

Draft

Minutes of a special meeting of the Standing Building Committee held on August 28, 2018 at Central Office North

Present: Scott Orenstein, Chris Anderheggen, Adam Tulin

Also present: Cliff Gurnham, Facilities Director; Vin Bernardo, Alfredo Bernardo, A & M Electric; Greg Longo, BL

Mr. Orenstein called the meeting to order at 7:00 p.m.

1 Discuss for possible action outstanding Change Orders with A & M Electric, for the Electrical Upgrades at Baldwin and Cox Schools projects. Mr. Gurnham reviewed new Change Orders #9 – 12 from A & M Electric for the Electrical Upgrades at Baldwin and Cox Schools projects.

Change Order #9 is for \$2,266.28 for a horn/strobe for the new electrical room due to the new passageway from the old electrical room into the new electrical room

Change Order #10 is for an amount not to exceed \$19,500 for time and materials to verify circuits and sub panels and label all of the panels included in the contract since the existing labels are not accurate at Baldwin Middle School.

Change Order #11 is for an amount not to exceed \$14,500 for time and materials to verify circuits and sub panels and label all of the panels included in the contract since the existing labels are not accurate at Cox Elementary School.

Change Order #12 is for \$14,206.50 for two electrical panels in the kitchen and in room #102 at Baldwin Middle School that were not included on the plans.

On motion made by Mr. Orenstein and seconded by Mr. Anderheggen, the Board voted unanimously to approve the following Change Orders for the Electrical Upgrades at Baldwin and Cox Schools project:

Change Order #9 for \$2,266.28 for a horn/strobe the new electrical room due to the new passageway from the old electrical room into the new electrical room

Change Order #10 for an amount not to exceed \$19,500 for time and materials to verify circuits and sub panels and label all of the panels included in the contract since the existing labels are not accurate at Baldwin Middle School.

Change Order #11 for an amount not to exceed \$14,500 for time and materials to verify circuits and sub panels and label all of the panels included in the contract since the existing labels are not accurate at Cox Elementary School.

Change Order #12 for \$14,206.50 for two electrical panels in the kitchen and in Room #102 at Baldwin Middle School that were not included on the plans.

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Mr. Gurnham reviewed Change Order #1 and Change Order #2 which had been discussed at prior meetings, however, the Committee members had requested additional information and input from the contractor.

Mr. Gurnham noted that Change Order #1 had been submitted for \$9,792.00 for the additional fee to expedite receipt of the switch gear. The Committee members had questioned if the Town should be responsible for the expedited delivery fee for the switch gear since the Town was unable to benefit from this rush since the incorrect switch gear was delivered. Mr. Bernardo noted that A & M had to pay this fee and the Town did end up getting the product in time to complete the project on time. He proposed providing the Town with a \$4,600 credit toward this item and the Committee agreed to consider this proposal at the regular meeting on September 4th.

The Committee had previously rejected proposed Change Order #2 which was a fee of \$14,000, for additional work related to the scale noted on one of the drawings not being accurate. This discrepancy had affected the amount of trenching and wiring that were needed. Mr. Longo noted that, while he agrees the scale was wrong, the plans required the contractor to verify all field conditions, and, as a result, Mr. Logo had recommended the rejection of this Change Order. Mr. Vin Bernardo of A & M Electric stated that, regardless of the notes on the plans, no contractor is going to field measure the site during the bidding process. Mr. Orenstein noted the practical difficulty imposed by the note, but also stated that the Town, as a public owner, had to follow the Contract Documents and the recommendations of its Engineer. Mr. Bernardo was unable to offer any contractual argument to justify the Committee's reversal of its original denial.

Mr. Bernardo noted that A & M had done additional work on this project for which he will be submitting additional change order requests. Mr. Orenstein noted that, if the contractor submits legitimate change order requests for additional work with appropriate back-up information for which the Engineer recommends approval, the Committee will consider them at the next meeting.

Mr. Gurnham noted that he will be submitting Change Order #8 to the Committee for consideration at the September 4th meetings.

On motion made by Mr. Anderheggen, and seconded by Mr. DeMayo, the Committee voted unanimously to adjourn the meeting at 7:45 p.m.

Terry Holland-Buckley
Clerk

Clerk