

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION AUTHORIZING THE APPROVAL OF CHANGE ORDER NO. 1 (FINAL) FOR TOTAL BUILDING MAINTENANCE, INC. RELATIVE TO CONTRACT NO. C-11-003-201, ROOF REPLACEMENT CITYWIDE SERVICES PAUL CLARK BUILDING, FOR AN INCREASED AMOUNT OF EIGHTEEN THOUSAND SIX HUNDRED FIFTY-FIVE AND 13/100 DOLLARS (\$18,655.13), FOR A REVISED CONTRACT AMOUNT NOT TO EXCEED ONE HUNDRED FORTY-NINE THOUSAND FOUR HUNDRED FIFTY-FIVE AND 53/100 DOLLARS (\$149,455.53).

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BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, it is hereby authorizing the approval of Change Order No. 1 (Final) for Total Building Maintenance, Inc. relative to Contract No. C-11-003-201, Roof Replacement Citywide Services Paul Clark Building, for an increased amount of \$18,655.13, for a revised contract amount not to exceed \$149,455.53.

ADOPTED: \_\_\_\_\_, 2013

/mms

# City of Chattanooga



## Resolution/Ordinance Request Form

Date Prepared: 12/2/13

Preparer: Dennis Malone

Department: Public Works

Brief Description of Purpose for Resolution/Ordinance:

Res./Ord. # \_\_\_\_\_ Council District # 8

A City Council resolution is requested to approve the Change Order No. 1 (Final), for Total Building Maintenance, Inc., relative to Contract No. C-11-003-201, Roof Replacement Citywide Services Paul Clark Building, for an increased amount of \$18,655.13, for a revised contract amount not to exceed \$149,455.53.

Name of Vendor/Contractor/Grant, etc.	<b>Total Building Maintenance, Inc.</b>	New Contract/Project? (Yes or No)	No
Total project cost	\$ 149,455.53	Funds Budgeted? (YES or NO)	Yes
Total City of Chattanooga Portion	\$ 149,455.53	Provide Fund	4016
City Amount Funded	\$ 149,455.53	Provide Cost Center	K12147
New City Funding Required	\$ \$ -	Proposed Funding Source if not budgeted	
City's Match Percentage	%	Grant Period (if applicable)	

**List all other funding sources and amount for each contributor.**

Amount(s)	Grantor(s)
\$	

Agency Grant Number \_\_\_\_\_

CFDA Number if known \_\_\_\_\_

Other comments: (Include contingency amount, contractor, and other information useful in preparing resolution)

Capital Funds - CWS Roof Replacement

Approved by: *[Signature]*  
DESIGNATED OFFICIAL/ADMINISTRATOR

Reviewed by: FINANCE OFFICE

Please submit completed form to @budget, City Attorney and City Finance Officer

Revised: 1/26/09



**CITY OF CHATTANOOGA  
PUBLIC WORKS DEPARTMENT  
ENGINEERING DIVISION**

Development Resource Center  
1250 Market Street, Suite 2100  
Chattanooga, TN 37402  
Phone: (423) 643-6000  
Fax: (423) 643-6008

## CHANGE ORDER

Contract No.: C-11-003.201  
 Contractor: TBM Inc.  
 Project Name: Roof Replacement Citwide Services Paul Clark Building

Change Order No.: 1 (Final Closeout)  
 Date: 12/02/13  
 Council Res. #'s: 27196  
 (Attach Copies)

Check Reason for Change Order  
 Error/Omission  
 Field Condition  
 Field Dispute Settlement  
 Owner Request  
 Value Engineering  
 Other: Final Closeout

Contract Days Changed: 0  
 Revised Completion Date: 0

Original Contract Amount	\$	<u>130,800.40</u>
Net Change by Previous C.O.s	\$	<u>0.00</u>
Contract Amount Prior to this C.O.	\$	<u>130,800.40</u>
Total Amount of this C.O.	\$	<u>18,655.13</u>
<b>NEW CONTRACT AMOUNT</b>	\$	<u>149,455.53</u>

Description / Justification (Add more pages if necessary)  
 Original Bid Schedule corrections and additional scope items, plus HVAC - Water Infiltration Into Electrical Conduits and Building, Emergency Repairs. See attached previous CRF's 2 & 3. This increases the total contract amount by \$ 18,655.13 (\$15,000 Contingency plus \$3,655.13 overage)

The terms and conditions of this Change Order, including the cost and time contained herein, constitute a full accord and complete satisfaction for all costs and time of performance related to the work described or referenced herein, including but not limited to, all delay and impact costs for the entire Project resulting from this Change Order. Except as amended herein, all provisions of the Contract remain in full force and effect.

### APPROVALS

CONTRACTOR		ENGINEER / ARCHITECT	
Chris Fetty	Steven Sandidge		
Signature	Date	Signature	Date
CITY PROJECT MANAGER		CITY ENGINEER	
Bill Cannon	12/2/13	Dennis Malone	
Signature	Date	Signature	Date
ADMINISTRATOR OF PUBLIC WORKS		CITY FINANCE OFFICER	
Signature	Date	Signature	Date



WEC  
 3/1/13  
 CR# Two  
~~Three~~  
 Date Issued: 3/1/2013  
 PO#: \_\_\_\_\_

### CHANGE REQUEST FORM (CRF)

City Contract No. C-11-003  
 Project Name: Paul Clark Building Roof Replacement  
 Engineer: Integrated Structural Services, Inc.  
 Contractor: \_\_\_\_\_

Requested By: Steven Sandidge  
 Drawing: \_\_\_\_\_  
 Problem Desc: Additional scope of services is needed to resolve the plaza waterproofing and drainage. The concrete deck is not sloped to drain as suspected and plaza drains are stopping up with debris.

**Revised Scope Description/Details**

Additional Scope of Services - provide sloped insulation to drain and install new drains with sediment traps that will allow sediment to be cleaned from the drains. Remove existing roof insulation. Install new tapered insulation. Remove and replace existing roof drains and connect to existing plumbing. Install pavers to a level surface.

Original Bid Schedule - Scope Element II numbers are not correct, must decrease to equal 28,838.90 then increase it to equal \$5,229.13 which makes the total contract amount \$136,029.53

<b>Contractor Acknowledgement:</b> <input type="checkbox"/> No Change in Contract Amount is required. <input type="checkbox"/> No Change in Contract Time is required.		<input checked="" type="checkbox"/> A Change in Contract Amount is required: <u>\$5,229.13</u> <input checked="" type="checkbox"/> A Change in Contract Time is required: <u>45 days</u>
 Architect / Engineer / Inspector / RPR		 Contractor
Change in Contract Amount is within the Contingency Amount authorized under Resolution No. <u>27196</u> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<b>Proceed with Execution</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
 Engineer / Architect Project Manager	 City Project Manager	

Distribution: City Engineer; Central Files

RESOLUTION NO. 27196

A RESOLUTION AUTHORIZING THE ADMINISTRATOR OF THE DEPARTMENT OF PUBLIC WORKS TO AWARD CONTRACT NO. C-11-003-201, ROOF REPLACEMENT CITYWIDE SERVICES PAUL CLARK BUILDING, TO TOTAL BUILDING MAINTENANCE, INC., IN THE AMOUNT OF ONE HUNDRED THIRTY THOUSAND EIGHT HUNDRED AND 40/100 DOLLARS (\$130,800.40), WITH A CONTINGENCY AMOUNT OF FIFTEEN THOUSAND DOLLARS (\$15,000.00), FOR AN AMOUNT NOT TO EXCEED ONE HUNDRED FORTY-FIVE THOUSAND EIGHT HUNDRED AND 40/100 DOLLARS (\$145,800.40).

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BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That the Administrator of the Department of Public Works be and is hereby authorized to award Contract No. C-11-003-201, Roof Replacement Citywide Services Paul Clark Building, to Total Building Maintenance, Inc., in the amount of \$130,800.40, with a contingency amount of \$15,000.00, for an amount not to exceed \$145,800.40.

ADOPTED: August 14, 2012

/mms

**BID SCHEDULE**  
 Roof Replacement for Paul Clark Building  
 Project No.C-11-003  
 City of Chattanooga, Tennessee

**Scope Element II - Plaza Water Proofing**

Item No.	Description	Unit	Est. No. of Units	Unit Price	Total
2					
2-a	Temporarily remove and store concrete paving stones	EA	445	\$2.50	\$1,112.50
2-b	Remove cap and counter flashing (per drawings)	LF	69	\$5.89	\$406.41
2-c	Remove Water Proofing Membrane and built-up insulation	S.F.	890	\$1.30	\$1,157.00
2-d	Clean drains	EA	4	\$36.00	\$144.00
2-e	Clean and seal concrete	S.F.	890	\$1.02	\$907.80
2-f	Remove, clean, seal/caulk, and reinstall stone cap and handrail support on parapet	LF	69	\$80.45	\$5,551.05
2-g	Reinstall wood nailers, cap and counter flashing	LF	138	\$30.58	\$4,220.04
2-i	Install new waterproofing membrane - 80 mil	S.F.	1030	\$7.29	\$7,508.70
2-j	Install new fiber cement siding on parapet	S.F.	2485	\$1.84	\$4,572.40
2-k	Reinstall concrete paving stones and poly support piers	EA	445	\$6.20	\$2,759.00
2-l	Mobilization	EA	1	\$500.00	\$500.00
2-m	Remove existing drains	EA	3	\$224.00	\$672.00
2-n	Core drill concrete for new drains	EA	3	\$380.00	\$1,140.00
2-o	Install new drains connected to existing	EA	3	\$776.00	\$2,328.00
2-p	Adhere tapered insulation system in place	S.F.	890	\$1.98	\$1,762.20

2-m through 2-p = \$5,902.20  
 \$5,902.20-\$673.07 (orig. incorrect amount)  
 = \$5,229.13

**Revised 12-3-12 Total Bid** **\$36,796.15**

Scope Element II Actual Total =  
 \$28,838.90 + \$5,902.20 = \$34,741.10

Scope Element I & II Total = \$34,741.10 +  
 \$101,288.43 = \$136,029.53

**BID SCHEDULE**  
 Roof Replacement for Paul Clark Building  
 Project No.C-11-003  
 City of Chattanooga, Tennessee

**Scope Element I - Main Roof**

Item No.	Description	Unit	Est. No. of Units	Unit Price	Total
1					
1-a	Temporarily remove all antenna's, satelite dishes, camera's, pipe supports, and related supports	LS	6	\$225.00	\$1,350.00
1-b	Remove cap and counter flashing (per drawings)	LF	540	\$3.08	\$1,663.20
1-c	Remove EPDM	S.F.	11,135	\$0.92	\$10,244.20
1-d	Remove and replaced insulation and gypsum board as required	S.F.	3,516	\$3.62	\$12,727.92
1-e	Foam seal support angle for moisture barrier	LF	24	\$63.08	\$1,513.92
1-f	Seal HVAC Curbs	EA	4	\$808.32	\$3,233.28
1-h	Install 80 mil White TPO roof	LF	11,135	\$3.96	\$44,094.60
1-i	Reinstall cap and counter flashing	LF	540	\$17.38	\$9,385.20
1-j	Reinstall antenna's, satelite dishes, camera's, pipe supports, and related supports	EA	6	\$884.16	\$5,304.96
1-k	Cricket & Q-Panel's (Divert Water as determined by the Architect)	EA	8	\$202.04	\$1,616.32
1-l	Repair / replace scupper and down spouts as required	LS	1	\$6,654.83	\$6,654.83
1-m	Mobilization	EA	1	\$3,500.00	\$3,500.00
<b>Total Bid</b>					<b>\$101,288.43</b>

SIGNED: \_\_\_\_\_

DATE: \_\_\_\_\_

TITLE: \_\_\_\_\_

*[Handwritten Signature]*  
 \_\_\_\_\_  
 7-27-12  
 \_\_\_\_\_  
 Project Mgr.



CR# Three  
 Date Issued: 3/1/2013  
 PO#: \_\_\_\_\_

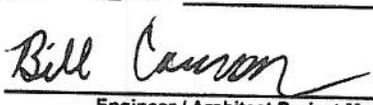
### CHANGE REQUEST FORM (CRF)

City Contract No. C-11-003  
 Project Name: Paul Clark Building Roof Replacement  
 Engineer: Steven R. Sandidge  
 Contractor: TBM Inc

Requested By: Steven Sandidge  
 Drawing: Contract Book Specification Section 15721  
 Problem Desc: Water infiltration into the facility and installation issues

**Revised Scope Description/Details**

HVAC Weathertightness Upgrades to address water infiltration, original installation issues and general maintenance

<b>Contractor Acknowledgement:</b> <input type="checkbox"/> No Change in Contract Amount is required. <input type="checkbox"/> No Change in Contract Time is required.		<input checked="" type="checkbox"/> A Change in Contract Amount is required: <u>\$13,426.00</u> <input type="checkbox"/> A Change in Contract Time is required: _____ days
 Architect / Engineer / Inspector / RPR		 Contractor
Change in Contract Amount is within the Contingency Amount authorized under Resolution No. <u>27196</u> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>Proceed with Execution</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
 Engineer / Architect Project Manager	 City Project Manager	

Distribution: City Engineer; Central Files

# **TOTAL BUILDING MAINTENANCE, Inc.**

## **'Commercial Roofing & Waterproofing'**

1908 Cowart Street  
Chattanooga, TN 37408

PH (423) 267-1200  
FX (423) 267-1299

### **PROPOSAL**

TO: City of Chattanooga  
Department of Public Works  
1250 Market St. Suite 2100  
Chattanooga, TN 37402

Proposal NO: CF-1321  
SUBJECT: HVAC  
Weathertightness  
Upgrades  
BUILDING: City Wide Services  
Paul Clark  
DATE: 2/20/13  
LOCATION: Chattanooga, TN

Attn: Bill Cannon

We will furnish at the above building, all labor, materials, tools, equipment, supervision, Workmen's Compensation, Public Liability and Property Damage Insurance necessary to complete in a thoroughly workmanlike manner all the work described below:

## **WORK SUMMARY/SPECIFICATION FOR HVAC REPAIRS:**

### **SECTION 15721**

#### **AIR HANDLING UNITS WEATHERTIGHTNESS UPGRADES**

#### **PART 1 GENERAL**

##### **1.1 SECTION INCLUDES**

- A. Upgrade of Air Handling Units for weathertightness for the following Units:
1. Unit #1 (Model number 48TMD014-A-501; Serial # 1308G30739)
  2. Unit #2 (Model number 48TCDD14A2A5A0A0A0 Serial # 1810G50546)
  3. Unit #3 Model number 48TMD025-511AA Serial # 204F63844
  4. Unit #4 (Model number 48PGDM28-D-51-AD Serial number 2609G20041)

##### **1.2 RELATED SECTIONS**

1. Section 07540 TPO Roofing System

##### **1.3 REFERENCES**

- A. Sheet Metal and Air Conditioning Contractors:
1. SMACNA - HVAC Duct Construction Standard - Metal and Flexible.

**BUILDING:** Citywide Services/Paul  
Clark

**Proposal Number:** CF-1321  
**DATE:** March 1, 2013

- B. Report: HVAC Modifications/Design: Assessment of Roof-top HVAC Units, based on walk down dated Friday, February 3, 2012, and follow up HVAC walk down performed on

#### 1.4 SUBMITTALS

- A. Section 01330 - Submittal Procedures: Submittal procedures.
- B. Shop Drawing: Indicate configuration and fastening plan for "pitch pan" replacements.
- C. Shop Drawing: Indicate configuration for flashing and closures for Unit #4.
- D. Product Data: Submit the following:
  - 1. Gasket for Unit #1
  - 2. Sealant – All Units
  - 3. Pea Trap for Units #3 and #4

#### 1.5 QUALIFICATIONS

- A. Installer: HVAC mechanic with 6 months min. aggregate experience.

#### 1.6 PRE-INSTALLATION MEETINGS

- A. Section 01300 - Administrative Requirements: Pre-installation meeting.
- B. Combine meeting with pre-roofing conference.

#### 1.7 UNIT OPERATION INSPECTION AND CONTINUITY

- A. Cycle all HVAC units before work is started and after work is completed to ensure proper operation.
- B. Demobilize a maximum of two units at a time. Other two units shall remain in operation until upgraded units are placed back into operation.

### PART 2 PRODUCTS

#### 2.1 GASKET – Unit #1

- A. Type: ¼ inch min. Neoprene
- B. Replacement electrical receptacle cover – to match existing.

#### 2.2 TRANSITION BOX (to replace pitch pan) – Units #2, #3, and #4

- A. Use galvanized sheet stock of 24 gauge minimum thickness. Sheet shall be field formed into transition box with side openings for penetrants, with seal tight fittings.
- B. Fasteners to be self tapping galvanized sheet metal screws.
- C. Bed sealant: 100% silicone.
- D. "Pitch" sealant (as needed): DOW 795 or Roofing Manufacturer's standard non-shrink elastomeric seal.

**BUILDING:** Citywide Services/Paul  
Clark

**Proposal Number:** CF-1321  
**DATE:** March 1, 2013

2.3 PEA TRAP – Unit #3 and #4

- A. PVC type: Schedule 40, threaded to fit unit drain ID – 3/4inch.

2.4 FLASHINGS – Unit #4

- A. Use galvanized sheet stock of 24 gauge minimum thickness. Sheet shall be field formed into unit flashing between curb and unit. Minimum flange widths to be 2 inches wide in both directions.
- B. Sealant: 100% clear silicone at contact points.

PART 3 EXECUTION

3.1 PREPARATION / CLEANING

- A. Ensure substrate surfaces to receive new upgrades are clean of deleterious material including dirt, dust, grease, moisture and other matter that may prevent a good bond.
- B. DELETED

3.2 INSTALLATION – UNIT #1

- A. Unbolt HVAC Unit from base, all sides.
- B. Carefully lift one side sufficient to install half of neoprene seal directly along curb.
- C. Carefully lift other side sufficient to install other half of neoprene seal.
- D. Re-bolt Unit to tight fit against seal.
- E. Provide bead of sealant at joint.
- F. Allow for disconnecting electrical conduit/wiring and ductwork to allow for lifting of each side. Re-connect electrical and ductwork when complete.

3.3 INSTALLATION – UNIT #2

- A. Install transition box in accordance with approved shop drawing.

3.4 INSTALLATION – UNIT #3

- A. Install PVC trap per manufacturer recommendations.
- B. Reconfigure pitch pocket into a transition box with new cap and side penetration with seal fittings for conduits.
  - 1. Replace worn conduit with new exterior grade conduit
  - 2. Re-seal openings with conduit at new configuration as per approved shop drawing.

3.5 INSTALLATION – UNIT #4

- A. Install PVC trap per manufacturer recommendations.
- B. Provide new under-cover sheet metal closure to seal current opening between top of curb and cover. Fasten to top side of curb and to cover vertical flange at 12" c/c max. Seal at fastenings as needed.

**BUILDING:** Citywide Services/Paul  
Clark

**Proposal Number:** CF-1321  
**DATE:** March 1, 2013

- C. Install flashings in accordance with approved shop drawing.
- D. Reconfigure pitch pocket into transition box with new cap and side penetration with seal fittings for conduits. Re-seal openings at new configuration and as per approved shop drawing.
- E. Remove East half of curb cap, cut down to proper size and reinstall.

3.6 INSPECTION

- A. Perform water test with hose to verify watertight performance at each units.
- B. All units: Verify metal collar flashing is firmly attached to HVAC Unit base at Unit #2.  
  
Verify placed seal materials are properly cured and firmly bonded to sides of collars and flashings and penetrating elements such as conduits and cable.
- C. Ensure HVAC Units are in operating order in both heating and cooling after upgrades are complete.

END OF SECTION

THE ABOVE SCOPE OF WORK CAN BE COMPLETED FOR THE SUM OF ----- \$13,426.00  
----- THIRTEEN THOUSAND, FOUR HUNDRED TWENTY SIX DOLLARS

NOTES:

Owner shall assist in in coordination of locking out units and access to units.  
Work hours may need to be after hours since units will need to be shut down during this process.  
This phase of work cannot be performed during inclement weather.  
Work on electrical components involves conduit replacement/repair or repositioning. No electrical work is considered that would involve electrical trades.

Respectfully Submitted,  
Chris Fetty  
TBM Inc.