

January 26, 2009

Sanitary District #1

The meeting was called to order at 6:00 p.m.

Present: Randy Leiker, Andy Peters, Tom Becher, Mike Woods and Dan Garber

Review status of Water Tower Project and review recommendations

Pat Planton spoke for the project. They met with the project manager from CB & I. The contractor had poured 15 of the 16 lifts. Up to ring through number 9 is within the tolerances. The deviation starts at ring ten. They will come back in spring and take off rings 10 through 15. Some construction detail will have to be doweled into ring nine extending into ring 10. Rings 10 through 15 will be using the same specs. The doweling will only be on ring ten. There is epoxy and grouting between those bars. The concrete will hold the load. The bars will hold the tension. There potentially could be a slight discoloring in the new concrete from the old. Concrete weathers pretty uniformly but they will be watching for it. It will be brush blasted when constructed. If it is anything significant, it will be taken care of. We may want to have a third party structural engineer employed to review it. This situation does not happen very often. This will not cost the District anything. There is a one year warranty for construction and one year for painting.

Updated project schedule

The pedestal goes up first and then the steel tank is fabricated and shipped to the site. They install a jig and weld it together and paint it on the ground. They then hydraulically jack it to the top of the tank and then put the roof plates on. Construction will restart around the third week in March. It will take about 11 weeks to get the concrete removed and re-poured. There is a little bit of float in the new schedule. The tank should be done by October 15th. We do not want to wait another season to paint this. There are penalties in place if it is not finished. They have flexibility in the schedule for weather days. CB&I will pay for all engineering work, removal of the concrete and replacing the new rings along with all inspections.

CB&I is offering \$10,000 for an extension of time to complete the tower. Pat feels this is fair. CB&I will not be making money on this project. SEH will be watching for this. It is not because of the engineer or the District. This agreement will not be final until all the information has been reviewed. A change order will then be submitted. If the district concurs, the contract will be final.

Don Schinke feels we want to have a decent product in the end. We do not want a contractor who is angry and trying to save time and cut corners. Don feels if we absolutely needed this, it would be a different story. If we can hold the lawn watering back this summer it should help with the water use. The original completion date was June 30th. We are not losing anything but time. Andy would like a little stronger wording where there is no wiggle room for delays. The schedule presented is for 7 a.m. until 7 p.m. Monday through Friday. A weekend or later hours would need to be approved by the Board. Randy asked if they would think of extending the warranty to two years. Pat said we could ask. They may come back and say there is a price for it.

Andy Peters stated he was disappointed with the \$10,000. He was hoping they would come back with more like \$20,000 to \$25,000. Mike Woods was also thinking that. Pat stated we would more than likely not get more money from them. Pat does not want to give them any reason to take short cuts. We want this project to look good. They are already losing money on this project. They are a reputable contractor. They will do a good job. They have lost time already because they had agreed to hold off the tank building until the concrete is done. We are taking 13 weeks away from them. Pat thinks the offer is fair.

As to stronger language about the weather and other delays, Pat said he can tell them as a stipulation, but it is hard to write it into the contract. Pat will make sure they understand this. Pat should get a price on a second year warranty or see if they will throw it in. Dave Tebo questioned knowing the process and knowing things are tight, are there areas we have to watch more closely? Pat said there is not a lot. It has to be done sequentially. It cannot be speeded up. Randy is not concerned about speeding up as cheapening up. Pat stated it can't happen. Joe stated they could try on the painting with the prep and coats but that is under contact. Joe will be out here keeping an eye on things.

Status of pay requests

They are not asking for pay requests until the rings are taken off and the new rings are back in place. Pat feels the pay requisition won't come for at least three months.

Pat stated as for the change order, there is an agreement in principal but not in writing. CB & I wants the bill for the extra engineering. In the event they have a problem getting paid, the services may have to come out of the retainage.

Mike Woods made a motion to accept the schedule so CB & I can move forward. Dan Garber seconded the motion and it was carried.

We will vote on rest of it when we have all the paperwork in place.

Non-impervious parking – Pat stated that would be a change order. Pat will put something together. Paint color and font need to be picked. We have a bit of time yet. The painting is not scheduled until mid July.

Adjourn

Dan Garber made a motion to adjourn the meeting. Mike Woods seconded the motion and it was carried and adjourned at 7:10 p.m.

Deborah Wagner,
Town Clerk