CONTINUE Ames SCHOOL OF NURSING

A motion was made by R. Lounsberry, seconded by R. Cramlet, that the Ames Nursing Program continue to be held at the Riverside Manor Nursing Home at Ames, Iowa, and that an adjustment in the annual rental of these facilities be approved from $1,800.00 to an increase of $2,400.00, as requested by Mr. Orville Ballard, the Lessor. Motion passed.

It was generally agreed that the Practical Nursing program be moved to the Boone facility beginning September, 1970.

APPROVAL TO PAY CONSTRUCTION CHARGES

A motion was made by M. Kreager, seconded by R. Lounsberry, that invoices for contract payment requests, which are approved for payment by Emery-Prall and Associates, architects, submitted to the school by the 10th of the month be paid by the 15th of that same month without prior board approval if necessary to meet this payment schedule. Motion passed.

CONTINUATION OF CRITICAL PATH SCHEDULING FOR PHASE 1-B

A motion was made by H. Welin, seconded by M. Kreager, that James R. Ahart & Associates, Inc., be contracted to provide Critical Path Scheduling for Phase 1, Par: b, of the permanent campus plan on the same basis as they are presently contracted for this service for Phase 1, Part A. Motion passed.

APPROVAL OF SHORT COURSES

A motion was made by M. Kreager, seconded by R. Cramlet, that approval be given to the following short courses:

- Dental Terminology
- Oral Histology
- Basic Principles of Management
- Human Relations of Management
- Small Business Management
- Management Problem Solving Through the Conference Method

Motion passed.

ADJOURNMENT

A motion was made by R. Lounsberry, seconded by M. Kreager, that the meeting be adjourned. Motion passed and the meeting adjourned at 10:05 P.M. The next meeting was scheduled for Monday night, August 4, 1969 with an open hearing on the budget for fiscal year 1969-70 set for 7:30 P.M.; a continuation of the hearing on receiving bids for leasing of Phasing Campus buildings Nos. 13 and 14 set for 8:00 P.M.; to be followed by the regular monthly meeting for August.
FORM OF PROPOSAL

DATE: July 28, 1969

TO: Board of Directors
    Des Moines Area Community College
    Ankeny, Iowa

Gentlemen:

The undersigned, having carefully examined the Form of Lease, specifications and drawings and Addenda thereto, for the leasing of demountable type buildings to Des Moines Area Community College, to serve as its Phasing Campus Buildings No. 1, & 14, at Ankeny, Iowa, as well as the Lessee's premises where the leased buildings are to be placed, hereby proposes to enter into the Lease Agreement and the terms thereof lease the buildings to the Lessee for an annual rental of:

One Hundred Twenty-One Thousand Five Hundred

($ 121,500.00)

The undersigned makes the following alternate proposal based on changes being made in the form of lease or specifications and drawings as indicated:

One Hundred and One Thousand Five Hundred

($ 101,500.00)

(Provide all attachments as required for evaluation purposes.)

In submitting this proposal, the undersigned agrees: That the Community College reserves the right to accept any bid or to reject any and all bids; this bid will be held open for fifteen (15) days; to enter into and execute the lease agreement, made on the basis of this proposal and alternate proposals, if accepted; and to accept the provisions of the Instructions to Bidders regarding the Disposition of Bid Security. Bid Security (certified check) is herewith enclosed.

Receipt is hereby acknowledged of Addenda No. 1, 2, 3, 4, 5 and 6

Respectfully Submitted,

Firm Name: Raymur Schools Corporation

By

Title: Corporate Secretary

Official Address:

Raymur Schools Corporation
One Murrayhill Road
Galva, Illinois 61434

Form of Proposal
TO: Des Moines Area Community College  
Ankeny, Iowa  

FROM: Raymur Schools Corporation  
Galva, Illinois  


1. Alternate Bid - Lease and Specification Changes  

A. All maintenance and service for period of lease by Lessee. Lessor would furnish standard one year guarantee on buildings.  

B. Although specifications did not specifically state Butler Space grid for structural, this system will be used in our basic bid. In lieu of space grid we would furnish in this alternate bid, bar joist construction with drop ceiling, ceiling hung fixtures, one hour wall construction, heating, air conditioning - all in accordance with the specifications. Full details and specifications available on request for this type of building.

2. Legal Opinions  

Attorney for Des Moines Area Community College shall provide Raymur Schools Corporation with legal opinion.

3. Deposit  

Fifty percent (50%) of first year rental on signing of lease, balance due upon occupancy.

4. Right To Waive  

Raymur Schools Corporation may waive any of the above listed stipulations or accept any alternate lease or building arrangements as to making such changes applicable to both lessee and lessor.

DATED: July 28, 1969  

Raymur Schools Corporation
FORM OF PROPOSAL

DATE: July 26, 1969

TO: Board of Directors
Des Moines Area Community College
Ankeny, Iowa

Gentlemen:

The undersigned, having carefully examined the Form of Lease, specifications and drawings and Addenda thereto, for the leasing of demountable type buildings to Des Moines Area Community College, to serve as its Phasing Campus Buildings No. 12 & 14, at Ankeny, Iowa, as well as the Lessee's premises where the leased buildings are to be placed, hereby proposes to enter into the Lease Agreement and in accordance with the terms thereof lease the buildings to the Lessee for an annual rental of:

Ninety-nine thousand nine hundred ninety-five & no/100

dollar(99,995.00)

The undersigned makes the following alternate proposal based on changes being made in the form of lease or specifications and drawings as indicated:

(see attached letter)

(Provide all attachments as required for evaluation purposes.)

In submitting this proposal, the undersigned agrees: That the Community College reserves the right to accept any bid or to reject any and all bids; this bid will be held open for fifteen (15) days; to enter into and execute the lease agreement, made on the basis of this proposal and alternate proposals, if accepted; and to accept the provisions of the Instructions to Bidders regarding the Disposition of Bid Security. Bid Security (certified check) is herewith enclosed.

Receipt is hereby acknowledged of Addenda No. 1, 2, 3, 4, 5, and 6.

Respectfully Submitted,

Firm Name Term Leasing Corp.

By L. H. Wagener
Title President

Official Address:

Term Leasing Corp.
Security Bank Bldg.
Storm Lake, Iowa
ALTERNATE PROPOSAL

This alternate proposal is submitted with all terms and conditions of the proposal to which it is attached, remaining the same and incorporated herein except:

(1) The term of the lease shall be fifteen years (15 years).

(2) The annual rental shall be Eighty-five thousand and forty-five dollars ($85,045)

Respectfully submitted,

TERM LEASING CORP.

By \[signature\]

L. H. Wagener, President
<table>
<thead>
<tr>
<th>NAME OF BIDDER</th>
<th>BIT SECURITY CHECK</th>
<th>ANNUAL RENTAL / J</th>
<th>ALTERNATE PROPOSAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Term Leasing Corp.</td>
<td>$ 35,000.00</td>
<td>$ 99,995.00</td>
<td>15 year Lease $ 85,045.00</td>
</tr>
<tr>
<td>Security Bank Bldg.</td>
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<tr>
<td>Storm Lake, Iowa</td>
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<tr>
<td>L. H. Wegener, Pres.</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Raymur Schools Corp.</td>
<td>$ 35,000.00</td>
<td>$ 121,500.00</td>
<td>$ 101,500.00 per Conditions Attached</td>
</tr>
<tr>
<td>One Murray Hill Road</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Galva, Illinois  61434</td>
<td></td>
<td></td>
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<td>ABM Leasing Company</td>
<td>$ 35,000.00</td>
<td>$ 119,232.00</td>
<td>15 year - $ 105,330.00</td>
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<tr>
<td>800 Central National Bank Bldg.</td>
<td></td>
<td></td>
<td>20 year - $ 92,340.00</td>
</tr>
<tr>
<td>Des Moines, Iowa  50309</td>
<td></td>
<td></td>
<td></td>
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</tbody>
</table>
TO: Board of Directors  
Des Moines Area Community College  
Ankeny, Iowa  

Gentlemen:

The undersigned, having carefully examined the Form of Lease, specifications and drawings and Addenda thereto, for the leasing of demountable type buildings to Des Moines Area Community College, to serve as its Phasing Campus Buildings No. 13 & 14, at Ankeny, Iowa, as well as the Lessee's premises where the leased buildings are to be placed, hereby proposes to enter into the Lease Agreement and in accordance with the terms thereof lease the buildings to the Lessee for an annual rental of:

One hundred nineteen thousand two hundred thirty-two dollars and no cents ($119,232.65)

The undersigned makes the following alternate proposal based on changes being made in the form of lease or specifications and drawings as indicated:

Alternate 1. Lease period twenty years (20) - Annual rental of:

Ninety two thousand three hundred forty dollars and no cents, $92,340.00

Alternate 2. Lease period fifteen years (15) - Annual rental of:

One hundred fifty thousand three hundred dollars and no cents, $150,300.00

(Provide all attachments as required for evaluation purposes.)

In submitting this proposal, the undersigned agrees: That the Community College reserves the right to accept any bid or to reject any and all bids; this bid will be held open for fifteen (15) days; to enter into and execute the lease agreement, made on the basis of this proposal and alternate proposals, if accepted; and to accept the provisions of the Instructions to Bidder regarding the Disposition of Bid Security. Bid Security (certified check) is herewith enclosed.

Receipt is hereby acknowledged of Addenda No. 1, 2, 3, 4, 5 and 6.

Respectfully Submitted,

Firm Name: ABM Leasing Company  
By Herman C. Behrendt, Partner  
Herman C. Behrendt, Partner

Official Address:  
806 Central National Bank Bldg.  
Des Moines, Iowa 50309  

Lyle D. Middleton, Partner

Form of Proposal  
Page C-1
July 28th, 1969

NAME

Lt. Robert
J. Ballen

James Murray
Allie J. Heigel
Frank Bunker

Representing

Term Leasing Corp
Security First National Bank
Raymur Schools Corp
I COA Investment Corp of America
Emery - Prall

ABM Leasing Co
ABM Security
OBM Leasing
Emery Const. Co. Inc
Emery - Prall

Amos Emery
Ken Larson
DES MOINES AREA COMMUNITY COLLEGE
AGENDA
Monday, July 28, 1969 - 7:00 P.M.
Library - Ankeny Campus

Special Meeting
7:00 P.M. Public Hearing re: Buildings #13 and #14
7:30 P.M. Opening of Bids - Buildings #13 and #14

Regular Meeting
8:00 P.M.

1. CALL TO ORDER - Immediately following Special Meeting

2. APPROVAL OF MINUTES - Special Meeting of July 7th and Regular Meeting of July 5th.

3. PERSONNEL
   A. Diesel Instructor - Lewis Scoville - Moved Kreager, 2d Gramlet
   B. Welding Instructor - Bloomquist

4. ADMINISTRATIVE REPORTS

5. CORRESPONDENCE

6. REPORTS OF SPECIAL COMMITTEES

7. UNFINISHED BUSINESS

8. NEW BUSINESS
   A. Lease space for Adult Education downtown Des Moines
   B. Lease space in Ankeny for fall programs
   C. Presentation of plans for Phase IIB
   D. Review policy regarding annual area board election

9. APPROVAL OF FOLLOWING PROGRAMS:
   A. Dental Terminology
   B. Oral Histology
   C. Basic Principles of Management
   D. Human Relations of Management
   E. Small Business Management
   F. Mental Problems Solving Through Conference Method

10. OTHER BUSINESS

Continue with Critical Path for Phase 1-B by Welin.

Moved Kreager, 2d Gramlet - Passed
ADDITIONAL NO. 5 - July 21, 1969

TO: ALL BIDDERS ON DEMOUNTABLE FACILITIES FOR LEASING.

Acknowledge receipt of this Addendum by inserting its number and date in the Proposal Form. Failure to do so may subject bidder to disqualification. This Addendum forms a part of the contract documents. It modifies the contract documents as follows:

ALL SPECIFICATIONS AND DRAWINGS:

ITEM 1: Painting, Section 9, Paragraph 9A.05C.

Delete Item 2 and substitute the following:

2. All Wood Surfaces Except Overhead Doors:

First Coat - IPM Modern Wood Stain or Equal.
Second Coat - IPM Wood Sanding Sealer No. 162 or Equal.
Third Coat - IPM Hi Build Satin Varnish or Equal.

All Overhead Doors:

First Coat - IPM 501 Enamel Under-Coater or Equal.
Second Coat - Equal parts Under-Coater and Enamel.
Third Coat - IPM 504 Synex Satin Enamel or Equal.


Add: Base may be 4" high vinyl or rubber in lieu of baked enamel steel.

ITEM 3: Finish Hardware, Section 8C.

Add 8C.03 Schedule as follows:

A. Panic Devices:

Building #13: All Exterior Hinged Doors.
Building #14: All Exterior Hinged Doors and Doors from Building Trades Shop #1401 to Corridor 1408.

B. Privacy Latch Sets:

Building #13: Doors to Toilet Rooms 1317 and 1318.
Building #14: None.
C. Passage Latches:
   Building #13: None.
   Building #14: None.

D. Cylinder Dead Bolts:
   Building #13: For Display Cabinet Doors in Room 1312.
   Building #14: None.

E. Locksets:
   Building #13: All Corridor Doors, Office Doors, Storage Doors, Utility and Janitor's Closet Doors and Passage Doors not otherwise scheduled for Privacy or Passage Latches, Cylinder Dead Bolts and panic devices.
   Building #14: Same as for Building #13.

F. Closers:
   Building #13: All Exterior Hinged Doors and Doors to Toilet Rooms 1319 and 1321.
   Building #14: All Exterior Hinged Doors and Doors to Toilet Rooms 1424, 1425, 1429 and 1430, and Doors from Room 1401 to Corridor 1408.

G. Kick Plates:
   Building #13: Inside Mounted on all Doors with Door Closers.
   Building #14: Same as for Building #13.

H. Push Plate and J:
   Building #13: Toilet Rooms 1319 and 1321.
   Building #14: Toilet Rooms 1424, 1425, 1429, and 1430.

I. Stops:
   Building #13: All Doors.
   Building #14: All Doors.

J. Butts:
   Building #13: All Exterior Doors and Corridor Doors: BB1199;
   All Office, Passage and Storage Room Doors: 1279.
   Building #14: Same as Building #13.
ITEM 4: Weatherstripping, Section 8D.

Delete paragraph 8D.02 and substitute the following:

8D.02. Weatherstripping Material.

A. Building 13 & 14: Jambs and Head of Exterior Doors - Zero #50-B; Door Bottoms of Exterior Doors - Zero #39-B.

B. Building 13, Room 1302: Jambs and Head - Zero #50-B; Door Bottom - Zero #36-S, Bronze.

ITEM 5: Drawing A-3.

Change Note L1 to read: Illumination levels scheduled are minimum maintained foot candles at 36" above the floor.


Add to Door Glass Areas note: All doors except toilets, janitor closets, dark room, and utility closet to contain glass area.

ITEM 7: Drawing A-2.

Add the following to the note concerning the Pyrex Brand underfloor waste drainage pipe: Pyrex pipe shall run from rooms listed above to main sanitary sew branch under Rooms 1424 and 1425. Concealed vents shall be cast iron or screwed galvanized pipe meeting the Iowa Plumbing Code. Exposed vents shall be screwed galvanized pipe and painted. All vent piping for drainage system shall be furnished and installed by lessor.

ITEM 8: Drawing A-2, General Note 2.

Add the following: All exposed gas piping to be painted.

ITEM 9: Drawing A-1.

Room 1316: Furnish and install a 48"x42" Plate Glass Observation Sash, centered on the west wall.
ADDENDUM NO. 4 - July 9, 1969

TO: ALL BIDDERS ON DEMOUNTABLE FACILITIES FOR LEASING.

Acknowledge receipt of this Addendum by inserting its number and date in the Proposal Form. Failure to do so may subject bidder to disqualification. This Addendum forms a part of the contract documents. It modifies the contract documents as follows:

ALL SPECIFICATIONS AND DRAWINGS:

ITEM 1: Notice to Bidders, Time and Place Section, change date to July 28, 1969. Time and place to remain as specified.

ITEM 2: Section B - Instructions to Bidders

Add the following:

B.12 Changes in the work

A. The Lessee without invalidating or changing the lease agreement may order changes in the work. All such changes shall be authorized by the Lessee with a written change order to the Lessor. The cost or credit to the Lessee resulting from a change in the work shall be determined by mutual acceptance of a sum properly itemized showing cost of labor, material, insurance, overhead, and profit, with profit not to exceed 10%.

ITEM 3: Section B - Instructions to Bidders, Paragraph B.11 General Appearance Character

Delete the last paragraph and insert the following:

Precast, exposed aggregate, concrete wall panels, of similar material, type and color as are installed on the exterior of the existing buildings No. 2, 3, 4, and 5, will be required. A 12"x12" minimum size sample panel to be submitted to the Des Moines Area Community College for approval prior to fabrication.
ITEM 4: Form of Lease

Section 1: Change the date from October 31, 1969, to December 1, 1969. Section 1 will now read: The term of this lease shall be ten (10) years beginning December 1, 1969, and Lessor agrees that it will have the demountable type buildings erected and ready for occupancy by that date.

Section 2: Change the date from October 31 to first day of December. The second sentence of Section 2 will now read: The first rental payment shall be due upon the completion of the buildings, and subsequent payments shall be due on the first day of December each year thereafter throughout the term of the lease.

ITEM 5: Drawing A-2, Building #14

Substitute revised drawing attached herewith. The revisions involve lowering the floor 16 inches in Room #1401, Building Trades Shop, and increasing the size of the overhead door to 16 feet x 9 feet-6 inches.

ITEM 6: Drawing 1-1, Site Plan

Substitute revised drawing attached herewith. The revisions involve changing in the finished grade elevations at the Northwest corner of Building 14 to accommodate the 9 foot-6 inch height overhead door.

ITEM 7: All drawings

Attached herewith is a complete set of revised drawings. All drawing revisions in Addendums No. 1, 2, 3, and 4 are incorporated in these revised drawings.

ITEM 8: Section 10C - Carpet, and Drawing A-3, Schedules and Notes

Delete all carpet. Floor finish to be concrete in all areas. Finish concrete per note A6 on Drawing A-3.

ITEM 9: Delete the following sections from the specifications:

3A.02 J. Metallic Hardener
3A.08 C. Metallic Hardened Finish
3A.09 C. Metallic Hardened Floors
3B Precast Concrete (Cast-off-Site)
6A.05 A. Sliding Wood Door
7B.05. Miscellaneous Sheet Metal Items
ITEM 10: Section 9C, Acoustical Treatment

Delete paragraph 9C.02 A and substitute the following: Acoustical ceiling material to conform to the specifications shown in note A8 on drawing A-3.

ITEM 11: Section 9C Acoustical Treatment

Add paragraph 9C.02 D as follows:

1. Butler Space Grid, or equal, ceiling system may be substituted for the Exposed Lay-In Grid specified in paragraph 9C.02 B.

2. If Butler Space Grid is furnished and sound is allowed to travel through the ceiling to the space between the ceiling and roof, that sound must be blocked in all classrooms, labs, and toilets as follows:

   a. Install a sound barrier above the interior partitions for all classrooms, labs, and toilets.

   b. Sound barrier material to be hung vertically in the space between the ceiling and the roof to provide a sound tight barrier.

   c. Sound barrier material shall be Asarco Acoustilead sheet, or equal, 1/64" thick weighing 1 lb. per square foot.

   d. At locations where return air is required to pass through the sound barrier, a sound attenuation chamber shall be installed per note M3 on Drawing A3.

- END OF ADDENDUM No. 4 -
Addendum No. 6 - July 23, 1969

To: All Bidders on Demountable Facilities for Leasing.

Acknowledge receipt of this Addendum by inserting its number and date in the Proposal Form. Failure to do so may subject bidder to disqualification. This Addendum forms a part of the contract documents. It modifies the contract documents as follows:

All Specifications and Drawings:

Item 1: Section 7A, Built-Up Roofing, Paragraph 7A.02 D. Insulation.

Change the "1 1/2 inches thick or 2 layers 3/4 inch thick" to "2 inches thick or 2 layers 1 inch thick". The "C" value of 0.19 minimum shall remain as specified.
ADDENDUM NO. 6 - July 23, 1969

TO: ALL BIDDERS ON DEMOUNTABLE FACILITIES FOR LEASING.

Acknowledge receipt of this Addendum by inserting its number and date in the Proposal Form. Failure to do so may subject bidder to disqualification. This Addendum forms a part of the contract documents. It modifies the contract documents as follows:

ALL SPECIFICATIONS AND DRAWINGS:

ITEM 1: Section 7A, BUILT-UP ROOFING, Paragraph 7A.02 D. INSULATION.

Change the "1 1/2 inches thick or 2 layers 3/4 inch thick" to "2 inches thick or 2 layers 1 inch thick". The "C" value of 0.19 minimum shall remain as specified.
TO: ALL BIDDERS ON DEMOUNTABLE FACILITIES FOR LEASING.

Acknowledge receipt of this Addendum by inserting its number and date in the Proposal Form. Failure to do so may subject bidder to disqualification. This Addendum forms a part of the contract documents. It modifies the contract documents as follows:

ALL SPECIFICATIONS AND DRAWINGS:

ITEM 1: Painting, Section 9, Paragraph 9A.05C.

Delete Item 2 and substitute the following:

2. All Wood Surfaces Except Overhead Doors:

   First Coat – IPM Modern Wood Stain or Equal.
   Second Coat – IPM Wood Sanding Sealer No. 162 or Equal.
   Third Coat – IPM Hi Build Satin Varnish or Equal.

   All Overhead Doors:

   First Coat – IPM 501 Enamel Under-Coater or Equal.
   Second Coat – Equal parts Under-Coater and Enamel.
   Third Coat – IPM 504 Synex Satin Enamel or Equal.


Add: Base may be 4" high vinyl or rubber in lieu of the baked enamel steel.

ITEM 3: Finish Hardware, Section 8C.

Add BC.03 Schedule as follows:

A. Panic Devices:

   Building #13: All Exterior Hinged Doors.
   Building #14: All Exterior Hinged Doors and Doors from Building Trades Shop #1401 to Corridor 1408.

B. Privacy Latch Sets:

   Building #13: Doors to Toilet Rooms 1317 and 1318.
   Building #14: None.
C. **Passage Latches:**

   Building #13: None.
   Building #14: None.

D. **Cylinder Dead Bolts:**

   Building #13: For Display Cabinet Doors in Room 1312.
   Building #14: None.

E. **Locksets:**

   Building #13: All Corridor Doors, Office Doors, Storage Doors, Utility and Janitor's Closet Doors and Passage Doors not otherwise scheduled for Privacy or Passage Latches, Cylinder Dead Bolts and panic devices.
   Building #14: Same as for Building #13.

F. **Closers:**

   Building #13: All Exterior Hinged Doors and Doors to Toilet Rooms 1319 and 1321.
   Building #14: All Exterior Hinged Doors and Doors to Toilet Rooms 1424, 1425, 1429 and 1430, and Doors from Room 1401 to Corridor '14'.

G. **Kick Plates:**

   Building #13: Inside Mounted on all Doors with Door Closers.
   Building #14: Same as for Building #13.

H. **Push Plate and Pulls:**

   Building #13: Toilet Rooms 1319 and 1321.
   Building #14: Toilet Rooms 1424, 1425, 1429, and 1430.

I. **Stops:**

   Building #13: All Doors.
   Building #14: All Doors.

J. **Butts:**

   Building #13: All Exterior Doors and Corridor Doors: BB1199; All Office, Passage and Storage Room Doors: 1279.
   Building #14: Same as Building #13.
ITEM 4: Weatherstripping, Section 8D.

Delete paragraph 8D.02 and substitute the following:

8D.02. Weatherstripping Material.

A. Building 13 & 14: Jambs and Head of Exterior Doors - Zero #50-B; Door Bottoms of Exterior Doors - Zero #39-B.

B. Building 13, Room 1302: Jambs and Head - Zero #50-B; Door Bottom - Zero #36-S, Bronze.

ITEM 5: Drawing A-3.

Change Note L1 to read: Illumination levels scheduled are minimum maintained foot candles at 36" above the floor.


Add to Door Glass Areas note: All doors except toilets, janitor closets, dark room, and utility closet to contain glass area.

ITEM 7: Drawing A-2.

Add the following to the note concerning the Pyrex Brand underfloor waste drainage pipe: Pyrex pipe shall run from rooms listed above to main sanitary sewer branch under Rooms 1424 and 1425. Concealed vents shall be cast iron or screwed galvanized pipe meeting the Iowa Plumbing Code. Exposed vents shall be screwed galvanized pipe and painted. All vent piping for drainage system shall be furnished and installed by lessor.

ITEM 8: Drawing A-2, General Note 2.

Add the following: All exposed gas piping to be painted.

ITEM 9: Drawing A-1.

Room 1316: Furnish and install a 48"x42" Plate Glass Observation Sash, centered on the west wall.