

Special Buildings and Grounds Committee Meeting  
September 4, 2007 – 3:15 p.m.

Present: Chairman M. Johnson; Supervisors Connors, Gutheil, Hunter, Lucia, Raymond and Grattidge; Spencer Hellwig, Mgmt. Analyst; Joe Ritchey, Rick Gardner, DPW; Mark Rider, County Attorney; Joe Strykiewicz, BBL Construction; Bill Connor, Woodward, Connor, Gillies & Seleman Architects; Paul Lent, Emergency Services; Press.

Chairman M. Johnson called the meeting to order and welcomed all in attendance.

**A motion was made by Mr. Connors, seconded by Mr. Hunter to approve the minutes of August 13<sup>th</sup> and August 21<sup>st</sup>.**

Mr. Gutheil requested that the minutes be approved at the next Buildings and Grounds Committee meeting in order to give the members time to review them.

Mr. Connors withdrew his motion.

Mr. Connor from Woodward, Connor, Gillies & Seleman Architects said the first resolution is for the construction activity for the remedial work for a total not to exceed \$120,653.

The second resolution is for BBL construction services for additional time on the project because of the delays on the extension of the work for a total not to exceed \$16,000.

The third resolution is for the architect's time in investigating all the solutions and issuing a bulletin that defines the scope of the work for a total not to exceed \$19,100.

**A motion was made by Ms. Raymond, seconded by Mr. Lucia to approve a resolution for time and materials to Sam Greco Construction, Inc. in an amount not to exceed \$120,653. Ayes – M. Johnson, Connors, Hunter, Lucia and Raymond – Noes – Gutheil. – Absent – Trottier Motion passed.**

Mr. Gutheil said, for the record "I have lost my confidence level".

Ms. Raymond asked who recommended the first product? Mr. Connor said it was the contractor who recommended it, however, the architects did not take any objection to the product after researching it. We continued to reach out for more alternatives.

Mr. Gutheil said at the sub-committee meeting it was discussed that the contractor would guarantee the not to exceed. He asked if Debrino was going to do the work or Sam Greco Construction, Inc.?

Mr. Strykiewicz said Debrino is the subcontractor that will be doing the majority of the underlayment work, and working under Sam Greco, the general contractor. The county has a contract with Sam Greco; they don't have a contract with Debrino. Sam Greco Construction has guaranteed that the total price will not exceed \$120,653.

Mr. Gutheil asked what is the average depth of the material that will be used? Mr. Strykiewicz said, approximately three-quarters of an inch, it goes from zero to an inch and a half, constructed at three-quarters of an inch. Part of the reason the price went down between the first number to the one that is being proposed, is that Greco lowered the top of the underlayment an extra half inch down to save on the expensive material. The architect added a half-inch thickness with the concrete, which is a lot less cost in material.

Mr. Gutheil asked how many bags of the new material are in the quote? Mr. Strykiewicz said approximately 1,700 bags, which is conservative. There is enough quantity there to allow for putting in a deep layer of skin coating, which may not have to be done in certain areas, he said. Mr. Strykiewicz said he believed that the number of used bags would be less. The county will only pay for what is installed. "We will make sure of that", he said.

Mr. Gutheil said he couldn't see the correlation from the original estimate, which was from a little over 2,000 bags at a much greater depth. Mr. Strykiewicz said if they had a much greater depth, the survey at that time wasn't as accurate as the final survey. The elevation has been lowered a half inch to save on quantity and price wise the price of the original material was twice per cu.ft.

Mr. Gutheil asked if we were behind schedule? Mr. Strykiewicz said absolutely, approximately three to four weeks.

Mr. Gutheil asked how big of a crew they are bringing in to do the work? If they bring in a skeleton crew it will cost the county a lot more. Mr. Strykiewicz said he spoke to Mr. Debrino on Friday and he said he would not do a skeleton crew.

**A motion was made by Mr. Hunter, seconded by Mr. Lucia to approve additional work on the Courtyard Reconstruction Project by BBL Construction Services, Inc., on a time basis for an amount not to exceed \$16,000. Ayes –M. Johnson, Connors, Hunter, Lucia, & Raymond – Noes - Gutheil – Absent – Trottier. Motion passed.**

**A motion was made by Mr. Lucia, seconded by Mr. Connors to approve services by Woodward, Connor, Gillies and Seleman Architects, P.C. for additional work to be done for the Courtyard Reconstruction Project on a time basis for an amount not to exceed \$19,100. Ayes – M. Johnson, Connors, Hunter, Lucia & Raymond – Noes- Gutheil – Absent – Trottier. Motion passed.**

Ms. Raymond requested that when the bills come in from the Architects for extra time, that they are very clear and concise as to exactly who did what and for how long.

Ms. Raymond requested that once the project is complete a final report be provided explaining what expenses occurred, including all contracts and minor contracts, etc.

**A motion was made by Mr. Lucia, seconded by Mr. Hunter to approve a budget amendment of \$15,040 from contingency to account #1-90-920-99HL for the Complex Renovation. Ayes – M. Johnson, Connors, Hunter, Lucia, Raymond – Noes – Gutheil – Absent – Trottier. Motion passed.**

Ms. Raymond commended Chairman M. Johnson and the change order committee for a job well done.

Ms. Raymond said when there is a situation where it appears that enough information cannot be ready for a committee meeting, “I would hope that it

would be the policy of this county that, if necessary, there are extra meetings to obtain more information”.

Chairman Johnson commended Ms. Raymond and Mr. Gutheil for their hard work in working for more realistic figures, rather than the maximum figures, which were quite alarming.

Mr. Gutheil said, “I have seen time and material jobs that have really gone awry and the abuses that can happen”.

**A motion was made by Ms. Raymond, seconded by Mr. Hunter to adjourn the meeting.**

Respectfully submitted,  
Chris Sansom