

1 **Turtle Mountain Community College**
2 **Special Board of Directors Meeting**
3 **June 11, 2009**
4 **12:29 p.m.**

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6 **UNOFFICIAL MINUTES**
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9 **Board of Directors Present:** John Trottier, Barbara Poitra.
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11 **Board of Directors Absent:** Lance Azure, Ron Peltier, Emil LaRocque
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13 **TMCC Employees:** Dr. Jim Davis, Jaclyn Stein, Dennis Bercier.
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15 **Other Present:** Kent Riggins (Baukol Builders)
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17 Meeting came to order at 12:29 p.m.
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19 This meeting was held for a discussion between TMCC Board of Directors and Baukol
20 Builders for two change orders on the construction of the Student Union.
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22 The change order has been requested due to the current hole that Baukol has been
23 digging. They determined that they have dug into an old dump site which may have been
24 a gravel pit. They have found a large amount of garbage, rock, and tree's.

- 25 • This is in reference to the southwest corner of the Student Union.
- 26 • Need to get the area cleaned prior to going any further with the construction.
 - 27 ○ Need to cut out trees and clean up the loose materials prior to filling
- 28 • Kent still needs to determine the price of the change order. He can give an
29 estimate, but would prefer to have an accurate number.
 - 30 ○ Kent figures that it would be about 150 to 200 yards which need to be
31 cleaned. The cost of this job should be about \$3000 to \$5000, but this is
32 just a figure.
- 33 • Kent recommends when working with this project that it is sometimes more
34 beneficial to work with Time and Materials rather than a flat rate. This way,
35 TMCC will only be charged for what is put into the project.
 - 36 ○ It is best to get the accurate numbers from Baukol.
 - 37 ○ He will take measurements and visuals and have a price by 5:00 p.m.

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39 TMCC and Baukol can reconvene tonight at 5:00 p.m. with accurate numbers for the
40 change order for approval.
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42 The other change order is for the South side of the building which had an existing paved
43 parking lot.

- 44 • Baukol had to remove the pavement from the parking lot. It was about 12-16
45 inches lower than the footage of the quote.



- 46 ○ Originally figured 3-4 inches of asphalt, but in some spots Baukol
47 removed 10 inches.
- 48 • Baukol didn't turn in work order immediately, because they didn't want to put the
49 job on hold. They did not have previous approval from TMCC, but they would
50 like payment for the extra work.
- 51 • They did not do as large of an area as anticipated, so the original quote which was
52 \$8000 was reduced to \$3417.
- 53 ○ On the east and west sides, they reduced the amount of space they are
54 working with.
- 55 ○ The owner should resume some responsibility along with the contractor
56 due to the incorrect measurement. This was an unforeseen measure that
57 no one could have known about without digging into the asphalt.
- 58 ○ When the drawings were done, they don't refer to what is underground.

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60 Three parties should share the responsibility of the \$3417, which includes the Architect,
61 Contractor, and TMCC. Each would pay 1/3 of the \$3417

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63 Bring both work orders at 5:00 p.m. to reconvene.

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65 Adjourn at 12:58 p.m.

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John Trottier, Vice Chairman

Jaclyn Stein, Board Secretary