

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

**Buildings and Grounds Committee Meeting  
Blackhawk High School Library  
September 13, 2012  
6:30-7:40 P.M.**

**MINUTES**

**Attendees**

Board members: Mr. Clendennen, Buildings and Grounds Chairman, Mr. Oswald,  
Mr. Inman  
Mr. Fitzgerald, Mr. Calabria, and Mr. Fleischman arrived at various times  
throughout the meeting  
District: Dr. Miller, Mr. Salopek, Mr. Wessel, Mrs. Bowman, Mr. Mooney, Mr.  
Frank Paganie  
VEBH Architect: Mr. Durkin  
Community Members: Mrs. Goehring, Mr. Pander, Mrs. Weister, and Mr. Kaszer

**Mr. Tom Durkin reviewed the change orders that will be on September 13, 2012 Board of School Directors Agenda:**

1. Approval is recommended to authorize the approval of a Change Order to Yarborough Development to provide stabilization of soft subgrade in the Southwest Parking Area new entrance driveway at Highland Middle School, in manner described by the Owner's Geotechnical Engineer, for the additional cost of \$18,000, per Yarborough Development correspondence dated August 10, 2012.

The change was required because the existing subgrade was not suitable to support subsequent driveway construction. The work needed to proceed in order to maintain the proper sequence of work necessary to open the driveway in time for the start of the school year. This is a concealed condition and the method of cost adjustment is within the scope of "Unit Cost No. G-2" as defined in the Agreement between Owner and Contractor.

Mr. Durkin asked if there were questions from the Board; there were none.

2. Approval is recommended to authorize Yarborough Development to proceed with the additional work to provide stabilization of soft subgrade in the Southwest Parking Area at Highland Middle School, in a manner described by the Owner's Geotechnical Engineer, for the additional ESTIMATED cost of \$30,000. This is a concealed condition and is required because the existing subgrade is not suitable to support subsequent driveway construction.

The source of the moisture is being investigated to determine if its source is natural ground water or domestic water that has leaked from the water utility line. The estimated cost assumes the worst case scenario (natural ground water).

The estimated cost is based upon the volume of material anticipated by the Geotechnical Engineer to be removed (130 lineal feet x 24 feet wide x 3 feet deep), and the "Unit Cost No. G-2" as defined in the Agreement between Owner and Contractor (\$75.00 per cubic yard), plus the cost of an underground drainage pipe.

The cost is an estimate per Yarborough Development correspondence dated September 7, 2012 and is subject to adjustment based upon the actual quantity of subgrade that the Geotechnical Engineer recommends to be stabilized as the work is occurring.

Mr. Durkin did comment that the total cost could increase or decrease based on the engineer's response.

Mr. Durkin asked if there were questions from the Board; there were none.

3. Approval is recommended to authorize a Change Order to Shipley Plumbing for replacement of existing underground sanitary piping in Corridor C-115 at Highland Middle School, for the additional cost of \$7,957.14, per Shipley Plumbing Change Order Request No. 17, dated September 7, 2012.

The work was required because in the course of attempting to connect the new pipe to the existing pipe, the existing pipe was discovered to be unsuitable for re-use given its deteriorated condition. This is a concealed condition and requires a change order to provide a proper sanitary piping system.

Mr. Durkin asked if there were questions from the Board; there were none.

4. Approval is recommended to accept the final value of a Change Order to Shipley Plumbing for replacement of the site gas utility from Shenango Road to the gas house at Highland Middle School, for the additional cost of \$1,797.96, per Shipley Plumbing Change Order Request No. 20, dated September 7, 2012. This change order was previously approved by the Board at their meeting of August 16, 2012 as a "not to exceed" change order in the amount of \$2,000.

Mr. Durkin asked if there were questions from the Board; there were none.

5. Approval is recommended to authorize a Change Order to Allegheny City Electric for providing temporary electric and telecommunications in temporary spaces to be utilized by the District at Highland Middle School, and for providing temporary life safety improvements in accordance with the recommendations of the Code Enforcement Officer, for the additional cost of \$7,406.98.

This change is required to allow the District to provide temporary spaces that have been relocated from the construction zone including the main office area, the Faculty Room,

Tech. Ed., and the Computer Lab. The specific needs for these spaces were not known at the time of bidding and therefore were not included in the bidding documents. The change is also required to comply with the requirements of the Code Enforcement Officer who reviewed the proposed exit corridors and made recommendations to improve exit lighting and exit signage. The cost is per Allegheny City Electric correspondence dated September 7, 2012.

Mr. Durkin asked if there were questions from the Board; there were none.

6. Approval is recommended to authorize a Change Order to GT Grandstands, Inc. in the additional amount of \$2,466.00 to provide the following at Northwestern Primary School:

- a. Stabilization of soft subgrade at the new pier foundations, in a manner described by the Owner's Geotechnical Engineer, for the additional cost of \$1,504.

The work was required because the proposed subgrade could not be prepared as required to support subsequent foundation construction. This is a concealed condition for which the Contractor is entitled to additional compensation as defined in the Agreement between Owner and Contractor.

- b. Substitute an exterior light fixture for the specified fixture, for the additional cost of \$723.00.

This change is recommended in order to provide a light fixture that utilizes a lamp consistent with the other fixtures on this site, which will facilitate future maintenance and reduce the need for multiple lamp inventories. The cost includes a credit for the specified fixture.

- c. Provide an additional, but smaller, truncated dome prefabricated mat embedded in the new concrete sidewalk ADA ramp to suit the available space between the existing canopy columns, for the additional cost of \$239.00. The original mat will be turned over to the District for their use in a future concrete sidewalk repair.

The cost of the work is per GT Grandstands, Inc. correspondence dated September 4, 2012.

Mr. Durkin asked if there were questions from the Board; there were none.

Mr. Durkin submitted and reviewed the concrete report for Highland Middle School. He summarized the report and then identified the options that the Board had to resolve the matter. The options were:

1. Choose to not address the matter
2. Choose to address the matter after the winter when the Board can observe how the sidewalk withstands the winter months

3. Core drilling on various sidewalks to investigate concerns
4. Remove a slab of concrete in order to investigate concerns

The Board requested that Dr. Miller place this item on the agenda. It was noted that the Board would have time to review the report and make an informed decision at the next Board meeting. In addition, Mr. Fitzgerald requested that VEBH inform Yarborough of the need to maintain full depth across the sidewalk, particularly at the form faces. He also inquired about CEC's photographic record of the work.

Mr. Durkin commented on a potential future change order regarding Beaver County Conservation and DEP at Highland Middle School. Although the work is done on the final excavation and grading in the front of the site, Beaver County Conservation District required temporary measures to address concerns. Since the work is done, VEBH and the District will need to address the need to comply with these measures since it is no longer needed. The Board will be updated as information is gathered.

Mr. Durkin addressed the status of the ADA Project Updates throughout the District. He stated that almost all work is complete and punch lists are being completed.

Mr. Fleischman inquired about the ADA seating at the football field at Northwestern. He is requesting different option(s) for the existing railing in this area. He feels that the current railing obstructs the view of a spectator. ADA code compliancy was discussed as well as appealing to Harrisburg for exception. The sentiments of the committee were that Mr. Durkin would look into options and provide the Board these options and the pricing.

During the ADA seating conversation, Board members commented on their perspective on the seating area and some mentioned that they had gone to the stadium to review the concerns as expressed by Mr. Fleischman.

Respectfully Submitted by Dr. Michelle Miller