

130162

8150-12

CO #2



July 16, 2014

1920.14-1
CF 0005-13
To Mayor
8/14/14

MEMORANDUM

TO: James R. McCain, Jr.
Corporation Secretary/Assistant General Counsel

THROUGH: C. Ronald Belton, Assistant to the Mayor/Chief Financial Officer

FROM: Thomas G. McKnight *TG McKnight*
Capital Improvement Construction Manager

SUBJECT: Main Library Water Intrusion Repairs
Contractor: Acon Construction, Inc.
Contract No. ~~8150-09~~ *[8150-12]*
Should Be

Forwarded herewith for execution is Change Order No. 2 for subject project.

Original Contract Amount\$1,105,400.00

Previous Change Order No. 1.....\$85,791.20

Change Order No. 2\$188,027.00

Total Revised Contract Amount.....\$1,379,218.20

Account Number See attached

This office recommends the Change Order be approved by your office, the Office of General Counsel, and Mayor Brown, in accordance with Executive Order No. 13-05.

- Attachments: 1. Change Order
2. Back-up Information
3. Legal Request Memorandum

TGM:lw

08/08/14 14:03:06
Procurement Division

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CITY OF JACKSONVILLE
DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
CONSTRUCTION CHANGE ORDER

Change Order No. Two (2) Date June 12, 2014

Description of Project Main Library Water Intrusion Repairs

Name of Contractor Acon Construction, Inc.

Contractor's Address 3653 Regent Boulevard, Suite 401, Jacksonville, Florida 32224

Contract No. ~~8150-09~~ 8150-12

Account No. See attached Original Contract \$1,105,400.00

+ Previous Change Orders 1 \$85,791.20 + Change Order No. 2 \$188,027.00

*See attached appendix for additional listings.

	TOTAL REVISED CONTRACT	<u>\$1,379,218.20</u>
Bid Number <u>CF-0005-13</u>	Construction Completion Date	<u>January 7, 2014</u>
	Revised Construction Completion Date	<u>August 20, 2014</u>
	Contract Expiration Date	<u>May 7, 2014</u>
	Revised Contract Expiration Date	<u>December 18, 2014</u>

In compliance with General Conditions of above-referenced contract, CONTRACTOR and OWNER do both hereby agree that the CONTRACTOR shall make the following changes, additions or deletions to the Work specified in the plans and specifications: See attached. Add 225 non-compensable calendar days to construction completion and contract expiration dates.

Justification: See attached.

The Issuing Authority has looked over cost and pricing data for this change order and has determined that this change order is necessary and all costs are reasonable.

Accepted for Contractor Acon Construction Co., Inc.

Signed [Signature] Attest [Signature]

Title Frank Anderson, Project Manager Title Catherine Watson, Office Manager

Date 6-26-2014 Date 6-26-2014

Signed Construction Management By [Signature] 7-9-14
Issuing Authority Thomas G. McKnight Date
Capital Improvement Construction Manager

Signed Public Buildings By [Signature] 7/14/14
Using Division Div/Department Head Date

[Signature] 7/16/14 [Signature] 8-14-14
Chief Engineering & Construction Mgmt. Div Date Assistant Counsel Date

[Signature] 7/14/14 [Signature] 8-14-14
Chief, Director of Public Works Eng. & Const. Mgmt. Date Mayor Date

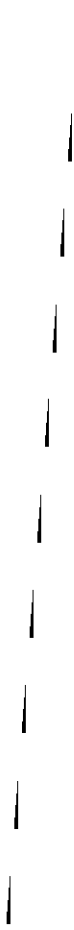
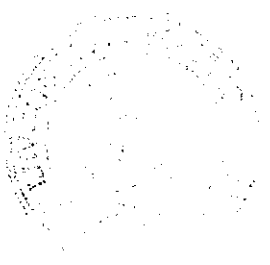
[Signature] 8/12/14 [Signature] 8-15-14
Chief of Procurement Date Corporation Secretary Date

[Signature] 8/13/14
Director of Finance Date

Karen Bowling
Chief Administrative Officer
For: Mayor Alvin Brown
Under Authority of:
Executive Order No. 2013-04



1877



SUBJECT: MAIN LIBRARY WATER INTRUSION & STUCCO REPAIRS-REBID

BID# CF-0005-13

OPEN DATE: 10/24/2012

GENERAL GOVERNMENT AWARDS COMMITTEE

KIND AND BASIS OF CONTRACT:
CONSTRUCTION FIXED

AGENCY: PUBLIC WORKS

BASIS OF AWARD: TOTAL LUMP SUM BASE BID TO THE LOWEST RESPONSIVE, RESPONSIBLE BIDDER

NUMBER OF BIDS INVITED 10 NUMBER RECEIVED 4 OTHER 0

SUMMARY OF BIDS AND RECOMMENDED ACTIONS:

Subject bid was awarded to Acon Construction Co., Inc., on 11/6/12 in the amount of \$1,105,400.00; Change Order #1 was approved on 11/21/13 in the amount of \$85,791.20.

Accordingly, recommend approval of change order #2 to Acon Construction Co., Inc., in the amount of \$188,027.00 for a revised maximum indebtedness to the city not-to-exceed \$1,379,218.20.

Funding for this contract change order award to be encumbered by account:
PWCP32APB519-06505-PL0009-04- \$76,718.10; PWCP31QPB519-06505-PL0009-04- \$87,931.36;
PWCP32BPB519-069505-PW0677-01- \$23,377.54

Attachments: Recommendation Memo, Change Order, Previous Award(s)

WML

BUYER: Marilyn Laidler
MARILYN LAIDLER

RESPECTFULLY SUBMITTED: Gregory Pease
GREGORY PEASE, CHIEF
PROCUREMENT DIVISION

CONCURRENCE BY: William J. Joyce, P.E., Chief, Engineering and Construction Management Division

(ALL AWARD ACTIONS SUBJECT TO LAWFULLY APPROPRIATED FUNDS)

ACTION OF GGAC COMMITTEE ON RECOMMENDATIONS ABOVE

MEMBERS APPROVING 3 MEMBERS DISAPPROVING _____ DATE: 7/3/14

[Handwritten signatures]

OTHER: _____

ACTION OF AWARDING AUTHORITY

DATE: 7/2/14

APPROVED ✓

DISAPPROVED _____

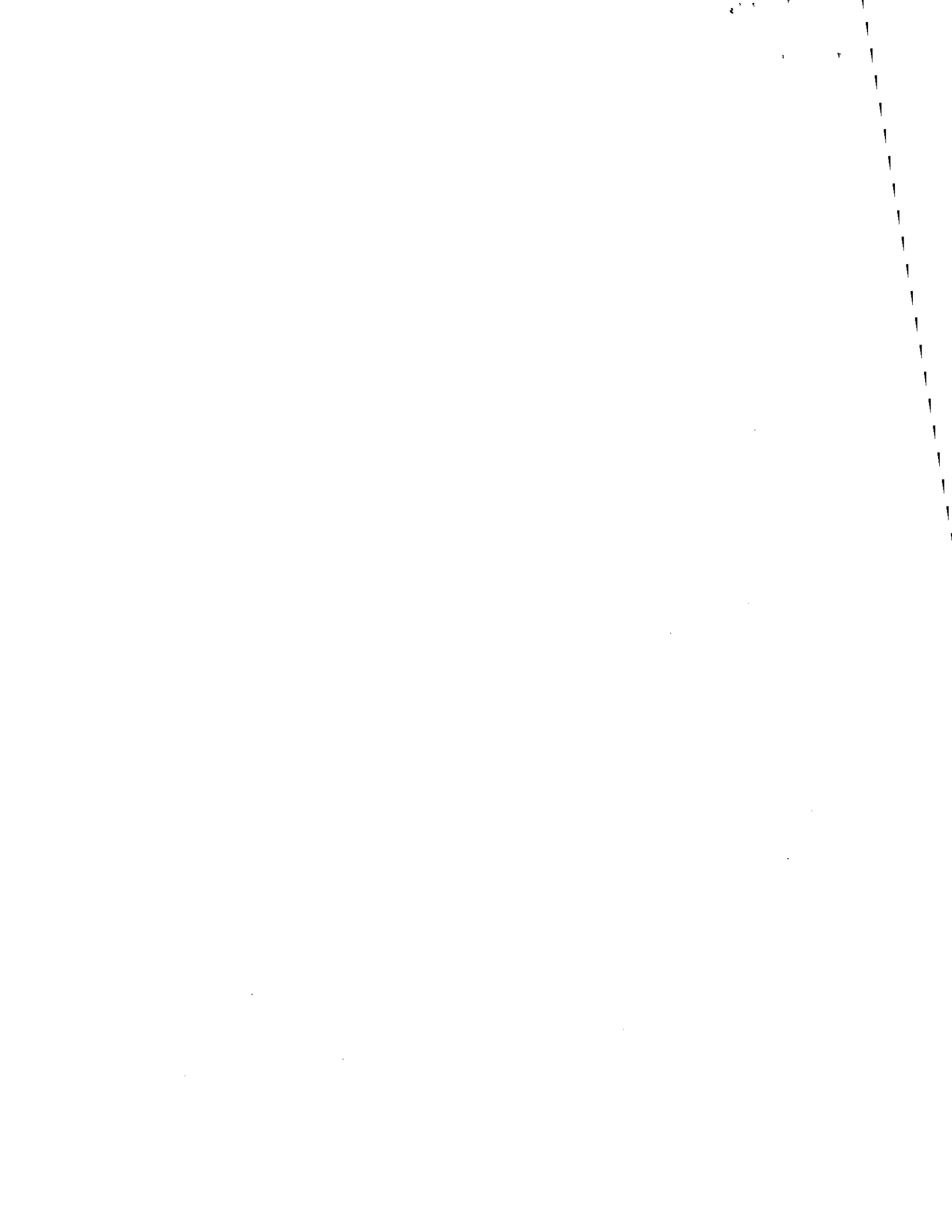
Karen Bowling
Chief Administrative Officer
For: Mayor Alvin Brown
Under Authority of:

OTHER _____

SIGNATURE OF AUTHENTICATION

Karen Bowling

Executive Order No. 2013-04



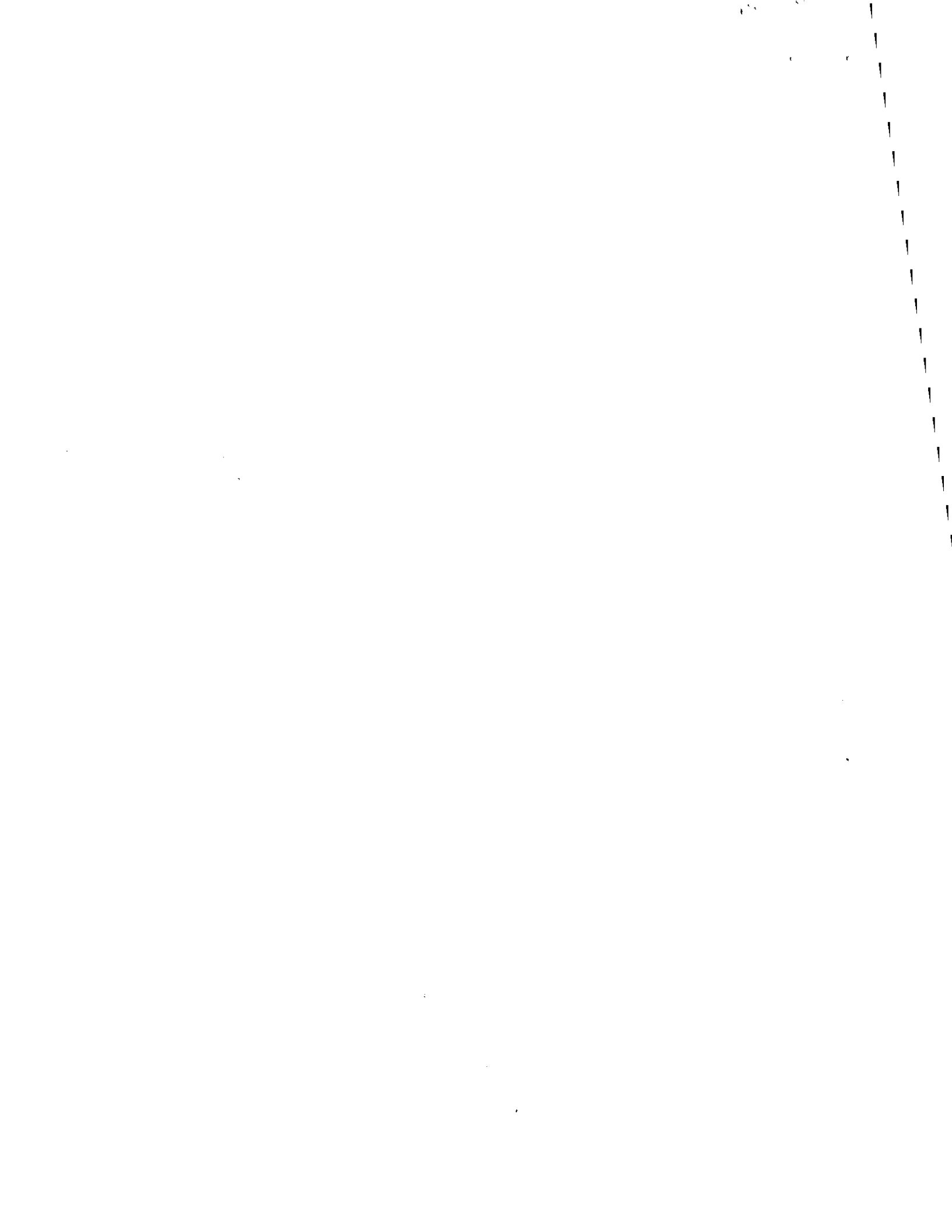
ATTACHMENT "A"
ACCOUNT NUMBERS
MAIN LIBRARY WATER INTRUSION REPAIR

ACCOUNT NO.	PWCP328PB519-069505-PL0009-04	PWCP31QPB519-06505-PL0009-04	PWCP32APB519-06505-PL0009-04	PWCP32BPB519-069505-PW0677-01
CT NO.	CTPW13000013-01	CTPW13000014-01	CTPW14000009-01	NEW
original contract	\$885,139.87	\$220,260.13	\$0.00	\$0.00
change order #1	\$0.00	\$0.00	\$85,791.20	\$0.00
change order #2	\$0.00	\$87,931.36	\$76,550.58	\$23,545.06
Account Totals	\$885,139.87	\$308,191.49	\$162,341.78	\$23,545.06

ATTACHMENT "A"
 ACCOUNT NUMBERS
 MAIN LIBRARY WATER INTRUSION REPAIR

ACCOUNT NO.	Contract Totals
CT NO.	
original contract	\$1,105,400.00
change order #1	\$85,791.20
change order #2	\$188,027.00
Account Totals	\$1,379,218.20

NBR	MASTER ITEM DESCRIPTION	QUANTITY	UOM	UNIT COST	NET ADDITION	NET DELETION	TOTALS
UNFORESEEN CONDITIONS							
1	COR#2 WINDOWS NOT CONSTRUCTED AS SHOWN ON ORIGINAL PLANS.	1.000	LS	\$17,873.30	\$17,873.30		
JUSTIFICATION: The windows were constructed differently than on the original plans with respect to columns, counter flashing and trim. This includes the new sill pan design for the windows. The additional time for the superintendent was charged while waiting for the final design to be prepared. This could not be accomplished until the windows and the columns were removed to reveal any deficiencies so the designer could modify his design to match the existing condition.							
2	COR# 4 REPAIR ADDITIONAL LEAKS IDENTIFIED DURING CONSTRUCTION.	1	LS	\$ 31,126.90	\$31,126.90		
JUSTIFICATION: During construction, the contractor noticed leaks into the building that were not part of the contract that were causing significant damage. A water test has shown that the scuppers on the flat roof parapet are leaking and running water into the Grand Stair area. There is also a significant amount of water coming in from Monroe Street side of Courtyard roof edge.							
3	COR#5 OMIT THE STUCCO REPAIR IN COURTYARD.	-1	LS	\$ 18,157.00		(\$18,157.00)	
JUSTIFICATION: The stucco areas at the courtyard seem to be in good shape. At the time of this determination, the contractor had already surpassed the base bid of stucco square footage. The contractor is offering a credit to omit this section.							
4	COR #6 EIFS SYSTEM/ADDED STUCCO	1	LS	\$ 134,826.20	\$134,826.20		
JUSTIFICATION: The contractor discovered that the stucco on the Duval and Main Street sides of the building was installed at varying depths from 1" to 3" thick. The original testing didn't reveal this problem because it was a tap test to reveal any hollow places caused by the delamination. The FL Approved Building Codes state that the maximum depth can only be 5/8" (approx 6,500SF). The causes are in these offsets are in the spandrel beam and the concrete masonry infill. In order to provide proper substrate for the stucco finish, polystyrene panels had to be used as a substrate, which is known as an EIFS system.							
5	COR# 7 BRING SKYLIGHT UP TO FL BUILDING CODE.	1	LS	\$ 18,177.60	\$18,177.60		
JUSTIFICATION: The contractor had allowed \$10,000 allowance for the modification of the skylight curbs. After skylights were removed, the engineer was able to make a better assessment to bring them up to Florida Building Code. The contractor deducted the \$10,000 from the actual cost resulting in a net increase for the repair.							
TOTAL UNFORESEEN CONDITIONS:					\$202,004.00	(\$18,157.00)	
NET TOTAL UNFORESEEN CONDITIONS							\$183,847.00
ADDITIONAL SCOPE:							
6	COR#8 ADD CLEAR PROTECTIVE COATING TO ANALYTIQUES	1	LS	\$ 4,180.00	\$4,180.00		
JUSTIFICATION: The Library requested the 4 pieces of precast concrete artworks (analytiques) to the building be cleaned and clearcoated to help avoid further deterioration from water.							
TOTAL ADDITIONAL SCOPE:					\$4,180.00	\$0.00	
NET TOTAL ADDITIONAL SCOPE:							\$4,180.00
SUBTOTAL CHANGE ORDER NO. 1					\$206,184.00	(\$18,157.00)	
NET TOTAL CHANGE ORDER NO. 1					\$188,027.00		



Acon Construction Co., Inc.

3653 Regent Boulevard, Suite 401
Jacksonville, FL 32224
Ph : 904-565-9060

①

Change Request

To: Ron Stine
City of Jacksonville DPW
Ed Ball Building
214 N. Hogan St.
10th Floor
Jacksonville, FL 32202
Ph: 904-255-8755 Fax: 904-255-8913

Number: 2
Date: 9/12/2013
Job: J12-027 COJ Main Library WIR
Phone:

Description: Added Costs Due to Hidden Conditions

We are pleased to offer the following specifications and pricing to make the following changes:

This change request was necessitated by the discovery of various hidden conditions within the existing structures. Specifically, the windows were built differently than plans showed with respect to columns and counterflashings and trim. Due to so many unforeseen challenges, the project was held up from forward progress to work on solutions to the discovered issues. The price breakdown addresses the costs we encountered.

The total direct cost to perform this work is				\$15,943.00
.....(Please refer to attached sheet for details.).....				
	10% Markup Subs	\$9,223.00	10.00%	\$922.30
	15% Markup ACON	\$6,720.00	15.00%	\$1,008.00
			Total:	\$17,873.30

Please note that Acon Construction Co., Inc. will require an extra 20 days.

If you have any questions, please contact me at 904-565-9060.

Submitted by: Frank A. Anderson
ACON Construction Co., Inc.

Approved by: _____
Date: _____

Cc:



Acon Construction Co., Inc.
3653 Regent Boulevard, Suite 401
Jacksonville, FL 32224
Ph : 904-565-9060

Change Request 2 Price Breakdown
Continuation Sheet

Description: Added Costs Due to Hidden Conditions

Description	Labor	Material	Equipment	Subcontract	Other	Price
Roof counterflashing per RF11				\$1,000.00		\$1,000.00
Window Sub added time and work				\$8,223.00		\$8,223.00
ACON Superintendant time 160 hours at \$42ph	\$6,720.00					\$6,720.00
					Subtotal:	\$15,943.00

Frank Anderson

From: Frank Anderson [fanderson@aconcci.com]
Sent: Tuesday, August 06, 2013 12:00 PM
To: 'Stine, Ron'; 'jwood@vrlarchitects.com'; 'Jeff Sellers'; 'Steve Lazar'
Cc: 'James Anderson'; 'Rene'
Subject: FW: Main Library

Ron,
Do you have someone coming to do the water test?

Ron/Steve,
In the interest of getting the roof stucco closed back up to keep more water from coming into the building, I have scheduled Register Roofing to come in and reattach and seal the counterflashing so the stucco guys can finish repairs. They are treating this as a service call which will be a change order in the neighborhood of \$1,000. I can no longer wait for an answer to RF11 which was about this very issue. Unfortunately, the rains we are experiencing have caused us to have to put in temporary measures to keep water off that exposed joint and these measures are costly and cumbersome, not to mention that they are not as good as the actual fix will be. The fix includes a drive pin with urethane sealant which meet the requirements of the roof manufacturer.

Frank A. Anderson, Project Manager
ACON Construction Co, Inc
3653 Regent Blvd Suite 401
Jacksonville, Fl 32224
Cell 904-813-4065
Office 904-565-9060 Ext 301 Fax 904-565-9080

From: James Anderson [mailto:billanderson281@gmail.com]
Sent: Tuesday, August 06, 2013 11:47 AM
To: Frank Anderson; Johnny Rawlings
Subject: Main Library

Tomorrow will be the 7th day of curing for window #1 sealant. We need to schedule the water test. Do we know what we are doing about the roof flashing yet?

1

ATLANTIC WINDOW & GLASS LLC

4255 US Hwy 1 So., Ste. 18, PMB 106

St Augustine, FL 32086

Phone (904) 814-4218

Fax (904) 794-4081

Email: mdemersfl@bellsouth.net

License BL-4637

Invoice

9/12/2013	1043
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Acon Construction Co. Inc.

Attn: Frank

3653 Regent Blvd. Ste. 401

Jacksonville, FL 32224

Due on receipt		Main Library Jacksonville						
<p>4 DISAPPOINTING BY ACON & WORKS</p>	<p>brake metal sills installed (due to sill pan design change weeks of down time labor (\$45 per hour) plus lift charge</p> <p>Actually a lot of exploratory work was done to alleviate unexpected conditions</p> <p>Lift 3500⁰⁰</p>	<p>1,123.00 7,803.48 7100⁰⁰</p> <p>Additional due to existing conditions requiring design change</p> <p>8223</p>						
<p>Thank you for your business.</p>		<table border="1"> <tr> <td>Total</td> <td>88,926.487</td> </tr> <tr> <td>Payments/Credits</td> <td>-80.00</td> </tr> <tr> <td>Balance Due</td> <td>88,926.48</td> </tr> </table>	Total	88,926.487	Payments/Credits	-80.00	Balance Due	88,926.48
Total	88,926.487							
Payments/Credits	-80.00							
Balance Due	88,926.48							

2

Acon Construction Co., Inc.

3653 Regent Boulevard, Suite 401
Jacksonville, FL 32224
Ph : 904-565-9060

Change Request

To: Ron Stine
City of Jacksonville DPW
Ed Ball Building
214 N. Hogan St.
10th Floor
Jacksonville, FL 32202
Ph: 904-255-8755 Fax: 904-255-8913

Number: 4
Date: 12/30/2013
Job: J12-027 COJ Main Library WIR
Phone:

Description: Water Leak Repairs Outside Original Scope

We are pleased to offer the following specifications and pricing to make the following changes:

During construction, ACON noticed leaks into building that were not part of the contract, but are causing significant damage to building. A water test has shown the scuppers on flat roof parapet are leaking and running water into Grand Stair Area. There is also a significant amount of water coming in from Monroe Street side of Courtyard Roof Edge. These costs are associated with repairing those specific areas only and do not infer any other areas are not leaking. These specific areas will be added to our scope once change is approved.

The total direct cost to perform this work is			\$28,526.27
.....(Please refer to attached sheet for details.).....			
10% Markup on Subcontractors	\$18,446.27	10.00%	\$1,844.63
15% Markup Own Forces	\$5,040.00	15.00%	\$756.00
		Total:	\$31,126.90

Please note that Acon Construction Co., Inc. will require an extra 45 days.

If you have any questions, please contact me at 904-565-9060.

Submitted by: Frank A. Anderson
ACON Construction Co., Inc.

Approved by: _____
Date: _____

Cc:

2

Acon Construction Co., Inc.
3653 Regent Boulevard, Suite 401
Jacksonville, FL 32224
Ph : 904-565-9060

Change Request 4 Price Breakdown
Continuation Sheet

Description: Water Leak Repairs Outside Original Scope

Description	Labor	Material	Equipment	Subcontract	Other	Price
Accredited water intrusion test				\$3,150.00		\$3,150.00
Scupper and trough repairs				\$4,940.00		\$4,940.00
Repair Courtyard Roof Edge Monroe only				\$15,396.27		\$15,396.27
ACON SUpervision...120 hours at \$42 per hour	\$5,040.00					\$5,040.00

Subtotal: \$28,526.27

2

\$3150⁰⁰

TESTING OF SUSPECTS + WALL @ Flat Roof

JARDY Group, LLC

10960 US 1 N.
Ponte Vedra, FL 32081
Phone: 904.891.4749
E-Mail: rr@jardygroup.com
Web: www.jardygroup.com

National Certifications:



Florida Certification Licenses;

Certified Building Contractor

BC1258873

Certified Home Inspector

115719

Certified Abatement Contractor

CJC1154181

Certified Mold Assessor

MRS4294

Certified Mold Remediator

MRSR1754

Mold CE Provider

PVDR7

8/18/13

PROPOSAL

Prepared by;

Ron D Young, CIEC, CIES, CETC, AMRS, HNS

Council-certified Indoor Environmental Consultant

"This designation has been accredited by the Council for Engineering and Scientific Specialty Boards (CESB). The CIEC is now recognized by CESB as an engineering technician designation # 1011013 until November, 2014."

Council-certified Indoor Environmental Consultant (CIEC); investigates indoor air quality (IAQ) problems. For example, a CIEC can identify mold and moisture issues during a commercial investigation or a home inspection. These professionals have verified (8 years minimum) knowledge of disciplines related to indoor air quality, including HVAC, building science, mold and microbial issues, industrial hygiene, lead-based paint and asbestos.

- CIECs possess verified (8 years minimum) experience conducting field investigations in the following settings:
 - Offices and commercial buildings
 - Industrial structures
 - Government facilities
 - Schools and public buildings
 - Healthcare facilities
 - Home inspection

Environmental Thermography Surveys

- **Council-certified Environmental Thermography Consultant (CETC) #1104001**

The Council-certified Environmental Thermography Consultant (CETC) performs building investigations using infrared thermography to locate and identify problems contributing to poor indoor air quality.

A CETC has verified knowledge (8 years minimum) of disciplines related to infrared thermography and the building sciences. The certification exam covers the most respected texts in the field. Those who pass the exam must understand the basic principles of thermal and infrared physics. They must be familiar with selecting, calibrating and operating infrared imaging equipment. They must understand the most effective techniques for conducting building investigations using infrared thermography and must know how to use infrared technology in applications such as:

- Roof inspections
- Building exterior investigations
- Building interior investigations
- Plumbing investigations



A "true Floridian Contractor"... & "Building Scientist"...

- Florida State Licensed Certified Building Contractor #CBC1258873
- Florida State Licensed Home Inspector #HI5719
- Florida State Licensed CE Provider Mold Related #PVDR7
- Florida State Licensed Mold Assessor #MRSA284
- Florida State Licensed Mold Remediator #MRSR1753
- Florida State Licensed Asbestos Contractor (qualifier) #CJC1154181

www.jardygroup.com

Ron@jardygroup.com

Re: Test Procedures Guidelines: Using the combinations of **Building Sciences Basic laws, Infrared Thermography,** and our "field water testing equipment" we can recreate simulated rain events and track most sources of moisture intrusions. The key to identifying the exact point of entry is a systematic approach to water testing. We have completed thousands of water testing projects throughout Florida and the United States: from single-family residences, multi-family apartment homes, to 26 story high-rise condominiums on the coastlines. Water penetration testing was conducted in general accordance with the following standards of best practice...

Modified ASTM E1105: Gravity Flow Test: (Area testing on 1st page)

The **Modified ASTM E1105: Gravity Flow Test** is designed to aid in building industry because it is an excellent quality assurance check for water penetration resistance on new/re-do's construction projects as well as a valuable tool for Forensic Investigators that are attempting to replicate and trace the source of known leaks through the building envelope.

The **Modified ASTM E1105: Gravity Flow Test** is often used on construction sites where standard pressure differential testing may be an impractical option to test very large areas of the building envelope that may include windows, doors, and wall systems.

Dear Frank A. Anderson, PM:

Pursuant to your request, we are pleased to furnish you with this work plan and cost estimate for evaluation of the windows and walls. It is anticipated that this work plan will assist you.

Scope of Work:

What is the modified version of the ASTM E1105?

There are actually many modifications that can be done to the test method, but in general when professionals in the building industry are discussing a modified ASTM E1105 test it is usually in reference to conducting water penetration testing on fenestration products and the surrounding wall envelope at ambient field conditions. What that means is that there is no simulated wind load (Pressure Differential) being induced on a test specimen, which is another step detailed in the full version of the ASTM E1105 test method.

In terms of functionality and actual test results most building professionals would say yes, but there are of course always exceptions for certain situations. The main reason the test is valued as a quality assurance test in the building industry (for newly installed products and systems or re-do's) is because the rate of water being dispensed over a test location is still very extreme and goes above and beyond the highest recorded rainfall event in a one hour period in the contiguous United States, which is less than 5 inches (*flow rate of the spray rack system for gravity flow testing is not less than 5.0 US Gallons/Hour/Square Foot or the equivalent of 8 inches of rain per hour*). It is generally accepted that if there are inherent weaknesses within a fenestration product and/or wall envelope system, that the gravity flow test will assist in discovering such potentially problematic locations.

Every job will have its own set of challenges and unique circumstances, so it is a good idea to consider job site conditions, project specifications, and input from all interested parties before commencing with any type of testing.

Furnished By JARDY Group, LLC:

- ✓ Equipment and personnel necessary to conduct testing as outlined in this proposal.
- ✓ Formal report summarizing our findings.

Required At Site By Others:

- ✓ Scaffolding or lift as necessary to the access the exterior of the test areas.
- ✓ Hoses, ¾ inch diameter minimum
- ✓ Applicable Water source
- ✓ Electrical source

Weather Conditions:

Weather conditions must be acceptable to conduct **Modified ASTM E1105: Gravity Flow Test** testing.

If weather conditions are not acceptable, JARDY Group, LLC will make an attempt to conduct testing, however, our downtime will require the same daily labor rate. Good weather (40° and up to 110° and no precipitation) is essential to the accuracy of the tests conducted.

Frank Anderson

From: Lincoln Register [lregister@jregco.com]
Sent: Tuesday, November 26, 2013 6:54 AM
To: Frank Anderson
Subject: Main Library Scupper Repair

Frank,

Thanks for the heads up. See below for a list of costs associated with repairing the leaking scuppers (5) and the leaking U-shaped trough at the main library:

Material:

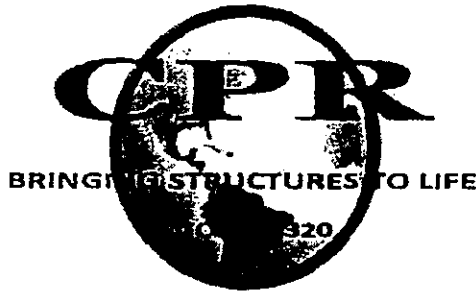
Sheet Metal and fasteners -	\$250
Johns Manville Permaflash Liquid Flashing -	\$700
Permaflash Accessories -	\$250
Caulk -	\$50
Total -	\$1250.00
Labor:	
2 men 36 hours @ \$55/hr -	\$3690
Total	\$4940.00

Let me know if you have any questions.

Lincoln Register
Vice President
J. Register Company, Inc.
4640 Sub Chaser Ct. Unit 113
Jacksonville, FL 32244
(904)-215-8533 (o)
(904)-213-7833 (f)
(904)-735-4020 (c)



NATIONAL ROOFING PARTNERS



December 17, 2013

Attn: Mr. Frank Anderson
 Acon Construction Co., Inc.
 3653 Regent Blvd, Suite 401
 Jacksonville, Florida 32224

Project: Main Library (Jacksonville Public Library)
 Downtown Jacksonville

Ref: Plaza Deck Waterproofing

SCOPE OF SERVICES:

Remove one section/row of the existing pavers to expose deck to wall transition. Remove term bar or metal flashing. Clean hot applied waterproofing by means deemed necessary to assure a proper substrate for new membrane to adhere. Seal all penetrations, gaps, and/or openings with Carlisle 703. Prime area with 702 Primer and install Carlisle 860 Sheet membrane on the deck and up the wall. Seal all seams and termination points with the 703 Liquid Membrane and install new term bar material. After term bar is installed reapply 703LM to all fastener penetrations, top and corners of the term bar. Allow material to cure and perform a water test prior to setting the pavers.

COMPENSATION FOR SERVICES:

CPR can perform the referenced services for 15,396.27 (fifteen thousand three hundred ninety six dollars and twenty seven cents).

AUTHORIZATION:

Due to variable material prices, this proposal will be deemed null and void if not executed within 60 calendar days of the proposal date listed above. If after 60 calendar days you wish to proceed, please contact our office for an updated revised proposal that will reflect current market pricing.

We appreciate this opportunity to provide this proposal for the services requested for this project. If you have any questions concerning this proposal or if we can serve you in any other way, please feel free to contact us. We look forward to working with you on this project.

Kindest regards,

Jason Bousquet (904) 813-4925

Acon Construction Co., Inc.
3653 Regent Boulevard, Suite 401
Jacksonville, FL 32224
Ph : 904-565-9060

Change Request

To: Ron Sline
City of Jacksonville DPW
Ed Ball Building
214 N. Hogan St.
10th Floor
Jacksonville, FL 32202
Ph: 904-255-8755 Fax: 904-255-8913

Number: 5
Date: 1/27/2014
Job: J12-027 COJ Main Library WIR
Phone:

Description: Credit for Lifts and Manpower on Courtyard

We are pleased to offer the following specifications and pricing to make the following changes:

Since the stucco areas at the courtyard seem to be in good shape and we have already surpassed the base bid stucco square footage, we offer this credit for the lifts and personnel and equipment that were included in our bid for that work.

The total direct cost to perform this work is				\$-17,680.00
.....(Please refer to attached sheet for details.).....				
	Subcontractor Markup			\$0.00
	L&M Own Forces	-\$3,180.00	15.00%	\$-477.00
			Total:	\$-18,157.00

If you have any questions, please contact me at 904-565-9060.

Submitted by: Frank A. Anderson
ACON Construction Co., Inc.

Approved by: _____
Date: _____

Cc:

Acon Construction Co., Inc.
3653 Regent Boulevard, Suite 401
Jacksonville, FL 32224
Ph : 904-565-9060

Change Request 5 Price Breakdown
Continuation Sheet

Description: Credit for Lifts and Manpower on Courtyard

Description	Labor	Material	Equipment	Subcontract	Other	Price
\$10,000 worth of special scaffolding, \$4500 worth of crane and \$2500 in personnel fees and plywood planking materials	\$-2,500.00	\$-680.00	\$-14,500.00			\$-17,680.00

Subtotal: \$-17,680.00

4

Acon Construction Co., Inc.
3653 Regent Boulevard, Suite 401
Jacksonville, FL 32224
Ph : 904-565-9060

Change Request

To: Ron Stine
City of Jacksonville DPW
Ed Ball Building
214 N. Hogan St.
10th Floor
Jacksonville, FL 32202
Ph: 904-255-8755 Fax: 904-256-8913

Number: 6
Date: 2/5/2014
Job: J12-027 COJ Main Library WIR
Phone:

Description: EIFS Installation at Stucco Repair Area

We are pleased to offer the following specifications and pricing to make the following changes:
This change is necessitated by the discovery that existing stucco on Duval and Main Street sides of building was installed at varying depths from 1 to 3 inches thick. The rules for applying stucco and the Florida Approval Codes that govern this work do not allow more than 5/8 direct applied stucco.

The only available solution is to remove the improper stucco (an additional 6500sf) and then provide and install an approved EIFS system as listed in attached quote

The total direct cost to perform this work is(Please refer to attached sheet for details.).....				\$123,342.00
	Subcontractor Markup	\$114,842.00	10.00%	\$11,484.20
	L&M Own Forces			\$0.00
			Total:	\$134,826.20

If you have any questions, please contact me at .

Submitted by:

Approved by: _____

Date: _____

Cc:

4

Acon Construction Co., Inc.
3653 Regent Boulevard, Suite 401
Jacksonville, FL 32224
Ph : 904-565-9060

Change Request 6 Price Breakdown
Continuation Sheet

Description: EIFS Installation at Stucco Repair Area

Description	Labor	Material	Equipment	Subcontract	Other	Price
Subcontractor Credit				\$-42,000.00		\$-42,000.00
New work for Sub			\$8,500.00	\$156,842.00		\$165,342.00
					Subtotal:	\$123,342.00

4

FIELDS 100
42,000 CREDIT
NEW CLIMBERS
156,842
PLUS ACCESS!

Proposal Fields Stucco and Plastering, Inc.

800 Mayport Rd. Suite 5 Atlantic Beach, FL. 32233

Date: 1/16/2013 Mobile: 904-370-0732 Office: 904-853-6581
Builder: ACON Fax: 904-372-0024
Job Name: Main Library E-mail: fieldsstucco@hotmail.com
Address: Main and Duval License # ST-6963, 06-1572

<u>Main Library, Downtown Jacksonville</u>	Quantity	Cost	Total
--	----------	------	-------

Stucco Repairs

1) Remove and replace stucco a roof areas and main building walls as indicated on job drawings. Patching will be required. (SF)	6500	\$14.00	\$91,000.00
2) Deduct: Installation of 5600 SF direct apply stucco with synthetic finish. (SF)	5600	\$7.50	-\$42,000.00

Balance Original Contract: \$49,000.00

Change Order #1: EIFS Installation

1) Add: 6500 SF Remaining Demo at Main St and Duval St. (EA)	1	\$35,430.00	\$35,430.00
2) Add: Install 11,600 SF Finestone Barrier EIFS per BASF recommendations: EPS thickness varying from 1" to 3", adhesively attached. Base coat with standard reinforcing mesh throughout. "Fine Sand" finish coat. Stucco at window returns to remain. (EA)	1	\$121,412.00	\$121,412.00

Total Change Order #1 Cost: \$156,842.00

$- 42,000.00$
 $114,842.00$

Total Job Cost Minus Work Performed (\$205,842.00 - \$49,000.00): \$156,842.00

ADD 8500⁰⁰ FOR MAX LIFTS + MAX CLIMBERS

Jeffrey Fields

Date 114,842

Owner/Builder

Date $\frac{8,500}{123,342}$
\$123,342

5

Acon Construction Co., Inc.

3653 Regent Boulevard, Suite 401
Jacksonville, FL 32224
Ph : 904-565-9060

Change Request

To: Ron Stine
City of Jacksonville DPW
Ed Ball Building
214 N. Hogan St.
10th Floor
Jacksonville, FL 32202
Ph: 904-255-8755 Fax: 904-255-8913

Number: 7
Date: 5/7/2014
Job: J12-027 COJ Main Library WIR
Phone:

Description: Curb Allowance Overage

We are pleased to offer the following specifications and pricing to make the following changes:

The bid documents contained a \$10,000 allowance for modifying curbs once the skylights were removed and the Engineer could make assessments of what was needed to bring the new system up to code. This Change contains the actual charges incurred by ACON. The original 10,000 dollars is being deducted

The total direct cost to perform this work is				\$25,616.00
.....(Please refer to attached sheet for details.).....				
	Subcontractor Markup	\$25,616.00	10.00%	\$2,561.60
	L&M Own Forces			\$0.00
	Deduct for original Allowance	-\$10,000.00	100.00%	-\$10,000.00
			Total:	\$18,177.60

If you have any questions, please contact me at .

Submitted by:

Approved by: _____

Date: _____

Cc:

5

Acon Construction Co., Inc.
3653 Regent Boulevard, Suite 401
Jacksonville, FL 32224
Ph : 904-565-9060

Change Request 7 Price Breakdown
Continuation Sheet

Description: Curb Allowance Overage

Description	Labor	Material	Equipment	Subcontract	Other	Price
Rofer adds for steel angles				\$9,702.00		\$9,702.00
Skylight Company charges for discovered conditions				\$15,914.00		\$15,914.00
					Subtotal:	\$25,616.00

Frank Anderson

From: Lincoln Register [lregister@jregco.com]
Sent: Wednesday, April 30, 2014 11:42 AM
To: Frank Anderson
Cc: Gary Register
Subject: Main Library Additional Steel Work

9702⁵⁰

Attachments: J1332 - COJ Main Library Change Order #1.pdf; J1332 - COJ Main Library Change Order #2.pdf
Frank,

See below for a list of costs associated with this change order. The cost turned out to be more than I had anticipated when we spoke last week but here's what I came up with.

Attached is a formal copy of the CO #2 as well.

Call me if you have any questions.

Material:

- 5/8" x 12" Drill Bits - 6 @ \$110 = \$660
- 3/8" x 12" Drill Bits - 6 @ \$32 = \$192
- 220 LF Steel Angle @ \$10/LF = \$2200
- Band Saw Blades @ \$75 LS = \$75
- Grinder Blades @ \$50 LS = \$50

ACON furnished all bolts, nuts, and washers.

Total Material = \$3,177.00

Labor:

- 3/20 - 6 men 5 hours = 30 man hours
- 3/21 - 4 men 8 hours = 32 man hours
- 3/24 - 4 men 6.5 hours = 26 man hours
- 4/1 - 29 total man hours
- 4/2 - 28 total man hours

Roofers worked 15 hrs 11/6/14!

Total Labor = 145 man hours @ \$45/hour = \$6,525.00

Total Cost for Change Order = \$9,702.00

Also, we never received a formal change order for the scupper repairs we performed for a total price of \$3,920. I have attached that change order for your records as well.

Please sign and return these change orders or send me your formal copies when you get a chance.

Thanks

Lincoln Register
Vice President
J. Register Company, Inc.

5/7/2014



5
\$15,914⁰⁰

Mr. Frank Anderson
ACON Construction
3653 Regent Blvd Ste 401
Jacksonville, FL 32224

April 17, 2014

RE: Jacksonville Main Library Water Intrusion
CF-0092-12 Contract# 12-027-08630
Curb Modifications - Change Order

Dear Mr. Anderson,

Skylight Solutions incurred significant costs upon finding that the curb structure was markedly different than that described in the bid documents. These costs include the re-engineering, new materials, manufacturing and subsequent installation costs.

According to the documents, all of the skylights were to attach to PT wood nailers affixed to the top of the curb. The documents also specified that the A & B units were to be designed to withstand -218 psf, the C, D & E units to -102.2 psf.

The skylight engineer determined that for lag screws to resist those loads, 4½" (3 layers) of the PT wood would be required to provide sufficient pull-out resistance. ACON determined that there was no practical way to affix the required amount of wood to meet the engineering requirements of the skylight engineers.

Gammans Skylights and Skylight Solutions were then forced to develop alternate means of fastening that would still meet the uplift requirements of the project.

It was further determined that the curb sections shown in the bid documents did not:
A & B units (3/A-506) determine the proper relationship between the outside of the curb and the location of the cinder block.

C units (2/A-509) and D & E units (1/A-509) define or locate internal steel properly.

The solution to the problem was different for each group of skylights. The A & B unit sill clips were moved down slope at the head and sill and at the jambs, turned to the inside of the rafter and set at quarter points so that the wood could be abandoned in favor of epoxy anchors set into the block grout. The C unit clips at the head and sill were likewise re-located to the inside of the curb so as to attach to the ¼" x 4" steel angle that was available under the PT. The Jamb rafters required new custom steel clips to move the attachment location inward to hit the same angle in the jamb condition. The D&E units

Jacksonville Main Library
Curb Modifications -- Change Order #1

required ACON to tap the lower curb support steel with threaded rods so that they could attach a full width 1/4" steel angle under the PT that the skylight could attach and transfer load to.

Skylight Solutions seeks to recover the costs stemming from not having complete information at the time of bid and their final engineering preparations. Our manufacturer, Gammans Skylights was required to revise the shop drawings, obtain approval from the outside PE, who approved the original designs, and then provide new materials for the project. These materials included custom steel attachment clips, embed epoxy, threaded rods, hundreds of specialty steel fasteners. finishing of materials, packing and overnight shipping. The bill for all this is \$ 6,854.00.

In addition to the raw costs, Skylight Solutions incurred the costs of disassembly and re-assembly, the higher per unit installation costs (i.e., two day process required for epoxy threaded rods versus lags) as well as a complete demobilization and remobilization of the five man crew from Lakeland. The additional 195 man hours and associated costs to SkySol is calculated at \$ 9,060.00.

We ask that ACON present to the owner our change order request for the Curb Modifications. While we have found a proper way to accomplish the work in a timely manner, the costs associated with the process are a considerable \$ 15,914.00.

Respectfully Submitted,



Craig DeSha
President
Skylight Solutions LLC

Acon Construction Co., Inc.
3653 Regent Boulevard, Suite 401
Jacksonville, FL 32224
Ph : 904-565-9060

6

Change Request

To: Ron Stine
City of Jacksonville DPW
Ed Ball Building
214 N. Hogan St.
10th Floor
Jacksonville, FL 32202
Ph: 904-255-8755 Fax: 904-255-8913

Number: 8
Date: 5/30/2014
Job: J12-027 COJ Main Library WIR
Phone:

Description: Analytiques Protection

We are pleased to offer the following specifications and pricing to make the following changes:

This change was requested by end user upon discovering the four attached artwork items on the building are in disrepair. ACON has submitted the attached email proposal to provide a means to clean the items and recoat them to help avoid further deterioration from water.

The total direct cost to perform this work is(Please refer to attached sheet for details.).....				\$3,800.00
	Subcontractor Markup	\$3,800.00	10.00%	\$380.00
	L&M Own Forces			\$0.00
			Total:	\$4,180.00

The schedule will be TBD.

If you have any questions, please contact me at 904-565-9060.

Submitted by: Frank A. Anderson
ACON Construction Co., Inc.

Approved by: _____
Date: _____

Cc:

6

Acon Construction Co., Inc.
3653 Regent Boulevard, Suite 401
Jacksonville, FL 32224
Ph : 904-565-9060

Change Request 8 Price Breakdown
Continuation Sheet

Description: Analytiques Protection

Description	Labor	Material	Equipment	Subcontract	Other	Price
Analytiques				\$3,800.00		\$3,800.00
					Subtotal:	\$3,800.00

Frank Anderson

From: Stine, Ron [RStine@coj.net]
Sent: Friday, May 30, 2014 7:50 AM
To: Frank Anderson
Subject: RE: Analytiques Report / Main Library

Frank
Please provide me a formal Change Order Request.
Ron

From: Frank Anderson [mailto:fanderson@aconcci.com]
Sent: Thursday, May 29, 2014 8:32 AM
To: Stine, Ron
Subject: RE: Analytiques Report / Main Library

Ron,
Here is what I have figured out:

We can wash the items with a ProSoco Bio Wash which is good for this type application and then apply a clear water repellent coating made by the same company. We can then apply a sealant around the steel that attaches them to building to keep water out of the inside. We will leave the original peeling paint in place.

We will apply a clear silicone sealant/adhesive to the broken item prior to doing the above to all four.

The cost for this would be \$3800.00

This is the best we can offer for this type of work which is not in our standard arsenal.

Frank A. Anderson, Project Manager
ACON Construction Co, Inc
3653 Regent Blvd Suite 401
Jacksonville, FL 32224
Cell 904-813-4065
Office 904-565-9060 Ext 301 Fax 904-565-9080

From: Stine, Ron [mailto:RStine@coj.net]
Sent: Thursday, May 15, 2014 3:59 PM
To: Frank Anderson
Subject: RE: Analytiques Report / Main Library

Thanks

From: Frank Anderson [mailto:fanderson@aconcci.com]
Sent: Thursday, May 15, 2014 3:41 PM
To: Stine, Ron
Subject: RE: Analytiques Report / Main Library

Working on it still

Frank A. Anderson, Project Manager
ACON Construction Co, Inc
3653 Regent Blvd Suite 401
Jacksonville, FL 32224
Cell 904-813-4065
Office 904-565-9060 Ext 301 Fax 904-565-9080

5/30/2014

6

From: Stine, Ron [<mailto:RStine@coj.net>]
Sent: Thursday, May 15, 2014 3:32 PM
To: Frank Anderson (Fanderson@aconcci.com)
Subject: RE: Analytiques Report / Main Library

Have you had an opportunity to get the price for the sealing and repair of the Analytique.
Ron

From: Stine, Ron
Sent: Tuesday, May 13, 2014 1:42 PM
To: 'Frank Anderson'
Subject: RE: Analytiques Report / Main Library

Thanks

From: Frank Anderson [<mailto:fanderson@aconcci.com>]
Sent: Tuesday, May 13, 2014 1:37 PM
To: Stine, Ron
Subject: RE: Analytiques Report / Main Library

Will do

Frank A. Anderson, Project Manager
ACON Construction Co, Inc
3653 Regent Blvd Suite 401
Jacksonville, FL 32224
Cell 904-813-4065
Office 904-565-9060 Ext 301 Fax 904-565-9080

From: Stine, Ron [<mailto:RStine@coj.net>]
Sent: Tuesday, May 13, 2014 1:21 PM
To: Frank Anderson (Fanderson@aconcci.com)
Subject: FW: Analytiques Report / Main Library

Frank
Please get a price for the repair of the Analytiques in the courtyard and sealing the others.
Thanks
Ron

From: Joyce, William
Sent: Tuesday, May 13, 2014 12:32 PM
To: Stine, Ron
Cc: Flores, Luis
Subject: FW: Analytiques Report / Main Library

Move forward with request.

From: Flores, Luis
Sent: Tuesday, May 13, 2014 8:07 AM
To: Joyce, William


5/30/2014

Subject: RE: Analytiques Report / Main Library

Yes please

Luis F. Flores, CFM, LEED AP BD+C
Chief of Public Buildings
Public Buildings Division
555 West 44th Street
Jacksonville, FL 32208
904-630-5431
904-630-5415 Fax
LFlores@coj.net

Please note that under Florida's very broad public records law, e-mail communications to and from city officials are subject to public disclosure.

 Please consider the environment before printing this email.

From: Joyce, William
Sent: Monday, May 12, 2014 9:26 AM
To: Flores, Luis
Cc: McKnight, Thomas; Stine, Ron; Robinson, Jim
Subject: RE: Analytiques Report / Main Library

Luis, would you like for Ron to request pricing from the contractor to apply a sealer?

Bill

From: Gubbin, Barbara
Sent: Friday, May 09, 2014 5:16 PM
To: Steve Lazar; Joyce, William
Cc: Lawrence, Eric; McKnight, Thomas; Stine, Ron; Frank Anderson; Robinson, Jim
Subject: Re: Analytiques Report / Main Library

Steve and Bill: thank you for providing this. My question now is what will be done to ensure the analytiques survive and don't fall off the wall and hit someone? Will Public Works hire someone to do the restoration work necessary and if so when? Thank you.

Barbara

Sent from my iPhone

On May 1, 2014, at 3:42 PM, "Steve Lazar" <sflazar@vrlarchitects.com> wrote:

All:

Attached is the report from the structural engineer, Mark Keister, P.E., from his site visit this week.

The deterioration observed appears to be a natural aging process for the analytiques and may be slowed by the application of an appropriate sealer.

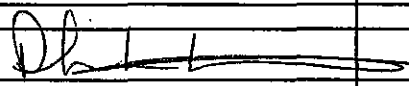
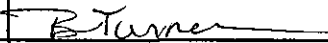
If the joints are tightly sealed, the possibility of re-bar expansion resulting in the spalling could be reduced.

Stephen F. Lazar, AIA, LEED AP
VRL Architects, Inc
1449 Palm Avenue
Jacksonville, Florida, 32207
904.607.4197 (Cell)

5/30/2014

CHANGE ORDER TRACKING SHEET

Description of Project	Main Library Water Intrusion Rep	
Change Order Number	2	PLEASE KEEP THIS FORM WITH THE ATTACHED CHANGE ORDER
Contract Number	8150-12	

	Action	Date Received	Date Signed	Date Forwarded	Signature	Days
1	Date Initiated	N/A	N/A	6/24		
1A						
2	Contractor Execution		6/24			
3	Construction Management	7/8				
4	Using Agency					
5	JEA (if applicable)					
6	City Engineer	7/2/14	7/14			
7	C/O Review	7/15/14	7/15			
8	Director of Public Works	7/16/14	7/16/14			
9	Admin/Finance Clerk	7/18	8/7	8/7/14		
10	Buyer					
11	Chief of Procurement	8/8/14	8/12/14	8/12/14		
12	Director Finance					
13	Asst. General Counsel					
14	CAO/Mayor					
15	Asst. General Counsel					
	Total Processing Days:					

Attention Change Order reviewers and signatories:

Please assist in expediting this change order by reviewing, signing, and forwarding immediately to the next step. Thank you in advance for your efforts to reduce contract change order processing times.

James M. Robinson, P.E.
Director of Public Works

