

From: Doug Barlowe <dbarlowe@bfbsa.com>
Sent: Monday, July 22, 2024 5:49 PM
To: Maintenance Director; Ali Tretheway
Cc: terry@tomahawkeengineering.com
Subject: FW: 24008 - Levy County Development Department Copper Supply Line
Attachments: 24008 - Levy County PCCO1 - 2024.07.19.pdf

Doug and Ali

Clayton Bratcher indicated that during demolition they found the galvanized water lines in the CMU walls and one line was damaged during demolition. They were unable to find a shut off valve outside the building and had to shut the water off to several buildings within the complex. Clayton said that the existing 1 – ½” galvanized water line under the concrete floor slab runs through the concrete foundation but they cannot find where it exits the building outside the building and is connected to a meter or shut off valve. The galvanized pipes appear to be the original water supply lines installed in the 1970’s and the existing water line under the slab tees off to the restrooms at the current Zoning Department and to the current restrooms at the opposite end of the building.

Attached is a change order proposal to install a new 1 -1/2” copper water line above the ceiling to service the two restrooms and conference room at the Development Department. This will allow the restrooms and conference room to be served overhead and a future connection will be included to connect to a new water line outside the building if the existing water line begins to leak. At this time, the water supply main has not been found outside of the building. The overhead 1-1/2” pipe will also have Tees to connect to the Zoning department restrooms and the restrooms at the south side of the building, which is now county staff offices, in the future, should the below slab galvanized piping fail. A shut off valve will be installed to shut down the building in the future. A portion of the existing galvanized under slab piping will remain active for the two remote restrooms until there is a leak in the existing piping and the water supply lines can be installed overhead. The Change Order cost is \$8,304.00.

Our other option is to proceed with the plumbing as is and connect to the existing galvanized pipe under the concrete slab. Should the existing galvanized pipe fail then installation of a new water line overhead within the building will cost much more due to the build out of the office space.

My recommendation is to install the new 1-1/2” copper pipe currently while the building is open for demolition and there is easy access above the ceiling. Also install a main shut off valve and tees for future connection to the non-renovated restrooms.

Please contact me with your response or if you have any questions regarding this project.

Douglas S. Barlowe, AIA

Barnett Fronczak Barlowe & Shuler Architects, LLP

2074 Centre Pointe Blvd | Suite #200

Tallahassee Florida 32308

P.: (850) 224 6301 | www.bfbsa.com



From: Clayton Bratcher <CBratcher@mclauchlin.com>

Sent: Friday, July 19, 2024 9:49 AM

To: Doug Barlowe <dbarlowe@bfbsa.com>; terry@tomahawkengineering.com

Subject: 24008 - Levy County Development Department Copper Supply Line

Good morning **Doug** and **Terry**, please see attached change order with associated backup. The last page of the attachment has a marked up plumbing drawing for what we are proposing to do. Let me know if you have any questions.

Clayton Bratcher, Project Manager



McLAUCHLIN & COMPANY

3019 SW 27th Avenue, Suite 102

Ocala, FL 34471

352-873-3900 (p)

352-502-3624 (c)

CGC 019761

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McLAUHLIN & COMPANY

McLauchlin & Company
3019 SW 27th Ave., Ste. 102
Ocala, Florida 34471
Phone: (352) 873-3900

PCCO #001

Project: 24008 - Levy County Development Dept
320 Mango Street
Bronson, Florida 32621

Prime Contract Change Order #001: CE #003 - Overhead Cold Water Supply Line Installation

TO:	Levy County Board of County Commissioners 310 School Street Bronson, Florida 32621	FROM:	McLauchlin & Company 3019 SW 27th Ave., Ste. 102 Ocala, Florida 34471-1827
DATE CREATED:	7/19/2024	CREATED BY:	Clayton Bratcher (McLauchlin & Company)
CONTRACT STATUS:	Pending - In Review	REVISION:	0
REQUEST RECEIVED FROM:	Doug Barlowe	LOCATION:	
DESIGNATED REVIEWER:	Clayton Bratcher (McLauchlin & Company)	REVIEWED BY:	
DUE DATE:		REVIEW DATE:	
INVOICED DATE:		PAID DATE:	
REFERENCE:		CHANGE REASON:	Existing Condition
PAID IN FULL:	No	EXECUTED:	No
ACCOUNTING METHOD:	Amount Based	SCHEDULE IMPACT:	
SIGNED CHANGE ORDER RECEIVED DATE:		REVISED SUBSTANTIAL COMPLETION DATE:	
FIELD CHANGE:	No	CONTRACT FOR:	1:Standard Project Template Prime Contract
		TOTAL AMOUNT:	\$8,304.00

DESCRIPTION:

CE #003 - Overhead Cold Water Supply Line Installation

During demolition it was found that the cold water supply line was not located overhead as indicated on the plans. It was located in the slab and was galvanized pipe and it is now stubbed up in CPVC. This price is to tie into the CPVC in the Men's ADA restroom and run an 1-1/2" copper line across the building to feed the proposed women's restroom, water cooler and janitors closet. The galvanized line that ran in across the building in the slab will be capped off in the slab at the future Women's restroom to keep the rest of the building functional.

ATTACHMENTS:

[24008 - MSP CCO1 Proposal Rev 2024.07.19.pdf](#), [Copper line installation markup.pdf](#)

CHANGE ORDER LINE ITEMS:

#	Budget Code	Description	Amount
1	22-1000.O Plumbing Subcontractor.Other	Labor and Materials	\$6,920.00
2	70-9999.OC Estimated POH for Budget.Owner Cost	20% Contractor Markup	\$1,384.00
Grand Total:			\$8,304.00

The original (Contract Sum)	\$869,000.00
Net change by previously authorized Change Orders	\$0.00
The contract sum prior to this Change Order was	\$869,000.00
The contract sum would be changed by this Change Order in the amount of	\$8,304.00
The new contract sum including this Change Order will be	\$877,304.00
The contract time will not be changed by this Change Order.	



PCCO #001

**Doug Barlowe (Barnett Fronczak Barlowe
and Shuler Architects)**
2074 Centre Pointe Blvd
Tallahassee, Florida 32308

**Levy County Board of County
Commissioners**
310 School Street
Bronson, Florida 32621

McLaughlin & Company
3019 SW 27th Ave., Ste. 102
Ocala, Florida 34471-1827

SIGNATURE DATE

SIGNATURE DATE

SIGNATURE DATE



MILLER AND SONS PLUMBING, INC

3700 SW 7th St
Ocala, FL 34474

ESTIMATE	#6226
TOTAL	\$6,920.00

McLauchlin & Company

✉ SSmith@mclauchlin.com

CONTACT US

☎ (352) 433-6525

✉ reception@millerandsonsplumbing.net

ESTIMATE

Services	qty	unit price	amount
Leavy County development main water service- REVISED 7-19-24 Estimate to Attach onto existing 1-1/2" CPVC piping in Men's bathroom and adapt over to type L copper. 1- valve will be installed down low inside 6 inch wall for valve box/door to be installed at trim stage to allow access for valve. New 1-1/2" cold water supply to be ran up and overhead to woman's bathroom. New copper line will be fastened and strapped/insulated as needed to meet code. 2- tees will be installed midpoint one facing each direction of building to allow for future connection to replumb old existing galvanize water supply. At men's restroom an additional 1-1/2" copper line will be stubbed out of building and one valve will be connected and placed inside of new valve box on exterior of building .	1.0	\$0.00	\$0.00
Labor - 2 Man Commercial 1- plumber 1- helper	1.0	\$3,360.00	\$3,360.00
Materials- propress style. 100' 1-1/2" copper pipe 8-- couplings 14- 90's 3- 1-1/2" tee 1- 1-1/2" fip 1- 1-1/2" valve 102'- insulation 20 - unastrut clamps 8- unastrut - misc hardware/fasteners/screws ect..	1.0	\$3,560.00	\$3,560.00

Services subtotal: \$6,920.00

Subtotal \$6,920.00

Total \$6,920.00

I hereby acknowledge the satisfactory completion of the above described work. One year warranty on all labor and on all parts provided by Miller and Sons Plumbing. Warranty does not apply to any rebuild of any valve fixtures, drain cleaning due to possibility of excessive roots, foreign objects, and sewer in need of repair or replacement. Any existing piping that may be damaged due to a stoppage is not covered by Miller and Sons Plumbing. This includes piping that is older or not in the best of shape such as your cast iron, copper, poly, etc. All stoppages will have a warranty of 48 hours. All deposits are non-refundable.

This warranty disclaimer includes all toilets, faucets, water heater, and any other fixtures that have repairable and or rebuildable parts. (Excluding tub/shower valves) Upon repair the customer will be given the option to fully rebuild or repair the fixture as needed. If customer chooses against the company policy to not make full repair, rebuild or replacement there will be no valid warranty on the work performed. Miller and Sons Plumbing will not be responsible for the outcome of the incomplete rebuild or repair. As well as original fixture condition. The warranty will be based upon repairable/rebuildable parts of the fixture and workmanship only.

Entire Agreement: This agreement contains the entire understanding and agreement between the parties and shall not be modified or suspended except upon express written consent of the parties to this Agreement

Waiver of Jury trial: The parties agree to waive their right to trial by jury with respect to any dispute arising out of this agreement.

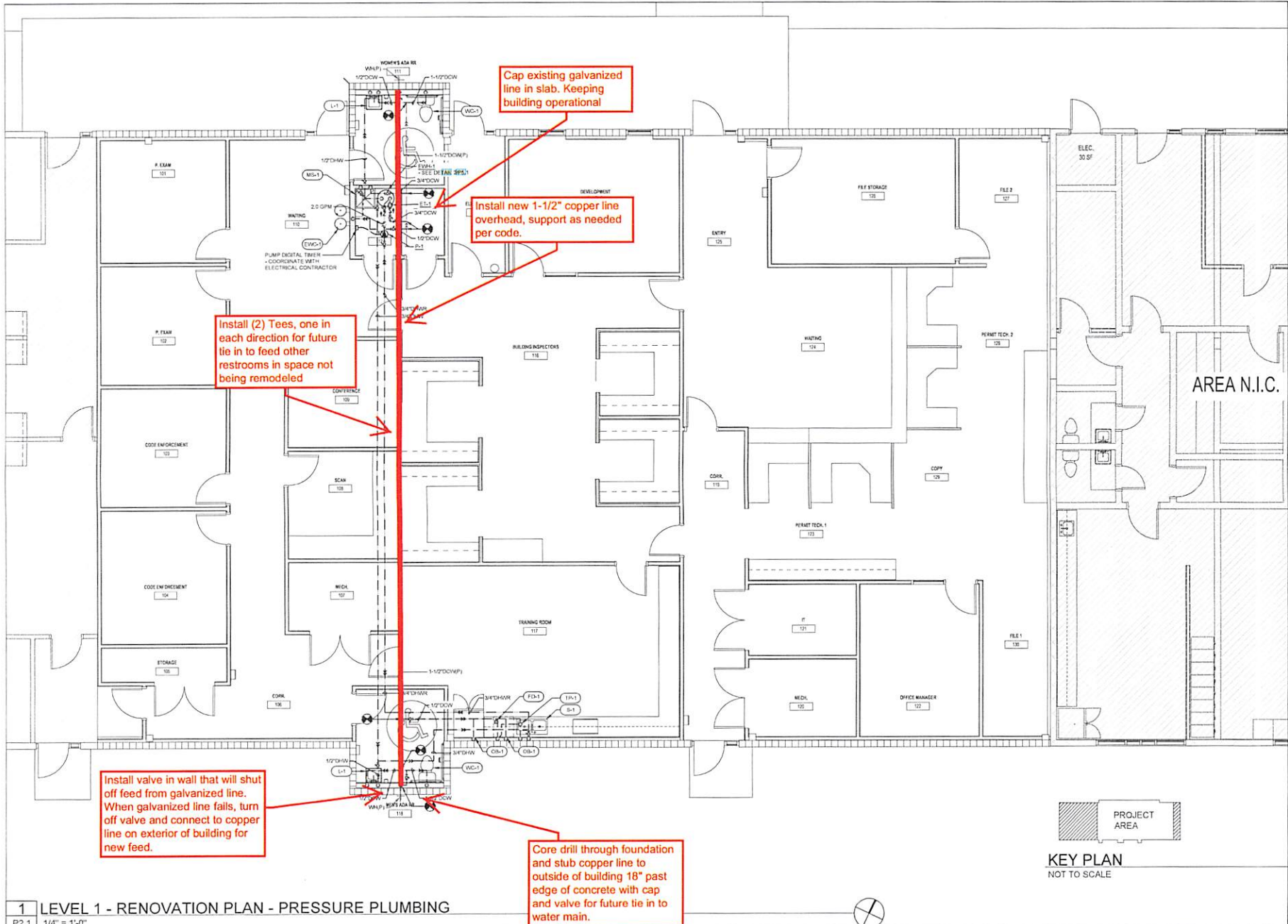
Attorneys Fees: The prevailing party in any dispute arising out of this agreement or the services/labor/materials provided hereunder, shall be entitled to reasonable cost and attorney fees including costs and attorney fees on appeal.

Venue: Venue concerning any dispute arising out of this Agreement shall be in Marion County, Florida.

Late Fee for Non-Payment: Any invoice that reaches over 30 calendar days of non-payment will be subject to a late fee charge of 5% of the total balance due. This charge will reoccur monthly, every 30 calendar days, at an additional 5% of the invoice balance until the invoice is paid in full.

Thank you for your business.

"Putting you at ease with your plumbing needs!"



1940 Bufile Blvd. • Tallahassee, FL 32302
 Phone: 904-432-3540
 Fax: 904-432-3659
 Certificate of Authorization # 29709
 Tomahawk Project # 23057

RICHARD LINDBURG
 P.E. #2923
 MICHAEL BOYLE
 P.E. #7883



THIS SEAL AND THE ENGINEER'S NAME THEREON SHALL BE VALID ONLY IF THE ENGINEER HAS BEEN LICENSED BY THE BOARD OF PROFESSIONAL ENGINEERS AND SURVEYORS OF THE STATE OF FLORIDA AND IS CURRENTLY IN GOOD STANDING WITH THE BOARD.



LEVY COUNTY
 DEVELOPMENT
 DEPARTMENT

18110 Drawn By: TKE
 Project Code: Checked By: MSB
 23 FEBRUARY, 2024
 Date:
 100%
 CONSTRUCTION
 DOCUMENTS

- Revisions:
- △
 - △
 - △
 - △
 - △

LEVEL 1 - RENOVATION
 PLAN - PRESSURE
 PLUMBING

Tallahassee Florida

P2.1

2074 Cassia Pointe Blvd., Suite 407B, Tallahassee, FL 32309
 Phone: 904-224-6301 Fax: 904-281-6678

1 LEVEL 1 - RENOVATION PLAN - PRESSURE PLUMBING
 P2.1 1/4" = 1'-0"

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