

CLEVELAND PUBLIC LIBRARY

Finance Committee
February 18, 2010

CHANGE ORDER # 2: LORAIN BRANCH RE-ROOFING PROJECT

- WHEREAS, On May 15, 2008, the Board of Library Trustees awarded the contract for the Lorain Branch Re-Roofing Project to T&F Systems, Inc.; and
- WHEREAS, The Board of Library Trustees can in its discretion approve written change orders and subsequently amend the contract sum; and
- WHEREAS, HWH Architects Engineers Planners, Inc. has reviewed the necessity of the following and recommends acceptance as detailed in the attached:

<u>Contractor</u>	<u>Change</u>	<u>Amount</u>	<u>Description</u>
T&F Systems, Inc.	CO- 2 \$	+1,707.31	Winter caused delay & add'l cost to emergency repairs to concrete decking of roof
	Total	<u>\$+1,707.31</u>	

BE IT RESOLVED, That the Change Order above be approved with the \$1,707.31 increase being charged to the Building and Repair Fund: 40176405-55300-10764.

Cleveland Public Library

To Sandra Kuban
From Myron Scruggs
Date February 5, 2010
Subject Change Order #1 T & F Systems Inc. (Lorain Roof)

Change Order #1

This change order is needed due to the installation of the roof had to be pushed into the winter months to make emergency repairs to the concrete decking of the roof. The total amount for this work is \$1,707.31.

January 11, 2010:

Mr. Myron Scruggs
Facilities Manager
Cleveland Public Library
325 Superior Avenue
Cleveland, Ohio 44114-1271

**Reference: Lorain Branch Roofing
HWH Job Number A7153**

Dear Myron,

I have attached a Change Order Request from T & F Systems for cold weather work related to the Lorain Branch Roofing Project. We have reviewed this and agree that the amount requested reflects the actual additional time used. This work was completed but a formal Change Order was not issued.

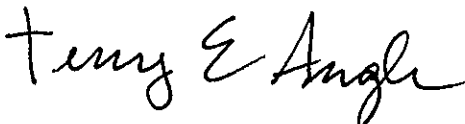
I have also attached a letter sent to us in December, 2008 regarding this work. The roofing work was delayed until winter months due to the emergency structural roof deck repairs. T & F Systems submitted a worst case cost request for winter work at the time of remobilizing the roofing crews.

They were directed to proceed. It was agreed to not work on Sundays due to cost and to monitor the extra time and material cost. There was not any weekend work and they did not need the additional adhesive kits referenced in their letter. The change order request represents three additional days of labor due the winter conditions. This work was performed by the contractor in good faith and we recommend that you approve a Change Order for the amount requested.

Please call if you need additional information.

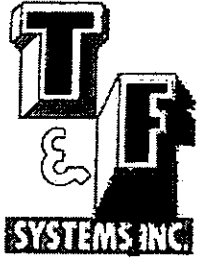
Best regards,

HWH ARCHITECTS ENGINEERS PLANNERS INC.



Terry E. Angle, AIA
Vice President

TEA



1599 EAST 40th STREET
CLEVELAND, OHIO 44103
PHONE 216/881-3525
FAX 216/881-6763
1-800-362-1726

January 11, 2010

Terry Angle
HWH Architects Engineers Planners
1300 E. 9th Suite 900
Cleveland, Ohio 44114

Dear Mr. Angle:

There is some confusion to the extra that has not been paid or approved. Once we discovered the bad decking, it was necessary to remove and replace the decking. This delay pushed our installation into the winter months. The project was never scheduled or bid to install in the winter months. With every roofing system there are additional measures that need to be accounted for. In this case, there were delays in material set-up, relaxation, additional adhesives etc. We provided the Library a quote in December of 2008 which included the costs. Fortunately, we only ran into 3 days of the winter months that had effected our install. One manday was figured per day for the delays, totaling 3 mandays(\$569.10/manday), equaling: \$1,707.31. This was an extra cost that was incurred that was an unforeseen condition.

Please forward this information to the Library, so we can close the project.

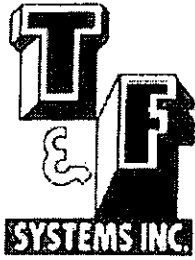
With any questions, please call to discuss

Regards,

Adam Koelliker.

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LORAIN LIBRARY

As discussed at the meeting held at Lorain Library on December 4, 2008, there are several items mentioned that would limit our production during the winter months. Listed below are the items and the costs/conditions to work in winter elements.

The insulation adhesive is installed in 3 layers, which is approx 243 SQ. The application of the HV3 adhesive in conditions of 50 degrees and rising is between 3-4 SQ. Now in the winter months once the cold air hits the adhesive the coverage is cut in half (2-3SQ) per kit. Attached you will find the material quote for the HV3. We will need additional 61 kits.

There will also be additional time spent handling the materials, production of the materials, and production of the tear off. We anticipate an additional 10.5 MD to deal with these issues.

There was also a mention of Sunday work, if the weather permits. The wage is double time per the labor agreement between local 44 and our roofers.

61 kits of HV3: \$9,516. If we do not use this many they would be credited.
10.5 MD (\$492.73 MD): \$5,173.66
Double Time rates for a 6-man crew: \$2,956.32 what would be due.

Again, we have an available crew to start on the days that can be worked. We will not start work with the anticipation of a chance of rain or snow over 40%. This does not include snow removal or pushing rain. If you have any questions please call.

Regards,

Adam Koelliker