



Memorandum

04-28-21

To: Steve Giesbrecht, Borough Manager

CC: Mayor Jensen and Members of the Petersburg Borough Assembly

From: Chris Cotta, Public Works Director

Re: Motor Pool Shop Fire Damage Repairs – Change Order No. 1

Construction on the Motor Pool Repair project was initiated in late March and has been progressing smoothly thus far. During construction, several issues have arisen which need to be addressed via change order, as follows:

1. The roof insulation plan mirrored what was existing as per insurance company requirements. However, the system that was in place (batt insulation sandwiched under the metal panels) tends to leak over time, especially in rainy areas like Petersburg. The contractor has proposed spray foam insulation for the roof and walls. This will seal up the building more effectively than batt insulation and will also have the same R values as the system specified in the plans. It will also be much less likely to develop leaks over the long term. Cost for this upgrade is \$26,400. The contractor's memo and proposal for this item are attached for reference.
2. During demolition of the wall sheathing inside the office areas, numerous framing deficiencies were noted. Some walls were not properly supported, safety railing is not adequately anchored, one large window was missing a header causing sagging of the framing above, and other similar issues. The framing was not up to code when built and is certainly not up to current codes. Rainforest Contracting supplied a price of \$16,300 to address these issues. This will involve removing existing framing and installing new framing that meets code. The Contractor's proposal is attached for reference.
3. Plumbing issues have been noted during both the design and construction phases. As with the framing in the building, the existing plumbing lines and fixtures were not initially installed to code and do not meet current codes. The contractor has supplied a price to fix these issues by adding vent pipes where needed and installing properly sized drain piping in code-compliant locations. The Borough's insurance provider has previously stated that plumbing deficiencies would not be a covered cost and the Borough will have to fund these changes. Rainforest Contracting has supplied a price of \$6,750 to make the necessary corrections and ensure a properly functioning and code-compliant plumbing system going forward. This quote is attached for reference.

**Public Works Department**

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4. There is a compressed air line in the shop that runs under the slab and feeds the workbench in the center of the building. This air line failed somewhere underneath the slab a few years ago and as a result there is no permanent air supply to the main workbench in the shop. Because of the overhead crane, feeding air from above is not practical and running hoses over the floor can pose a trip hazard. Installing a new air line under the concrete slab is the best option moving forward. Rainforest Contracting has supplied a quote of \$3,200 to sawcut the slab, lay in new air pipe and patch with concrete. This would be done prior to floor refinishing so the resulting surface would be as smooth as possible. The quote for this work is attached for reference.

A summary of the above costs is presented in the table below. If approved, costs for the above items will be paid out of the Borough’s property development fund. At present, the construction contract amount is \$1,130,450 of which \$55,650 is coming from the Borough’s Property Development Fund, and the balance to be paid by the Borough’s insurance provider. If Change Order 1 is approved, an additional \$52,650 would be coming from the Property Development Fund, for a total expenditure of \$108,300 from that fund for the Motor Pool Shop Repair project. Total contract amount would increase to \$1,183,100.

Item No.	Description	Cost
1	Spray foam insulation in roof and wall cavities	\$26,400
2	Correct framing deficiencies	\$16,300
3	Correct plumbing deficiencies	\$6,750
4	Replace failed air line to center workbench	\$3,200
	Total Cost for All Items – Change Order 1	\$52,650

If you are in agreement with Change Order No. 1 as described above, please forward it to the Borough Assembly for consideration at their next regular meeting on May 3, 2021. I’ll be present at the meeting to answer any questions that may arise in regards to the need for this additional work. Thank you.

- Attachments:
- Spray foam quote and memo (2 pages)
  - Correct framing deficiencies quote (1 page)
  - Plumbing and air line quotes (1 page)