



**REQUEST FOR COMMISSION ACTION**  
**CITY OF INDEPENDENCE**  
**January 9, 2020**

**Department** Administration

**Director Approval** Kelly Passauer

**AGENDA ITEM** Consider Change Order #3 for \$20,610.70 for the 1916 City Hall Phase I project regarding additional needed roof repairs.

**SUMMARY RECOMMENDATION** Staff recommends approval.

**BACKGROUND** As discussed at the December 19, 2019 City Commission Meeting, based on unforeseen conditions of the roof parapets during tear-off of the existing roof, additional repairs are required in the amount of \$20,610.70. The repairs recommended are described in more detail in the attached documentation.

**BUDGET IMPACT** N/A

**SUGGESTED MOTION** I move to approve Change Order #3 for \$20,610.70 for the 1916 City Hall Phase I project regarding additional needed roof repairs.

**SUPPORTING DOCUMENTS**

1. Change Order
2. Corrected Letter

December 19, 2019

TO: Ian Pitts  
TreanorHL  
719 SW Van Buren St., Suite 200  
Topeka, KS 66603

RE: Independence City Hall

**CHANGE ORDER NO. 3**

**DESCRIPTION:** We hereby agree to make the changes as specified below:

Roof Parapet Wall Repairs		Lower Roof Each (X3)	
Upper Roof			
230' 2x4 (base of wall)	\$184	140' 2x4	\$112
28 sheets plywood	\$868	15 sheets plywood	\$465
Tapcons & screws	\$118	tapcons & screws	\$149
Fuel & truck expense	\$230	fuel & truck expense	\$230
Labor		Labor	
(4 men) 18.75 hours	\$4,110	(4 men) 16hours	\$3,453
Total cost	\$5,510	Total cost	\$4,409 each area
10% GC markup \$1,873.70		Total Price: \$20,610.70	

To accept Change Order No. 3, please sign and date where indicated below and return the document to our office for execution. We will execute the changes and return a signed copy of the document to you for your records.

**OWNER/OWNER'S REPRESENTATIVE**

**Hofer & Hofer & Associates, Inc.**

By: \_\_\_\_\_

By: \_\_\_\_\_

Dated: \_\_\_\_\_

Dated: \_\_\_\_\_

December 12, 2019

Kelly Passauer, Assistant City Manager  
City of Independence  
811 West Laurel Street  
Independence, KS 67301

Re: Independence City Hall – Phase 1 – Change Order No. 3

Dear Ms. Passauer,

As we had discussed at the monthly OAC meeting on 12/9/2019, the roofer discovered unforeseen conditions at the roof parapets during the tear-off of the existing roof. The existing historic brick on the back face of the parapets was found to have spalling faces, due to moisture penetration through the parapet walls. Also present were patches of thick tar/asphalt substances that the removal of would further damage the brick. While the parapets are still sound, the spalling brick and tar do not provide a stable surface for adhering the new roofing and affect the warrantability of the roof installation.

Therefore, the roofer has proposed utilizing  $\frac{3}{4}$ " plywood anchored to the back side of the parapets to provide a stable surface for adhering the roofing. A 2x4 run horizontally at the base will keep the plywood angled away from the wall so that no pockets in the edges of the roofing form. This detail is per the roofing manufacturer's recommendations and will provide a warrantable final product.

The total Change Order No. 3 amount for this work is \$20,610.70. See Change Order No. 3 for the contractor's breakout of the costs associated with the additional work.

The two photos below show the condition that was uncovered during demo at the central roof and at the east roof.

TreanorHL recommends approval of this change order.



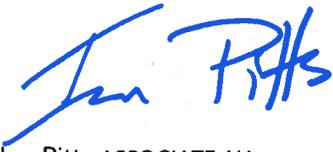


Photo 1: Central (3<sup>rd</sup> Floor) Roof – East side at scuppers to lower roof



Photo 1: East (Apparatus Bay/Firefighter Dormitory) Roof – South Side at Downspout

Sincerely,



Ian Pitts ASSOCIATE AIA

719 SW Van Buren Street, Suite 200  
Topeka, KS 66603

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