

## **CUNY# 600-006 BROOKLYN COLLEGE ROOSEVELT HALL RENOVATIONS**

### **CNA's RESPONSE TO HILL INTERNATIONAL (Hill Change Order Package #1, Bulletin #1)**

#### **COR #002 – (Credit for reduction of gypsum partitions in room 100)...**

Question (Hill): **Why did the unit costs change from the first submittal to the final?**

The "U/C" numbers shown now are considerably lower than those on the first round submittal (This is why we need cost data from the supplier / vendor)...

**Answer (CNA):** The Initial Credit was based on an Estimate The initial change orders where all "budgets" issued at the request of Hill International; prior to directing us to execute the work. The later versions of these change orders are based on actual logged and documented labor and materials cost. In response to your inquiry we have changed the Price of sheetrock to from 5.99 to 6.49 which was what we paid for sheetrock during the project.

Question (Hill): **Why did the credit drop from 2,490.53 on the first round, to 1,613.68 on the second, to 1,430.90 on the final?** (CUNY would like to know where the extra \$1,060 went)

**Answer (CNA):** The man hours and materials reflected on the final submission are based on the actual hours and materials as logged by Hill International, Again the majority of change orders where initially issued as Estimated prior to the actual execution of the work.

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**COR #016** – (Acoustic Drapes)... We finally analyzed the cost data given to us by Drapemaster; which is still incomplete (see attachment). He only provided cost for the tracks, not for the curtain fabric. –

**Answer (CNA): Please Review the attached submission for CO#016 Drapemaster provides the requested back up.**

Question (Hill): Are we to assume that there were only additional cost Discrepancies on widths, and credit Discrepancies on heights?

**Answer (Drapemaster): in reference to additional costs and credits and our onsite discrepancy; those totals were reversed by mistake. Your credits are 5,874.00 Your additional costs are 2,970.00. There was a clerical error.**

Question (Hill): There is a note regarding "fullness" in the spec schedule; what does this mean? And how does it affect the cost? Is this what was installed in the new room 312?

**Answer (Drapemaster): "Fullness " refers to having drapes pleated; so as not to hang flat when drawn. Fullness creates the drape look. In general ranges between 100% and 250%. For commercial application 100% fullness in the general rule.**

**"Panel Quantity "means you simply split wide rooms into 2 or more panels for ease of use. It is easier to move 2 medium widths rather than one Large single panel; the wider the room, the more panels are suggested.**

**Your original room 316 r was to be one pair (2 panels) exactly for this reason.**

**F.Y.I Room 312 was divided into 8 panels, there would be no way to move one large 60 '+ wide panel.**

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### **CNA's RESPONSE TO HILL INTERNATIONAL (Hill Change Order Package #1, Bulletin #1)**

**COR#017** – (New Control Room 310 RE)... Glazing –

**HILL:** You have attached a proposal from Forma Glass Corp. that gives a lump sum of \$1,200 to install the fixed framed window, but on the cost summary sheet, you broke out the labor and materials into separate costs. You used "your" labor rate and a material cost, which just happens to add up to \$1,200... In this instance, you should have inserted the lump sum cost from the vendor and attach an "invoice" as backup (as opposed to a document labeled "proposal")

**CNA:** **We have Attached an Invoice in addition to the signed Proposal from Forma Glass, also changed the line item of the change order to be one lump sum.**

**HILL:** You've attached a material supply invoice;

1. The cost summary sheet shows (2) pieces of plywood, but the material invoice shows only one (1)...

**CNA:** **The Material Invoice shows (2) Pieces of plywood and (1) Piece of Birch Plywood- We made an error. We have added an additional Line for the Single Piece of Birch plywood.**

2. Cost summary shows LS of \$50.31 for "trim", but this is not clearly identified (identifiable) on the invoice...

**CNA:** **Refer to the Totals columns  
\$21.76 For 2 X 4 X 8 Doug Fir (9<sup>th</sup> Line item)  
\$21.20 For The the Clear Pine 1" x 4" x 10' Trim(14<sup>th</sup> Line item)  
\$07.35 For The 1 X 2 X 8' Poplar(13<sup>th</sup> Line Item)  
\$50.31 is the sum of these items**

**HILL:** No invoice costs shown for the primer or the paint...

**CNA:** **We have provided the attached Invoice from Kazalas Paint Supplies**

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### **CNA's RESPONSE TO HILL INTERNATIONAL (Hill Change Order Package #1, Bulletin #1)**

#### **COR #018 – (124 RE Theater Storage)**

**HILL:** Refuse shows \$100 per cy... That would make a typical 30cy container cost 3K?!?!

**CNA:** **No, but there is a 30 yd minimal cost for a 30 yd container. We have a 100 dollar minimum charge for anything less than 5 cubic yards**

**HILL:** Gyp board cost has changed from 5.99 to 6.49. you attached an invoice that shows the cost at 6.64 per board- ... Studs were .67/lf, now shown at 8.30 each, but on the invoice, the stud prices are blacked out , Etc..

**CNA:** **\$5.99 for gypsum board was an estimated cost. 6.49 is the actual cost of 5/8 gypsum board at the time of the work. The initial change orders where all "budgets" issued at the request of Hill International; prior to directing us to execute the work. The later versions of these change orders are based on actual logged and documented labor and materials cost (as per the prime contract)**  
**The costs aren't blacked out. They were highlighted with a highlighter, one of your books should have the original invoice with the highlighted items. The copies came out dark. I can still make out the costs even on the copies.**

**HILL:** Door frame prices don't agree with invoice and there's no invoice for hardware

**CNA:** **Yes, they do. The door frames are listed on the oriental lumber invoice at 63.47 ea; exactly as they are listed on our spreadsheet. (68.99 is the suggested cost-)**  
**We have found the invoice for the locksets and we undercharged you. The locksets cost \$995 Dollars and not \$700 Dollars.**

**HILL:** There's only one field ticket attached which accounts for 34 manhours... the cost summary shows 22 extra hours not signed for...

**CNA:** **The Field ticket# 1004 reads as follows;**

<b>26</b>	<b>Man Hours- Demolition</b>
<b>08</b>	<b>Man Hours- Sheet rock Walls</b>
<b>14</b>	<b>Man Hours- Tape Walls and Ceiling</b>
<b>04</b>	<b><u>Man Hours-Install Doors and Frames</u></b>
<b>52</b>	<b>TOTAL MAN HOURS</b>

**Our spreadsheet had a total of 56 hours we have corrected this error and have revised accordingly.**

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### **CNA's RESPONSE TO HILL INTERNATIONAL (Hill Change Order Package #1, Bulletin #1)**

**COR #023** – (Credit to base contract room 316)

**HILL:** No pricing backup for fencing / installation (Was there a spec that you priced during bid?)...

**CNA:** During the bidding process, there was no spec on the chain link fence, locking mechanisms or hardware. We priced it at 25 dollars per linear ft.

**HILL:** COR #17 shows 17 hours for a window opening... you show 5 hours for the new double doorway opening in the glazed masonry wall of the old gym 316.

**CNA:** The window you refer to in change order 17 is installed in a double CMU wall with a 16-20" dead space between the two CMU walls, the window sill is a custom fabricated item, unlike a knock down HM frame- the window sill you refer to had to be engineered, measured, cut in the field, fabricated, sanded, primed and painted. Hm frames come pre primed. The double CMU walls required twice as many lintels. Lintels and the time it would take to install aren't included in this credit because they were not included in our base contract. After reviewing our CO#17 however, We realize that the line items

1) "Finish masonry opening" should be only 2 hours in lieu of 10

2) "Labor new plywood sill for window to mount to" should be 10 hrs in lieu of 2.

That said if you take the window sill completely out of the equation your are left with the only two relevant items to compare regarding the door opening vs. The window opening and they are as follows;

"Create new opening in double block wall" = 5 hours

"Finish masonry opening" = 2 hours (lintel)

This equals only 7 hrs for the opening and not 17. Since lintels where not a part of our base contract you can compare the 5 hours for the window opening in two masonry walls to the 5 hours for a door opening in a single masonry wall. 5 hours for the double door opening is a fair and reasonable credit.

**HILL:** You show "Create new opening twice" with two different labor rates – clarify rates and scope (saw cutting, chopping, housekeeping, masonry repair, etc...).

**CNA:** We Shall change this Line item and Credit you for a Mechanic for the Full 5 hours.

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### **CNA's RESPONSE TO HILL INTERNATIONAL (Hill Change Order Package #1, Bulletin #1)**

**HILL:** You show 1 hour for installation of a new double masonry door frame?!?! And 1 hour for installation of a pair of doors with hardware?!?! (You show more time to paint them than to install them...)

**CNA:** Those two items are crisscrossed, It should be 4 (2 men 2 hours) to install and 1 hour to paint. We have corrected accordingly.

**HILL:** Install Doors (No material credit) – Why? Was this material not ordered? Is it part of another COR? We need an explanation. Also, are we to assume there was no material necessary to install the contract door frame? Where is the credit for this?

**CNA:** The Door was ordered and used at another location as directed in the field by Brooklyn College.

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### **CNA's RESPONSE TO HILL INTERNATIONAL (Hill Change Order Package #1, Bulletin #1)**

#### **COR #026 – (Credit to base contract room 222)**

**HILL:** There's no description of the work that was to be performed; written description, part plan, spec, anything, etc...

**CNA:** **Refer to the Base contract Drawings.**

**HILL:** No invoice or price quote to verify credit prices – What size block? .50 for block delivered to site?

**CNA:** **Agreed, We have changed the cost to \$1.29 Per CMU Unit**

**HILL:** You only show 2 hours of labor. That would be about enough time to bring the material to the location... There's no time shown for setup, scaffold, cleanup / takedown, housekeeping...

**CNA:** **Agreed, We have changed the Labor to one a Laborer and Mechanic for One Full Day**

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### **CNA's RESPONSE TO HILL INTERNATIONAL (Hill Change Order Package #1, Bulletin #1)**

**COR #034** (Electrical work in 312 RE and 310 A Per SK – 6)

**HILL:** Need proper description of work scope performed. I have attached the SK-6, but there's no clear description of what work was actually performed, and/or where it was performed. Description can be written or notated on the sketch, bubble work actually completed (outlets, exit signs, switches - locations, etc...).

**CNA:** Refer to SK-6( The electrical work shown) and Job Invoice dated 1/6 to 1/11/11 – The work is Obvious i.e. SK-6 reads install new switch for relocated screen



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#### **COR #040 – (Door and Frame scope changes per Bulletin #1 Drawings)**

**HILL:** Again, need a proper description of the work scope changes. There is a lot of information attached to the two "proposals" from Doorware, Inc., but the actual material being charged and/or credited is not clearly identified.

Also, you mention Bulletin #1 as the reason for the changes, yet there is no documentation from Bulletin #1 attached to show where these modifications came from. You need to attach whatever drawings and/or written direction that you received and identify (bubble, arrows, highlight, etc...) that which is pertinent to this COR...

**CNA:** Refer to the Door schedule on the base contract set and the revised Door schedule issued with Bulletin#1.