

SPECIAL MEETING
February 4, 1983

Members Present: Chairman Frank Dunn, Commissioners Maxine Albers, Barney Barnett, Louie Brach, Dick Pond, George White. Also present Airport Manager Paul Bowers, Clerk Many Ann Harms, Attorney Randy Pearce.

Guests: Gene Harrison; Joe Bestgen, Avis; John Porter, Architect; Mike Clark, Clark & Younger.

Special meeting was called to order by Chairman Dunn at 8:10 a.m. for the purpose of dealing with the bills and services of Mr. Porter.

Item by Item review of expenditures requested for payment

1.	\$ 1,622.89	Porter mark up on Millwork (counters), relocation of roll up doors, additional gate room electrical outlets.
2.	\$ 6,034.58	Porter mark up on:
		Harding Glass \$26,365.50
		T.P. Acoustics 2,236.60
		Lundsford 7,090.21
		Kendall Electric 17,080.00
		<u>\$52,772.31</u>
3.	\$ 2,063.33	Porter reimbursables (copies)
4.	\$ 3,702.51	Porter architect fee at 14.5% of construction price of airline spaces #2, #3 and #4. Total fee = \$18,042 (14.5% of \$123,756 including change orders)
	<u>\$13,423.31</u>	
	(subtotal)	
5.	\$19,000.00	Porter settlement: remaining to-be-paid portion of \$40,000.00 fee adjustment; less \$5,000 reserve for roof guarantee, less \$16,000 already paid.
	<u>\$32,423.31</u>	Total requested.

Mr. Bowers recommended not to pay the total amount in the following areas: \$3,702.51 architectural fee (14.5% ATO (airline spaces), construction fee as the ticket counter access was installed on the left rather than the right and needs to be repositioned. As the criteria and guidelines were clear, Mr. Bowers did not think the airport should be responsible for picking up the bill.

Mr. Bowers also recommended \$19,000.00 be held until resolution of the following:

1. Who will bear the cost of the sprinkler system. Mr. Porter contends it was designed as exposed to save money and Mr. Bowers contends it was poor coordination between the mechanical and architectural firms. The cost of relocation was approximately \$25,000.00.
2. 40' extention in front of the counters was modified to slope so visual site could be gained from the second floor. Cost was approximately \$30,000.00 and five months of work.

Commissioner Pond asked if the slope was in the original drawings and Mr. Bowers said no that in March of 1982 it was apparent that the rental cars would be visually blocked and in May he had asked Mr. Rob Rowland to make the change and it was months before the job was completed (sprinkler system had to be redesigned also). Mr. Pond asked if this item had been brought to the Board and Mr. Bowers said it had but not as a specific change order and that Mr. Porter had agreed to the change. Comm. Barnett asked if Mr. Porter had charged an additional fee for this and Mr. Porter said he had not. Mr. Porter said the sloped ceiling was an improvement and not a necessity and there was more cost as it was a change with the contractor. Comm. White asked who authorized the change and Mr. Porter said it was Mr. Bowers.

Mr. Porter said all architectural work had been completed and these items mentioned were not part of the bid package. The airline counter had to be corrected and he will pay for it but he had completed his contract and would like to be paid. He said there is inconsistency in management when the contractor has been paid off and the architect hasn't.

Comm. Brach asked why the change orders were sat on for so long and that 140 change orders were brought to the Board's attention in August. Mr. Porter said in the final analysis the changes are credit to the building and Mr. Bower's responsibility, justifiable and if the Board was not better informed it was his responsibility. The building is better for the changes and it was difficult for Porter and Bowers to get all the change orders to the Board.

Comm. Albers asked why the work was not paid for at the time it was completed and Mr. Bowers said it was his understanding that the \$19,000.00 be held until all questions were resolved on the building. Comm. Albers said such amount wasn't withheld on the contractor.

A discussion on architectural fees followed and it was informally agreed that the total amount of the Porter contract would be around \$370,000 including the ATO spaces (\$315 base + \$40,000 adjusted fee + \$18,000 + misc. = \$370,000). Mr. Porter said the final billing was hand delivered.

Chairman Dunn asked for vote of the Board on the Items given as follows: Item 1, \$1,622.89 millwork and changes, Comm. Brach made a motion that Item 1 be approved, Comm. Albers seconded the motion which passed unanimously. Item 2, \$6,034.58, Porter markup on Harding Glass, T.P. Acoustics, Lundsford and Kendall. Comm. Brach made a motion to approve Item #2 in the amount of \$6,034.58. Comm. White seconded the motion with Comm. Barnett voting against it.

Item 3, \$2,063.33, Porter reimbursable expenses in addition to fees. Comm. Albers made a motion that the total amount of \$2,063.33 be paid, Comm. Brach seconded the motion which unanimously passed.

Item 4, \$3,702.51, Porter fee 14.5% of construction price on Airline Tenant spaces #2,3,4. Chairman Dunn said the counter on Space 4 needs to be properly installed. After a brief discussion Mr. Porter said if the Board would pay this bill now he would pay for the work. Comm. Brach made a motion that the total \$3,702.51 be paid. Comm. Albers seconded the motion which passed unanimously.

Terminal Solar Bill, \$18,430.71 for both Porter and Yoder work on solar construction phase of D.O.E. grant. This amount has been submitted to the D.O.E. for payment. Comm. Brach made a motion that this bill be paid to Mr. Porter when the airport receives reimbursal from the D.O.E. The motion passed unanimously.

Bill for \$14,844.34, payment on \$315,000.00 portion of original contract which is 95%. Comm. Pond made a motion that this part of the original payment, which is 95% of the contract be paid in the amount of \$14,844.34. Comm. Brach seconded the motion which unanimously passed.

Item 5, \$19,000.00, payment on \$40,000 settlement fee which was \$40,000.00 less \$16,000.00 previously paid and \$5,000.00 roof escrow account. Mr. Bowers said it was his understanding that this was to be held pending solution of problems on the bulding and that the rent-a-car ceiling and exposed sprinkler changes needed to be addressed. Comm. White asked if the Board had approved the plans for rent-a-car sloped ceiling and if they had what's the problem, the change was to upgrade the building and should properly be paid. Comm. Barnett said the exposed sprinkler system was an oversight but it has been corrected. After a brief discussion, Comm. Brach made a motion to approve the \$19,000.00, Comm. Albers seconded the motion which passed unanimously.

Escrow Account

The Board directed Attorney Pearce and Mr. Porter to set up the roof escrow account in such a manner that Mr. Porter get the interest and the Authority the principle. This needs to be handled so the airport can get the money when needed. In response to a question from Comm. Brach, Mr. Porter siad he would be around the building for at least a year as there will still be adjustments to the building.

Additional Payment Requests

Mr. Bowers presented two additional bills for payment; Harding Glass, \$17,450.00 for exit doors off holding area and Wyman & Company Signs for \$25,927.00.

Mr. Porter said the Harding bill had been negotiated carefully. Comm. White moved approval of the Harding bill, Comm. Brach seconded the motion. Mr. Bowers said there will be another bill for \$20,000 from Harding. After brief discussion and lack of invoice backup, Comms. White and Brach withdrew the motion and second respectively. After a brief discussion Comm. Barnett made a motion that if we have an itemization of the bill that correlates with the bill in the amount of \$17,450.00 he recommends payment. Comm. White seconded the motion that unanimously passed.

Mr. Bowers said the signage had been negotiated on a time and materials basis and this bill was for approximately half the signs. Comm. Brach made a motion to pay Wyaman & Company \$25,927.00. Comm. Barnett seconded the motion which unanimously passed.

Miscellaneous ItemsFinance Committee

Comm. Barnett said when Mr. Bowers returns the first meeting of the Finance Committee needs to be held with Comms. Barnett and White, Mgr. Bowers and Mrs. Harms and Allen Heimer.

Floor Tile

Comm. Albers raised some questions about the cleaning of the tile floor and the type of floor machine currently used to clean it. Mr. Porter said he would contact the tile manufacturer and the staff would explore modifications to the floor machine.

Currier Deed

Comm. Brach asked Mr. Bowers where we stand on the Currier property and Mr. Bowers said Mr. Currier will not sign the deed until the hotel site drainage is worked out. Hotel representative, Mr. Paul Penner, has been working with City Engineer Ron Rish and a plan has been sent to Currier representative Steve Harding at Western Engineers. Comm. Brach asked Mr. Bowers to call Mr. Wysocki.

Security

Comm. White asked when the boarding room security problem would be settled. Mr. Bowers said it had been done two days ago. The airlines pay until 6:30 p.m. then one person will stay until the last flight or about three hours per night.

Roof

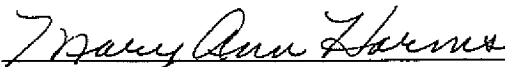
Chairman Dunn said there was a problem with the terminal roof drainage. Mr. Porter said he would get with the contractor.

Meeting adjourned at 9:35 a.m.

Approved as set forth this 10th day of February 1983.



Frank Dunn, Chairman



Mary Ann Harms, Clerk