



**LNNLRCD Special Meeting**  
**Date: October 22, 2004    Time: 2:00PM**

**I.        Call to Order and Roll Call – Joe G. called the October 22<sup>nd</sup> RCD meeting to order at 2:06PM.**

<b>Board Members Present:</b>	<b>Joe Gargano</b>	<b>-</b>	<b>President</b>
	<b>Herb Hill</b>	<b>-</b>	<b>Personnel</b>
	<b>Joe Olliges</b>	<b>-</b>	<b>Secretary</b>
	<b>Jerry Sellers</b>	<b>-</b>	<b>Member at Large</b>
<b>Absent:</b>	<b>Bill Piper</b>	<b>-</b>	<b>Treasurer</b>
<b>Guests:</b>	<b>Chuck Jolicoeur</b>		<b>John Mulholland</b>
	<b>Mary Stoker</b>		<b>Georgette Nork</b>
	<b>Vivian Schings</b>		<b>Ralph Petersen</b>

**II.        Building Renovations Update – Herb said that he spoke with Mike, the superintendent for Superior, who sent the following letter:**

Herb,

It was discovered that the "sidewalk" was a structural slab, 10" thick, with two 5/8" rebar mats – not a 5" walk with 6X6 mesh as assumed. This required more equipment time to hammer, more labor to cut and remove rebar and more truck and equipment time to load and haul off concrete debris.

A typical price range costs \$3.50 –\$4.00 a sq. foot, while a 10" structural slab is \$5.50-5.75 sq. ft. This translates into a +/- \$36.00 sq. yard for walks and +/- \$51.00 for structural slabs. If these numbers are used it appears that an additional \$15.00 X 378 sq. yards or \$5,670 would be due.

Early last week, after discovery of slab situation I agreed to \$1,400.00 additional monies to remove slab on east side of building (to allow job to progress). In addition I have incurred \$800 in extra costs to remove slab to this point. I am requesting a change order of \$2,200 for extra concrete removal to date 10/20/04.

If you still desire to remove remaining slab, buried walls and above ground wall I would request another \$2,800 in addition to \$2,200. Please let me know how to proceed.

Sincerely,

Michael P. Ford

Herb said that one option would be to stop taking out anymore concrete and pay them the \$2,200 for the work that they have done to 10/20/2004.

The contractor is only asking for \$5,000 to finish the job versus the \$5,670 estimated cost. Herb said that the contractor has been giving them breaks all along, he has been watching them work and they are very efficient, they are keeping the worksite pretty clean and everything is flowing pretty smoothly despite the glitches. There were some extra pipes that the engineer missed that they removed without any hassle. Herb said that they have to decide whether they want to

1. Finish the job and remove all of the concrete at a cost of \$5,000 (\$2,200 + \$2,800) or - 2. Pay the \$2,200 already accrued and, (at an additional cost) using a diamond saw to cut across and trim it off, leaving the prow there.

Joe O. said that he thought when the board voted on this job that they were going to cut it off across and they weren't going to take up the concrete; he asked when that had changed. Joe G. and Herb said that that was in the original contract. Joe O. said that he day that they walked around the building and discussed it at a special meeting they all talked about cutting across it. Herb said that that was one of several options that they discussed that they didn't elect to do. It was an option originally to take the concrete out to the planter and under the overhang, leaving the rest – instead, they decided that, aesthetically, it looks terrible and they could never do any landscaping or expansion of the building with that portion of the ground. So that option was thrown out and the contract was to remove all of the cement. Herb ended by saying that no one had any clue of what they were going to run into.

Joe O. asked if they had money in the budget and Joe G. said that they do have money in the budget, however, (approving this expenditure) would go over the \$50,000 that they allotted to the Land and Building line item so they would have to move the money from another area. They already increased the project by \$1,060 to include the two additions, which increased it from \$46,512 to \$47,572. Joe G. said that he spoke with Scott from Wendler Engineering today Scott said that the \$51 a square yard to remove the slab is not out of line, in fact, if they had know ahead of time what they were going to encounter, the contractor might have charged more because they usually will inflate their prices to cover any unknown costs related to working with that type of material.

Herb had the contractor break down the four double-walled pool walls 6-8" to allow them to grow grass there. Jerry asked what Joe G. and Herb recommended and Herb said that its not an easy decision, however, he would prefer to finish the job according to what they had originally proposed so that they won't have these problems again. Jerry said that it would also probably be cheaper to finish it off now because if they were to have a contractor come back in the spring to finish the job, there would be the added cost of another mobilization fee and they would tear things up again.

Joe O. asked if they anticipate any problems with the roof and Herb said that he went over the contract and it calls for 320 square feet of replacement and they don't anticipate using that (full amount) because from what they can visually see, there doesn't appear to be a problem up there, however, it's always a possibility. Joe O. wanted to make sure that there would be enough in the budget if they should run into problems with the roof. Joe G. said that they would have to move it out of one of the other areas and they will have money left in Dredging because they elected not to take any more out of the basin this year so they will have about \$8,000 in Dredging alone.

Ralph asked about the age of the roof. Joe G. said that the roof over the ladies bathroom is the original roof. Ralph said that he doesn't think that they repaired a lot of the four by eight sheets of plywood when they redid the west side, which was originally built at the same time as the east side. Based on that, he doesn't think that they are going to have to replace 320 square feet of the roof.

Other than this discovery of the concrete slab, the job is going very well. There is a change order request for a 3-day extension on the completion date of November 15<sup>th</sup>, due to the extra work discovered, that Joe G. and Herb are going to approve.

Herb motioned to accept the proposal from Superior Design for the work that has been done and has to be done not to exceed \$5,000 total for the extra costs involved in the concrete removal at the Lake Court Center. Joe O. seconded the motion. Motion approved unanimously by roll-call vote. [10-22-04-01]

Joe G. motioned to approve Superior's request for a 3-day extension on the completion of the Lake Court Center Renovations. Joe O. seconded the motion. Motion approved unanimously by roll-call vote. [10-22-04-02]

**XII. Guests/Public Opinion  
(Limit 10 minutes per guest/group. Please hold all comments at this time).**

**XIII. Adjourn:** Joe G. motioned to adjourn the October 22nd meeting at 2:31PM. Joe O. seconded the motion. Motion approved unanimously by roll-call vote. [10-22-04-03]

**Next Scheduled Date: November 4<sup>th</sup>, 2004**

**October 22, 2004 Motion List**

1. Herb motioned to accept the proposal from Superior Design for the work that has been done and has to be done not to exceed \$5,000 total for the extra costs involved in the concrete removal at the Lake Court Center. Joe O. seconded the motion. Motion approved unanimously by roll-call vote. [10-22-04-01]

2. Joe G. motioned to approve Superior's request for a 3-day extension on the completion of the Lake Court Center Renovations. Joe O. seconded the motion. Motion approved unanimously by roll-call vote. [10-22-04-02]

3. Joe G. motioned to adjourn the October 22nd meeting at 2:31PM. Joe O. seconded the motion. Motion approved unanimously by roll-call vote. [10-22-04-03]