

A WORK SESSION OF THE BOARD OF SUPERVISORS WAS HELD ON THE 25th DAY OF
APRIL IN THE YEAR TWO THOUSAND TWO OF OUR LORD IN THE LIBRARY OF NEW KENT
HIGH SCHOOL AT 5:05 P.M.

IN RE: ROLL CALL

Julian T. Lipscomb	Present
Rebecca M. Ringley	Present
James H. Burrell	Absent
Dean E. Raynes	Absent
W. R. "Ray" Davis, Jr.	Present

Mr. Davis re-convened the meeting, which had been continued from April 17, 2002.

IN RE: NEW FIRE STATION

The Board of Supervisors met with Robert A. Boynton, architect, regarding cost-saving ideas that have been proposed in order to bring the cost of the new Fire Station closer to budget. Mr. Boynton briefly reviewed the prior meetings that have been held with the builder, and the builder's electrical and mechanical subcontractors. He provided the Board with a list of the proposed changes that did not have a dollar value listed, but it is estimated that such changes will bring the cost of construction to approximately \$1,350,000 (down from \$1,538,000). If the County wants to proceed with these ideas, he suggested that a specific list be made and sent to the Builder with the request that a dollar value be attached to each change. He also indicated that the County would need to decide what impact these changes might make on quality. Those changes included:

- 1- eliminating the curb and guttering around the perimeter of the site - as these features divert storm water, there will have to be some additional site work done to compensate for those changes
- 2- deleting soldier courses in masonry in the building sign and in the base of the building - this is purely aesthetic and has no impact upon the quality
- 3- eliminating underground piping of foot drains - this may pose a problem in a severe storm, such as the ice storm of 1998, but otherwise would have little impact
- 4- reducing the grease trap size - - domestic use from the kitchen
- 5- changing waste pipe to PVC (from cast iron)
- 6- deleting the new air compressor, and use an existing County-owned compressor that is one year old and in use at the existing station
- 7- considering the use of alternate plumbing fixtures - - he would want to see the quality of such alternate fixtures prior to accepting the cost savings; these fixtures would have to be above residential grade and be able to take the anticipated abuse
- 8- changing the lights in the Truck Bays to fluorescent
- 9- obtaining additional bids on security and fire alarms - apparently the builder only obtained bids from one vendor
- 10- changing the flashings from copper to aluminum - \$200 savings
- 11- using a pre-manufactured trophy cabinet in lieu of a "designed" cabinet
- 12- changing electrical conduit to MC cable, EMT and Schedule 40
- 13- changing the oil/water separator from steel to concrete (handles road water that drips off trucks in Bays)
- 14- changing roof structure over Bays from existing structure to wood trusses - he has not investigated this but it should work

- 15- reducing the size of the generator if the size of the well can be reduced (see # 18)
- 16- reducing the footing sizes if the structure changes to eliminate the steel columns (dependent on #14)
- 17- omitting the cost of the building permit (County can waive)
- 18- reducing the size of the well by eliminating or reducing the sprinkler requirement in the two "ready" rooms
- 19- by reducing the well site, the well specifications will change and the need for a separate building holding tank, etc. will be reduced or eliminated
- 20- changing the mechanical system to an air system - the M/E/P consultant retained by Boynton's firm would be replaced through the General Contractor with an alternate M/E/P Engineer who would then be responsible to the Contractor and County rather than responsible to his firm.

Mr. Boynton indicated that he does have a problem with #20. The system that is designed is good and appropriate for the building. He indicated that Hanover County is going through a lawsuit as the result of a similar air system that is not performing up to expectations.

He indicated that the main issue is, if the County goes with some of the cost cutting changes, what will it mean to the County from a liability standpoint, as it will create a disjointed pathway back to the engineer. If the County proceeds with the mechanical system as designed, and there is a problem, the County would seek redress from his firm who would then look to their engineer. If the County proceeds with the proposed air system, it would look to the Contractor who would then turn to its subcontractor, who would look to its engineer. The system would not be protected by the contractor's performance bond.

Mr. Boynton reviewed the differences in the systems: as designed, the gas powered hot water boiler heats water which is then circulated into parts of the building where it heats the air. For air conditioning, the chiller would cool the water. The air system is comprised of heat pumps. He estimates savings of \$70,000 - \$80,000, including the design costs.

County Attorney, Phyllis Katz, asked Mr. Boynton to provide performance expectations and specifications for the system in order that a contract on performance with the contractor could be drafted that would protect the County. She also asked if he would agree to be an advisor to the Board in this matter. He indicated that he could have his engineer provide that service.

Mr. Boynton suggested, in order to prevent further delay, that the County move forward on the site work while these issues are sorted through. There was also some discussion about the cost of recent site requirements. It was suggested that the landscaping could be taken out of the contract and the County could deal with that aspect under small purchase procedures.

Ms. Katz also indicated she had some questions as to whether this contract could be converted to a cost plus agreement.

Although the County may waive the cost of permits, the builder will still have to obtain the necessary permits.

There was some discussion about change orders. Mr. Boynton indicated that there are always change orders but they try to keep them to a minimum.

It was decided to attempt to finalize this matter so that the contract can be awarded at the May Board meeting.

The meeting was continued until April 26, 2002, at 8:30 a.m. at the White House Restaurant for a meeting with Congressman Bobby Scott.

The meeting was suspended at 5:45 p.m.