

24003

TO: Board of Acquisition and Contract

FROM: Thomas J. Lauro, P.E.
Acting Commissioner of Public Works and Transportation

DATE: January 9, 2012

SUBJECT: Change Order No. 1
Contract No. **10-566-Rev.**
Roofing Replacement
Jail Annex and Radio Tower Building
Norwood E. Jackson Correctional Center
Valhalla Campus
Valhalla, New York

Contractor: Monpat Construction, Inc. (MBE)
Amount of Change Order No. 1: \$150,000.00

On August 18, 2011, your Honorable Board awarded Contract No. 10-566-Rev. for Roofing Replacement, Jail Annex and Radio Tower Building, Norwood E. Jackson Correctional Center, Valhalla Campus, Valhalla, New York to Monpat Construction, Inc. (MBE), 157-21 Horace Harding Expressway, Flushing, New York 11367 in the amount of \$954,000.00.

The scope of work of the base contract for this roof replacement contract was determined by utilizing standard engineering practices which included the taking of core samples of the existing roof to determine existing conditions. Specifically, the core samples were used for environmental testing, verification of built-up insulation depths and to verify the condition of the structural roof deck. Cores are small in diameter, are taken at strategic locations and in limited quantities so as not to jeopardize the integrity of the existing roofing system.

After award of this contract, there were several instances where field conditions existed on the Jail Annex roof that could not have been determined at the time of design. These conditions require additional work to complete the specified project.

During the construction phase, it was found that the lower layers of the existing roofing system's built-up insulation were saturated due to long term water infiltration. This damage could not have been identified until large scale demolition of the existing roof had commenced. Because the water damage was limited to the lower layers of the built-up insulation system, the normal tell-tale signs of damaged insulation were not discernable from above the roofing membranes. Additionally, due to the size of the roof, the damage occurred in pockets and is not widespread across the entire roof.

Once all damaged areas were identified on the Jail Annex roof, it was determined that additional work would be required including selective full-depth replacement of the built-up insulation and patching of the structural roof deck. The cost of this additional work is estimated to be \$150,000.00 and is based upon Monpat Construction, Inc.'s unit prices, which were reviewed and approved by the Department, and the estimated amount of damage.

The objective of this Change Order is to maintain the weather tightness of the Jail Annex.

This Change Order is in the public's best interest because it will extend the life of the existing structure.

This project will provide an environmental benefit by meeting current New York State Energy Codes resulting in a reduction in energy consumption.

The department will track scheduling and accomplishments by the contractor and perform on-site inspections to ensure the successful completion of this project.

This additional work is incidental to the original work and does not materially alter the main purpose of the contract as to constitute a new undertaking. The work is of the same nature as the initial work, is to be performed in the same general vicinity, is necessary to efficiently complete the project and was unanticipated until work under the contract began. The term of the contract is September 1, 2011 to December 31, 2012.

It is requested that your Honorable Board take action on the following:

Approval of Change Order No. 1:

Total Amount of Change Order No. 1	\$150,000.00
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This Change Order has been reviewed by the Law Department and a proposed form of Resolution is attached hereto for your approval.

Approval is recommended.

APPROVED BOARD OF ACQUISITION & CONTRACT ADMINISTRATION
JOMAR VIEIRA, SECRETARY

RESOLUTION

RE: CONTRACT NO. 10-566-Rev.
CONTRACT AMOUNT: \$ 954,000.00
CHANGE ORDER NO. 1: \$ 150,000.00
NET INCREASE: \$ 150,000.00
REVISED CONTRACT AMOUNT: \$ 1,104,000.00

CHANGE ORDER NO. 1

Upon communication from the Acting Commissioner of Public Works and Transportation,

WHEREAS, Thomas J. Lauro, P.E., Acting Commissioner of Public Works and Transportation, requests approval of Change Order No. 1 on Contract No. 10-566-Rev., between the County of Westchester and Monpat Construction, Inc. (MBE), 157-21 Horace Harding Expressway, Flushing, New York 11367 for Roofing Replacement, Jail Annex and Radio Tower Building, Norwood E. Jackson Correctional Center, Valhalla Campus, Valhalla, New York; and

WHEREAS, it is requested that Contract No. 10-566-Rev. be amended to repair damaged areas of the Jail Annex's built-up roofing insulation system and structural roof decking; and

WHEREAS, this matter has been discussed by the Board; now, therefore, be it

RESOLVED, that said Change Order No. 1 on Contract No. 10-566-Rev. be and the same is hereby approved in the amount of \$150,000.00; and be it further

RESOLVED, that all other terms and conditions of Contract No. 10-566-Rev. shall remain in full force and effect; and be it further

RESOLVED, that the County Executive or his duly authorized designee is hereby authorized and empowered to execute any and all documents necessary or appropriate to effectuate the purposes hereof.

Total Amount of Change Order No. 1 \$150,000.00

Account to be Charged/Credited	Fund	Dept.	Major Program, Program & Phase Or Unit	Object/ Sub Object	Trust Account	Dollars
	346	46	B042A03C	6210-99		\$150,000.00

Budget Funding Year(s) 2012 **Start Date:** September 1, 2011 **End Date:** December 31, 2012
(must match resolution)

Funding Source:	Tax Dollars <u>100% County</u>	Contractor Federal I.D. No./
	State Aid _____	Social Security No.: _____
<u>\$150,000.00</u>	Federal Aid _____	Vendor No.: _____
<small>(must match resolution)</small>	Other _____	Encumbrance No.: _____