

ELIZABETHTOWN REGIONAL SEWER AUTHORITY
MINUTES
OCT. 27, 2014

A special meeting of the Elizabethtown Regional Sewer Authority (ERSA) was held at 7:00 PM in the ERSA conference room. Present were Rick Erb, Al Sollenberger, and Dan Brill. Absent were Dave Sweigart, Ken Shaffer, and Keith Murphy. Also present were Nick Viscome, Byrne Remphrey, and John Wisniewski (architect).

The first item of business was a review of proposed change order #4 which contained 29 specific changes at a proposed cost of \$42,169.05. John explained each and every charge and had a number of questions on specific items. John will resolve these issues and discuss his findings with Tim Vosburgh (Agpoint) and Byrne. The consensus of the Board was to authorize John to resolve his questions and for Byrne to approve the final list prices for change order #4. The Board can then ratify action on change order #4 at its November 11, 2014 meeting.

Three more issues were discussed. They are:

1. The site contractor has started his work installing the water and sewer lines. While this work is occurring, access to the site will be unavailable. In order to keep the project moving (cement, drywall, insulation, etc.), it was suggested that a temporary access road be installed where the ERSA sign is located. This will cost approximately \$2,800. The Board discussed the reasons why the general contractor feels ERSA should pay for the entrance such as: taking 60 days to award the bid and losing time with all the changes to the contract. The Board decided to offer a split of the costs--\$1,400 apiece.
2. Due to the change from 3 phase electric to single phase electric, the equipment for single phase is larger. The pad(s) at the rear of the building needs to be combined and enlarged. This brings the pad too close to the steep swale at the rear of the building. There needs to be additional support for this enlarged pad.
3. Nick and Byrne summarized their meeting with Jim Koppenhaver. Jim's position with a few exceptions was that he was commissioned to provide engineered drawings—drawings that contained the rooms, electric, & HVAC systems that would meet UCC code. Jim is an engineer not an architect. Jim expected that we would add "fit out" elements to the plan. It's at this point the task broke down. We did not know we needed an architect to complete the building nor did Jim tell us. We assumed he would deliver a complete design. We also acknowledged two points: we would have paid for all of the changes at the time of bidding if these elements were included and that a 5% overrun on a project of this sign is actually quite good. We are near that percentage.

The two main questions were the disappearance of the reverse gable (it was on an earlier plan) and the lack of reception area. Neither party could explain why they weren't included on this plan.

Lastly, Jim was asked to provide a realistic estimate of design costs through the end of this project.

Budget

Nick discussed the latest budget draft and told the Board that the changes that were made as a result of last meeting are highlighted. Since there were only 3 Board members, it was decided not to do any more budget work until the full Board can be present.

The meeting adjourned at 8:30 PM.