

WOODBURY COUNTY BOARD OF SUPERVISORS AGENDA ITEM(S) REQUEST

#15

Date: 7/13/2016

Weekly Agenda Date: 7/19/2016

ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN: Kenny Schmitz

WORDING FOR AGENDA ITEM:

Courthouse Exterior Facade & Windows- Courtroom #203 Emergency Repair Project Update

ACTION REQUIRED:

Approve Ordinance

Approve Resolution

Approve Motion

Give Direction

Other: Informational

Attachments

EXECUTIVE SUMMARY:

Courtroom #203 emergency repair project continues. New structural discoveries have now altered repair procedures. On-going Architectural design changes, additional project materials, & equipment rental extensions are necessary.(see BACKGROUND below)
Cannon Moss Brygger has informed Woodbury County per AIA B105 Contract Dated April 26th, 2016 Article 6 (page 3), that they have currently reached the 90% contract threshold (see attached original).

BACKGROUND:

The upper Courtroom windows (stained glass) are currently being repaired by Bogenrief Studios.
The lower windows (clear) are comprised of 50% "Fixed sash & 50% "Operational" sash. The lower "Fixed in Place" windows sash were to be repaired as referenced in FEH/ CMBA 2016 Courtroom #203 Window Study Dated March 30th, 2016 (Page 13) due to noticeable deterioration.
Lower windows "Operating" (Page 12) windows were to remain in place. It has been discovered after removing the "Fixed" windows, that the "Operational" window frames are all also in need of removal and repair due to deterioration.
Structural elements of facade and windows has been in question from project inception, this has been elevated by the fact that a plate steel assembly shown in the original construction drawings was not present as observed by the opening created at the interior center area of the fallen marble piece. Since this steel plate was not present an unknown existed about how the structural assembly and integrity had been established to hold the upper windows and the weight thereof. This unknown could not be fully vetted until the lower windows/ sash were removed to allow access necessary to see this assembly fully, however it was generally thought the assembly was of two piece. This would allow access to the interior beam where additional structural supports could be placed to compensate for fluctuation related to temperature change.
It has now been discovered that the assembly is of one piece construction. It has been advised that this single unit remain in place without being disturbed, and additional supports necessary should be achieved by removing the vertical and horizontal interior marble the entire length of the interior room window section.
Limited in availability, acceptable Marble slabs necessary to complete the project in an Historically bookmark matching pattern is to be provided by Haberl Tile & Stone for project approval.
RP Seiler Restoration is to submit paint color draw downs for project approval.

FINANCIAL IMPACT:

Capital Improvement Project Funding

Baker Group Cahne Order #1- (Addtl. Haberl Tile & Stone, RP Seiler Restoration, Baker Group)- \$32,996.00

Cannon Moss Brygger Architects "Fee Extension"- (Addt. Architectural Fees)- \$12,000.00

Biersbach Equipment High Lift Rental Extension- (Addt. 2-Month 60' Lift Rental) \$4,600.00

Total - \$49,596.00

IF THERE IS A CONTRACT INVOLVED IN THE AGENDA ITEM, HAS THE CONTRACT BEEN SUBMITTED AT LEAST ONE WEEK PRIOR AND ANSWERED WITH A REVIEW BY THE COUNTY ATTORNEY'S OFFICE?

Yes No

RECOMMENDATION:

Building Services notes that the time-line is now critical and to keep the project moving on a timely basis without interruption is imperative. We agree forward looking direction and documentation to be provided by Architect, and on-site Construction Team members that have studied repair options are essential. Associated contracts, change orders, and equipment rental extension are required to continue.

ACTION REQUIRED / PROPOSED MOTION:

Motion to Approve Baker Group "Change Order #1" Dated July 13th, 2016
Motion to Approve Cannon Moss Brygger "Fee Extension Proposal" Dated July 12th, 2016
Motion to Approve Funds to extend 60' High Lift equipment rental with Biersbach Equipment