

NOVEMBER 7, 1978

Pursuant to a call by the Mayor the City Council of the City of Idaho Falls met in special session in the Bonneville Hotel on Tuesday, November 7th, 1978, at 12:00 o'clock noon for the purpose of considering the award of a contract for construction of a Senior Citizens Center. There were present at said meeting: Mayor Tom Campbell; Councilmen Ralph Wood, Charles Clark, Paul Hovey, Sam Sakaguchi, Jim Freeman and Mel Erickson. Also present: Roy C. Barnes, City Clerk; Arthur Smith, City Attorney; Rod Gilchrist, Building Administrator; Don Lloyd, Public Works Director; Rolph Lines, Grants Administrator; Lee Dillie, Architect for the Senior Citizens Center; Leo Clawson, Chairman Building Committee, Senior Citizens Center.

The Mayor invited Councilman Freeman to conduct the portion of this meeting pertaining to the Senior Citizen Center. Freeman first reported the results of the bid opening on October 31st for construction of said Center, revealing the fact that New Concept Reality was the apparent low bidder in the base bid amount of \$209,941. Freeman noted that there were twelve alternates but that these were all additives. He said a problem had arisen as to funding, inasmuch as only \$190,000 in C.D. funds were allocated for this project. Continuing, Freeman said that, in his opinion, there would be no advantage in rejecting all bids and re-advertising. He said it is now so late in the season that this would likely be delayed until Spring and, by then, there was a strong probability that the inflation factor would prove such a delay costly. Asked for comment, Building Administrator Gilchrist reported that, under the HUD regulations, the City has local option on C.D. funds of about 10% and, also, the City has the right, up to another 10% of shuffle funds for C.D. projects. Also asked for comment, Grants Administrator Lines concurred with the information submitted by Gilchrist, adding that, if it were to be the will of the Council, this would result in about \$40,000 that could be transferred to the Senior Citizens Building Project. It was generally agreed, however, that even though some of the more basic alternates should be considered, the Council would be ill advised to utilize the full additional and available funds as mentioned by Lines. Mr. Lee Dille, Architect for the project, appeared briefly and listed all twelve additive alternates. Asked what alternates he recommended on the grounds that they would cost substantially more if installed later, Dille listed the concrete basement floor slab, the kitchen air conditioning and the sewer ejector. Although not listed as an alternate, Dille recommended that movable partitions for the walls within the main living area, be used. This recommendation met with general Council approval. Freeman urged consideration, also, of the fireplace alternate. He said that, even though the structure could be used temporarily, without it, this would add a touch of comfort that he knew the Senior Citizens would greatly enjoy and appreciate. On these four alternates, as discussed, it was generally agreed that these should be re-bid, rather than accept the alternate process as submitted by the low bidder. In answer to a question by the Mayor, Dille said that the low base bid, if accepted, would provide a functional structure that, with or without alternates, would be ready for use. There was some discussion relative to the low bidder's qualification. It was learned that the company holds a public works license but is not properly bonded. It was moved by Councilman Freeman, seconded by Wood, that the low base bid of New Concept Reality in the amount of \$209,941 be accepted for construction of the Senior Citizens Center, subject to said company obtaining proper and adequate bonding and, also, subject to said company meeting all other qualifications as required by law. Roll call as follows: Ayes, 6; No, none; carried.

It was then moved by Councilman Freeman, seconded by Wood, that, for the difference between the amount originally allocated and the amount of base bid, C. D. local option funds be used as needed. Roll call as follows: Ayes, 6; No, none; carried.

It was then moved by Councilman Freeman, seconded by Wood that authorization be granted to advertise for bids on alternates 2, 3, 8, and 10, described as the

basement concrete floor, the fireplace, the sewer ejector and the kitchen air conditioning.
Roll call as follows: Ayes, 6; No, none; carried.

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The Mayor directed the Public Works Division to oversee the building construction as it progressed.

Mr. Leo Clawson, Chairman of the Senior Citizens Building Committee, appeared briefly and, speaking for all affected Senior Citizens, commended the Mayor and City Council for their attitude and cooperation toward this worthwhile construction endeavor. He said that the building, when completed, would surely serve as a civic landmark for years to come.

There being no further business, it was moved by Councilman Freeman, seconded by Wood, that the meeting adjourn at 1:10 p.m., carried.

ATTEST: s/ Roy C. Barnes
CITY CLERK

s/ Thomas Campbell
MAYOR
