

# CORBETT WATER DISTRICT

## APPROVED MINUTES

Treatment Plant Workshop Meeting: 9:00 A.M.

Tuesday, February 28, 2006  
Corbett, Oregon

**Commissioners Present:** Malcolm Freund, Robert Gaughan, Bob Colclessner, and Marion Kirkham.

Also present were District Manager Frank Sterzinar and District Clerk Jamie Simms.

**Audience Members Present:** Brian Lee from Lee Engineering, Jeff Mueller from Clackamas Construction, and Barbara Strasbaugh.

Chairman Freund called the workshop to order at 9:05 a.m. at the Corbett Fire Hall.

Brian Lee said the Treatment Plant upgrades had entered the final stage. Change order number three for over excavation had been submitted and rejected twice due to missing paper work. The contract said the over excavation needed to be in cubic yards, and the change order had been submitted in tons. Brian had estimated in July that the excavation consisted between 448 – 507 cubic yards and the contract allotted amount was for 448 cubic yards. Brian believes the over excavation should be between 0 and 58 cubic yards. Brian took the February 10<sup>th</sup> letter from Jeff for Morris Brother's test on density and came up with an average density between 17 and 31 cubic yards, for an estimated cost between \$1,020 and 1,860.

Commissioner Gaughan asked why the area had to be over excavated. Brian said the over excavation had been required because they had run into rock.

Jeff handed out pictures of the all the rock and over excavation. Currently Jeff has invoices for 740 cubic yards of rock for the filter basin. He believed that Brian had previously agreed upon a sum of \$3,500 for the over excavation work. There was some question as to what correct factor should be used to convert from tons to cubic feet.

Brian said change order 16 was a time extension for eight days during the substantial completion phase and three days for the final completion date. This change order had been rejected originally by Brian Lee in January because it was missing documentation. Jeff said the weather report cost \$250 and he did not think it would be a problem if he excluded the report from the change order. Brian said it was required in the contract document for those reports to be included for time extensions due to weather. Brian felt that \$250 was a small price to pay when the Board was being asked to consider sixteen days at \$500 a day for a total time extension in the amount equal to \$8,000.

Chairman Freund questioned the time extensions already approved. Brian said the Board had previously approved six days for the tank filling and another seven days for weather. He said it was the Board's decision if Clackamas should receive additional days for weather. Commissioner Gaughan asked Frank his opinion. Frank said the weather had been bad and he did not have a problem with the full sixteen days being asked for by Clackamas due to weather delays. Brian said that if the Board approved all the days asked for then Clackamas would be ahead in the contract by two days.

Frank said the same thing that had happened to the raw water vault had happened to the clear well. The controller for the flow meter had filled with water and shorted out the LCD screen. Rob Mack with Taurus went into the vault and physically opened the junction box to let out the water trapped in the junction box. Frank does not know how the water entered into the vault. Taurus has a new meter being sent out to replace the damaged flow meter. These vaults were not installed by Clackamas but electrical wiring had been pulled through the vault by Tice Electric.

Frank spoke about the computer at the Treatment Plant losing all of the information for three days. This will put the District in violation with the Health Department. Frank is planning on putting the chart recorder back into the Treatment Plant as a backup because he can not rely on the computer. Taurus has claimed that the computer's voice card was at fault. Frank said if the computer shutdown and restarts, the software would lock and not open until the password was manually entered. For unknown reasons everyday at 5:00 pm the computer would shutdown and restart automatically. Nothing could be found in the software as to why the computer was shutting down automatically everyday. Brian said the computer was top of the line and that most of the parts were supplied by the District, but the voice card had been supplied by Taurus Electric. The voice card is used for the alarm dialing hardware. Jeff questioned if a new card needed to be installed. Taurus had told Frank the voice card only worked with Gateway and Dell computers. Brian said he had given Taurus the computer ahead of time so they could work on it in their shop and he had repeatedly asked Taurus if it was the right computer and they had told him yes.

Chairman Freund said that legally the District had been in violation because there was no recorded data, but in reality the District had good water. Frank said the water was always in perfect health, but the data was missing so he could not complete the necessary forms. The violation will have to be stated in the water quality report and it will also have to be recorded with the EPA and the State.

Brian Lee went over change order number 17 from Tice and Taurus with the Board. Part of this change order had been approved because the District had requested for a corrosion control and an alarm system to be installed. The portion approved had been from owner requested changes for conduit and wire changes for the corrosion and control. The portion pertaining to the 120 volt signals separation had been denied and resubmitted. This would separate the 120 volt signals from the existing analog signals.

Brian spoke about electrical drawings and instrumentation drawings. These drawings refer to how the communication should occur between the Treatment Plant and the field devices. They called out 12 volt digital signals between the control building and those devices. There are two conduits; one has power and the other for signal, coming out of the Treatment Plant. The 12 volt digital signals could all be included in one conduit, but Tice and Taurus looked at the specifications and it called for a 120 volt digital signal instead of a 12 volt signal. Brian agreed with Tice and Taurus that it would add value to the Treatment Plant in the future to add the 120 volt signal to the power conduit. Change order number 17 is for \$2,128. Frank said it was AC versus DC wiring. Chairman Freund questioned the increased cost because the wire needed to be pulled into a different existing conduit. Brian said the low voltage wiring came in a bundle so they could pull everything together. The 120 volt AC wiring is a different type of wiring that required several different pulls. Frank felt switching to the 120 volt now was a definite plus to the District.

Commissioner Gaughan asked the Board if any Commissioner had a problem with Frank signing these smaller change orders. No Board member had an issue of Frank signing these small change orders previously presented.

Brian said change order 14 was an accounting of miscellaneous issues, the net effect of all these changes was a credit to the District in the amount of \$171. The Board felt these miscellaneous issues were reasonable.

The Board, at a prior meeting, had asked Brian Lee what the dollar amount of engineering fees were directly related to defective construction work associated with the Water Treatment Plant upgrades. Brian has calculated the extra engineering cost associated with defective work to be \$30,425, with this amount primarily being from the tank leaking and not passing inspection. Chairman Freund said the prior discussion of time extension would not have been an issue if the tank would have passed inspection. Jeff agreed with Chairman Freund. Brian said these extra engineering expenses could be assessed against the retained amount to Clackamas. Chairman Freund said this was a direct reflection of not meeting the specs. Jeff questioned if drive times had been included in the cost and how much work was done at the construction site. He felt the amount was a lot of money for time spent looking at cracks and concrete. Brian said the cost was associated with site visits, phone calls, letters, and submittals. Most engineers start their time when they leave the office, but Brian does not log his mileage.

Jeff said he understood that the Board did not want to pay for defective work. The work was completed by a subcontractor of Clackamas Construction. Chairman Freund said the Board had a fiduciary responsibility to the public. Jeff questioned what the defective work was actually worth and where everybody would bend. Commissioner Colclessler said the District should not have to foot the bill for defective work. He thought it was an issue between Springhill, Clackamas and Lee Engineering. Jeff agreed with Commissioner Colclessler.

Commissioner Gaughan questioned if the leaks in the tank were unexpected or normal. Brian said structurally the tank was very strong. Brian's construction engineer told him of the past twelve tanks they had overseen this tank was the second worst. He felt that the concrete had not been vibrated correctly. Chairman Freund asked how the other tanks did on the leak test. Brian said about half the water tanks had passed the leak test the first time, but the patches needed had been minor.

The Board agreed that Frank could sign off on the smaller change orders. Brian will complete the February billing and include the change orders Frank will approve and then a final bill will be issued in March to close out the billing for the project.

Brian commented that Commissioner Wyatt had previously asked him about engineering cost being over budget. He said the original estimated engineering fee was for \$159,000 plus \$26,000 for preliminary design. These engineering fees were negotiated and signed when the total contract price was estimated to be \$750,000, but it ended up being \$1.1 million. Commissioner Gaughan asked where the additional cost came from, since the engineering design had already been complete. Although, he did understand the additional cost associated with the increased number of change orders. Brian said there were additional designs required and that created more construction work that needed to be overseen. The original contract time was for 28 weeks and currently it is over 40 weeks. Typically water treatment plant remodels see engineering fees between 24 and 25% of the total construction cost. Brian has been billing the District for time and materials based on a prior Board decision.

With there being no objections Chairman Freund adjourned the workshop at 10:30 a.m.