

April 26, 1977

A Progress Meeting for the Annex was duly called and held on April 26, 1977 at 4:00 p.m. in the County Courthouse.

Present: Commissioners May, Leone and Steele.

Absent: Commissioners Farrell, Bollero, Krook and Racine.

In Attendance: Dave Tulos and Leo Brady of Daverman Associates; Gary Yoder, Controller; and Tom Shaw.

A discussion was held on the procedure the committee should follow in correcting the carpeting and floors of the Annex.

Leo requested a date from Tom Shaw on when his work would be completed. Shaw stated the main problem is the stairwell work, which should be completed in about one week. He requested that Leo check this out with him. It was noted the installation of toilet stalls will not delay the occupancy date. Tom stated the punch list for the interior of the building is fairly well in hand.

Tom stated letters to be used for designating departments are missing. These had been signed for by the county and the supplier is contending they were sent. Payment has not been made by Tom Shaw for these 3" letter. Shaw stated he is not holding the county responsible since the company should have sent the letters directly to Tom Shaw, Inc. Dave Tulos mentioned another company that could furnish similar letters.

Tom would like to check the drywall and painting with Leo, as well as the vinyl, for problem areas. Tom stated the biggest problem for occupancy is the carpeting. He stated rubbing on the outside walls will take about a week.

It was noted knurled knobs are missing and some have been placed incorrectly and have to be redone. Tom Shaw has notified the supplier to send the needed knobs.

Clyde mentioned there were holes in the sidewalk from the fencing. Tom Shaw stated this, as well as the sidewalks, will be repaired.

Glass wash will be done next week to get rid of streaking according to Tom Shaw.

Dave suggested arrangements may be made with a local carpet installer for work caused by the construction of a ramp in the Commissioners Room and altering the railing in Probate Court.

Tom stated there are some plans missing on the job. He noted the toilet partitions have arrived and would like to work with Leo on the installation of these.

Tom stated any problems that come up under the warranty period will be taken care of by him. He felt in two weeks he should be completed with his work. It was noted the next progress meeting will be held May 11, 1977. A final inspection will be conducted at 6:00 p.m. and the progress meeting will be held at 7:30 p.m., unless the Board secretary is contacted by Leo Brady to cancel the inspection, in which case the meeting will be held at 7:00 p.m.

Commissioner May requested that Leo Brady send a memo to the County Lands and Buildings Committee members concerning the purpose of the final inspection, what to look for, and noting that flaws discovered later can be taken care of under the warranty period.

Dave Tulos informed Tom Shaw that there is a hole in the Food Stamp Room's door located in the Department of Social Services area.

Tom offered to donate a plaque to the county for the Annex. He stated he will submit a formal letter to the committee on this.

The cornerstone was discussed briefly. Tom Shaw stated he will provide the necessary supplies for the cornerstone ceremony. Commissioner May stated she has appointed Commissioner Steele to submit ideas on what should be included in the cornerstone.

Gary Yoder will check with Dave Hillier concerning the bricks ordered by the county for use in replacing any that may be damaged in the future.

The committee discussed two alternatives to correcting the railing in Probate Court to comply with barrier free design. The committee decided on a solid railing across the seating area with openings at each end for access to the court area. The ramp for the Commissioners Room was also discussed. Dave stated the railing will be oak to conform with other woodwork in the Annex. The width of the ramp will not cause a problem with barrier free compliance.

Dave requested that Tom gather all scrap carpeting and that these be stored for use by the county in the future, if necessary. Shaw then left the meeting.

Leo felt a June 1st occupancy date is realistic. Leo will contact Mr. Gargano of Contract Interiors concerning correcting the carpeting and floors, and if he does not receive a response prior to May 4, 1977 this matter will be discussed at the Board meeting May 4th.

Dave stated under Section 3.4.1 of the contract the owner may hire another contractor to do work which a contracted firm has neglected to carry out, after seven days notice. Leo stated copies of such a notice should be sent to the bonding company and the notice should be sent through registered mail or delivered in person.

It was noted the carpeting would be a two week job. \$13,200 is being withheld from Contract Interiors, who also have the draperies contract. Commissioner May asked to be supplied with the amount for Contract Interiors contract on carpeting, separate from their drapery contract.

Commissioner May requested Gary Yoder to supply a financial update on each contractor for the next County Lands and Buildings Committee meeting.

Leo stated vinyl costs exceed the amount budgeted by \$2,273.

Leo stated he would like a consent of surety before any additional money is paid to Tom Shaw. The architects then left the meeting.

Commissioner May updated the committee on the arbitration case which was completed April 26, 1977. A memo will be sent to committee members on this matter for their information.

As there was no further business to attend to, the committee adjourned.

Respectfully submitted,

Karen Chubb
Secretary

March 22, 1977

A special Courthouse Annex Progress Meeting was held on March 22, 1977 at 7:30 p.m. following a tour of the Annex.

Present: Commissioner May, Prosecuting Attorney Gary Walker, Daverman representatives Dave Tulos and Leo Brady, Contractors' representatives Tom Shaw, Jeff Kless, Terry Smith, James Kweker and Peter Gargano (Contract Interiors) and Commissioner Steele.

There was discussion on the following items:

DRYWALL: It was generally agreed that the drywall -- particularly on the middle and ground floors -- is unacceptable. The contractors originally thought the uneven texture on the walls was due to faulty paint, but now believe that faulty drywall is the cause. The top floor -- which was done with a separate shipment of drywall -- is much better than the middle and ground floors. U.S. Gypsum, the supplier of the drywall, has inspected the walls and sent a sample to their lab to determine the problem, however, Jim Kweker will send a sample to an independent lab, also. Tom Shaw indicated that this problem is his responsibility and the job will have to be done without further delay.

Discussion was held on methods of making the walls acceptable short of tearing out and replacing the drywall. Leo Brady indicated that he would not agree to applying anything over the semi-gloss paint without preparing the surface to receive it. Jim Kweker indicated that it would be possible to apply a paint material that would fill in the roughness of the surface and it then could be repainted.

Re a timetable, Kweker said he would do one room with this material for Brady's inspection before going ahead with the whole job. If this method proves to be acceptable, it would then take 2 - 3 days to fill all the surfaces for painting.

The contractors expressed concern about a possible lack of cooperation of U.S. Gypsum in this matter and asked that the architects intervene if this should happen. Dave Tulos agreed to do whatever he could in the matter.

Brady indicated that 98% of the walls need repair. Shaw said that the wall/paint problem should be taken care of by April 8th.

PUNCH LIST: Shaw asked that Brady go through the building and mark all areas that need to be completed or repaired. Tulos indicated that there is too much yet to be done to punch out. Also, it is the responsibility of the contractor to finish everything to his satisfaction for turning the building over to the owner, before the architect comes in to check it for acceptability. There is so much to be done it would be extremely difficult to list every item. Brady indicated that last week a worker in the building told him that Jeff Kless had given orders not to fix or complete anything that was not on the list. Tom Shaw said he was not aware of such an order.

COMPLETION DATE: Shaw asked that the owner set a completion date. Brady pointed out that the job is already at least one and one half months overdue and that the owner has indicated that the building will not be accepted and occupied until the work is completed satisfactorily.

VINYL WALLS: Brady indicated that there is some repair and cleaning that must be done on the vinyl walls. Shaw felt that this work could be completed by April 8th also.

RESTROOMS: Shaw said that it is not possible to lower the mirrors in the jury room toilets because the shelf attached to the mirrors then sets down on top of the faucet handles and makes them unworkable. It was agreed to purchase three mirrors -- one for each of the jury room toilets -- to install in addition to the ones already there in order to comply with the barrier free regulations.

March 22, 1977

The only other barrier free problem that remains in the toilets seems to be the door width on the barrier free stalls in the public restroom areas. Tulos said that he would issue a bulletin calling for 34" wide doors in these areas. It was felt that should there be a delay in receiving these new doors, the City building inspector would give the County a temporary occupancy permit until the doors could be installed. The doors may take 8 - 12 weeks to deliver.

GENERAL: Gary Walker pointed out that while one side of the railing in the District Courtroom had been firmly secured, as had been requested, the other side is very loose.

Shaw asked if the need to replace the glass in the connecting corridor would hamper occupancy. Commissioner May asked when the glass had been ordered and Shaw said he would check but thought it had been ordered two months ago.

Tulos said that the holes in the stair risers have been plugged but still have not been smoothed. Also, where the nosings and stringers meet with pieces of caulking it is very messy.

Shaw reported that some letters for the Directory will have to be reordered since they have been lost.

Regarding the sidewalk on the Spring Street side that is disintegrating. Shaw said that he has sent a core to be tested. It is his contention that the owner placed salt on the sidewalk before the cement had cured. He indicated that his records show that the sidewalk was poured on November 5 and that temperature information for that date indicates 35° - 40°, which he feels would be acceptable. This matter will be thoroughly checked by the owner also.

Walker asked about the sidewalk and curb cut on the Baraga Street side of the building. There is a driveway there that leads into the side of the building, and he wanted to know what the specs called for in that area. If that drive was overlooked, it might be well to have it properly filled and curbed at this time.

Commissioner May inquired about the holes around the electrical outlet plates and Brady reported that they are all being taken care of.

CARPETING: Considerable discussion was held on the unacceptability of the carpet work with particular reference to the trench duct cover treatment and the unevenness of the floors.

Peter Gargano indicated that the first mistake was to install the carpet on an uneven floor. Brady pointed out that he had contacted the carpet installer and told him to check the floor before installing. Shaw said that the installer -- Ray Roberts -- had signed a receipt in acceptance of the floor. Shaw felt that over the non-accessible trench ducts, the problem might be solved by pulling up the carpet, raising the plates, and re-installing the carpet. However, Jeff Kless pointed out that the duct covers may already be at their maximum height.

Gargano said that if this would solve the problem it would take one or two people about a week to pull up the carpet, readjust the duct covers and reapply the carpet.

Brady pointed out that the carpet contractor should have notified the general contractor in writing, with a copy to the architect, if there were any problems with the floor, otherwise, the carpet contractor is held responsible for any defects after laying the carpet.

Commissioner May said that the present carpet job was unacceptable and that something would have to be done to make it acceptable. She also asked if the present arrangement over the access ducts would ever look good, or if another kind of cover should be considered.

Gargano indicated that the system was designed this way and cannot be changed now. He said again, that the carpet job would take one week once the decision is made on how to correct it. He also pointed out that no shop drawings were ever submitted on the carpeting and that the architect should have required shop drawings.

It was agreed to go back over to the Annex immediately following the meeting to inspect and discuss the carpet -- particularly over the trench duct covers.

OUTSIDE WORK: Brady reported that no punch list has been made on the outside of the building due to the snow. Shaw said he would like to "walk" the outside of the building with Brady just as soon as possible. When asked how much time it would take to finish the outside, Shaw said about two weeks after the weather breaks.

Brady asked Shaw about the handicapped parking signs and Shaw said he would check on it.

ELEVATOR: Brady reported that the elevator does not have an audible gong for the ground floor and he has contacted the elevator people about this.

The next progress meeting was set for April 30. However the time will be somewhat different. Commissioner May asked that the tour through the Annex begin at 7:00 p.m. with the progress meeting to follow immediately after. The County Lands and Buildings Committee will meet alone prior to the tour at 6:30 p.m.

Respectfully Submitted,

Sally May, Chairperson
County Lands and Buildings Committee