

**BLACKHAWK SCHOOL DISTRICT
500 BLACKHAWK ROAD
BEAVER FALLS, PA 15010**

**Buildings and Grounds Committee Meeting
Blackhawk High School Library
January 10, 2013
6:30 P.M.**

MINUTES

The meeting began at approximately 6:45.

Attendees

Board members: Mr. Clendennen, Buildings and Grounds Chairman, Mr. Oswald,
Mr. Inman, Mr. Calabria, Mr. Fitzgerald, Mr. Fleischman,
Dr. Rose
District: Dr. Miller, Mr. Wessel, Mr. Salopek, Mrs. Bowman, Mr. Perlik, Mr. Pagani
VEBH Architect: Mr. Tom Durkin, Mr. Dan Engen

1. HMS Update was presented by Tom Durkin
 - a. Cafeteria was fully operational on December 3, 2012.
 - b. The rooms that were in the Annex are now in the 8th grade hallway in new classrooms. Area B and the Annex are the areas that need completed at this time.
2. Mr. Durkin reviewed the following Change Orders on January 10, 2013 agenda. He fielded questions from the public and community. Mr. Wessel agreed to report the ceiling leak to the insurance in the event the cost of repair exceeds the deductible of \$5,000.

a. Motion:

Approval is recommended to authorize the approval of a Change Order for the Highland Middle School Renovation project to Yarborough Development to provide stabilization of soft subgrade in Area B southeast corner with lean concrete and aggregate fill, in a manner described by the Owner's Geotechnical Engineer, for the additional cost of \$4,979.37, per Yarborough Development correspondence dated November 21, 2012.

The change was required because the existing subgrade was not suitable to support the new footings of the addition and was a concealed condition until exposed in the course of construction. The work needed to proceed in order to maintain the proper sequence of work.

b. Motion:

Approval is recommended to authorize the approval of a Change Order for the Highland Middle School Renovation project to Yarborough Development for additional work to provide cutting of the plaster ceiling in Room F-011, for the additional cost of \$775.76, per Yarborough Development correspondence dated December 7, 2012. This change was previously approved by the Board at their meeting of December 3, 2012, Agenda item 6.1, in a “not to exceed” amount of \$2,000.

c. Motion:

Approval is recommended to authorize the approval of a Change Order for the Highland Middle School Renovation project to Yarborough Development to provide glass tile at the entrance to Area D-2, in lieu of ceramic tile, for the additional cost of \$8,525.90, per Yarborough Development correspondence dated December 7, 2012.

The change was required because the drawings did not indicate the use of glass tile at this location. However, the change is necessary in order to be consistent with the design intent and maintain use of similar materials at all entrances into the three grade levels, The work needed to proceed in order to maintain the proper sequence of work and was approved by the Buildings & Grounds Committee. The Board is requested to ratify the Committee’s approval.

d. Motion:

Approval is recommended to authorize the approval of a Change Order for the Highland Middle School Renovation project to Yarborough Development to provide plaster ceiling repair and a painted finish in Storage Room D-149, for the additional cost of \$4,781.70, per Yarborough Development correspondence dated December 17, 2012, as revised by VEBH on 1-3-2013.

The change is requested because patching of this ceiling was not required by the drawings, but is necessary to repair damage from a roof leak that occurred prior to the start of construction. The repair is recommended to provide a consistent level of finishes in this room.

e. Motion:

Approval is recommended to authorize the approval of a Change Order for the Highland Middle School Renovation project to Shipley Plumbing to provide a Lavatory sink L-2, a mop basin faucet to serve the Whirlpool, and associated water service piping and waste and vent piping in the Trainer’s Room, for the additional cost of \$3,514.10, per Shipley Plumbing Change Order Request No. 23, dated December 13, 2012, as revised by VEBH on 1-3-2013.

This change order is necessary because the sink and whirlpool are required as part of the Trainer’s equipment but were not included in the bidding documents.

f. Motion:

Approval is recommended to authorize the approval of a Change Order for the Highland Middle School Renovation project to ClimaTech, Inc. to provide additional volume dampers on the return air duct for RTU-3, DOAS-3, and DOAS-1, as requested by the Owner's Commissioning Agent in order to facilitate HVAC system balancing, for the additional cost of \$2,138.86, per ClimaTech's COR #2, dated December 5, 2012.

This change order is necessary because the volume dampers were not included in the bidding documents but are necessary to obtain the intended design air flow. The work needed to proceed in order to maintain the proper sequence of work and was approved by the Buildings & Grounds Committee. The Board is requested to ratify the Committee's approval.

g. Motion:

Approval is recommended to authorize the approval of a deduct Change Order for the Highland Middle School Renovation project to ClimaTech, Inc. to deduct demolition of the existing Annex boiler, for the deduct amount of \$-429.40, per ClimaTech's COR #1, dated October 31, 2011.

This change order is necessary because the boiler demolition was executed by the Abatement Contractor.

h. Motion:

Approval is recommended to authorize the approval of a Change Order for the Highland Middle School Renovation project to Allegheny City Electric to provide temporary electrical outlets in the temporary Computer Lab in Area A, for the additional cost of \$980.63, per Allegheny City Electric's correspondence dated December 21, 2012.

This change order is necessary because the temporary electric was not included in the bidding documents. Prior to this change an effort was made to utilize existing power. However, the effort resulted in tripped circuits and interruption of the instruction. Therefore, the work needed to proceed over the holiday break so that the power was in place when the students return on January 3. The work was approved to proceed by the Buildings & Grounds Committee. The Board is requested to ratify the Committee's approval.

3. Mr. Perlik provided an update on the Northwestern Gymnasium and Storage Room Remediation.
 - a. There were four leaks and three of them were close the gymnasium. We were checking air quality continually. Last week, we got a positive result on the air quality and will complete an air quality follow-up test in three weeks. Air scrubbers were removed and the storage areas that were remediated were sealed. Air Quality Tests indicate normal spore counts
 - b. Mr. Perlik's responses to Board and public questions included:
 - i. The fourth leak was in the kitchen area
 - ii. The storage areas will remain sealed off.
 - iii. There are smoke detectors that would signal the fire department if there was a fire on this area.
 - iv. There are no other areas that Mr. Perlik is aware of that are of concern.
 - v. We are looking into ventilating this space but it has not been done at this time.
 - vi. The terms acceptable and good are used interchangeably regarding air quality.
 - vii. The method of air circulation at Northwestern was provided.
 - c. Mr. Wessel stated that restoration and testing costs are being submitted to insurance company. The testing and remediation will be covered, but the steam pipe repair will not be covered.
4. Mr. Wessel stated that the BIS Water Heater was covered by insurance.
 - a. When asked, Mr. Wessel stated that the reason that the insurance company finally agreed to cover the cost is because they could not prove where the ignition started. Because this was revisited by our insurance agent, the District was able to get this covered.

The meeting concluded at approximately 7:20 P.M.

Submitted by Dr. Michelle Miller