

## CLEVELAND PUBLIC LIBRARY

Finance Committee  
March 19, 2009

CHANGE ORDER #2: LORAIN 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	Labor and Material due to project delay, winter conditions and remobilization after structural repairs were completed.
	TOTAL	<u>\$ + 1,707.31</u>	

BE IT RESOLVED, That Change Order #2: Lorain Re-Roofing Project with T&F Systems, Inc. be approved with the \$1,707.31 increase for CO-2 being charged to the Building and Repair Fund: 401-55300-7190-000-10000.

# Cleveland Public Library

**To** Sandra Kuban  
**From** Myron Scruggs  
**Date** March 12, 2009  
**Subject** Change Order #2 (Lorain Roof)

I am requesting Change Order #2 for T & F Systems in the amount of \$1,707.31. This Change Order is needed due to the roof deck structural repairs. T & F incurred additional expense to remobilize and for additional time needed due to winter conditions.

Zimbra Collaboration Suite

myron.scruggs@cpl.org

Change order number two

Wednesday, March 11, 2009 4:19:17 PM

From: TA@hwhaep.com

To: myron.scruggs@cpl.org

Cc: ddangprm@aol.com

Attachments: lorain lib breakdown.pdf (94.3KB)

Myron

I would like to confirm our phone conversation regarding Change Order Number Two shown on T& F Systems current application for payment.

T & F Systems is showing a change order number two in the amount of \$5,173.66 for additional labor due to winter conditions and remobilization. This amount was presented to CPL and HWH last December when T&F remobilized after the delay for the roof deck structural repairs. We understood this to be a worst case estimate for additional time due to winter conditions. See attached PDF. We did not agree with using over time on weekends or the additional cost for adhesive.

The current Application for Payment number 4 includes \$1,707.31 towards the \$5,173.66 amount. We called T&F Systems and discussed with Adam Koelliker. Adam confirmed that the 1,707.31 is the total amount used as a result of winter conditions.

We agree with the amount requested and we recommend that the Library approves change order number two in the amount of \$1,707.31.

It is understanding that this job is complete except for minor punch list items. The roofing manufacture inspected the roof today. HWH will assist Profession Roof Management with roof inspection and final punch list sometime next week.

We are recommending a roof scan to ensure that there is no trapped moisture in the new roofing assembly. The roof deck repairs and winter roof conditions provides the possibility of trapped moisture.

Please let me know if you need additional information.

Best Regards,  
*Terry Angle*

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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 an 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