



AIA[®]

Document G701[™] – 2017

Change Order

PROJECT: *(Name and address)*
1208.3- Madison County Courthouse-
Cupola Repairs and Restoration
Canton, MS

OWNER: *(Name and address)*
Madison County Board of Supervisors
Trey Baxter, President

CONTRACT INFORMATION:
Contract For: General Construction

Date: May 15, 2017

ARCHITECT: *(Name and address)*
Belinda Stewart Architects, PA.
P.O. Box 873/ 61 N. Dunn Street
Eupora, MS 39744

CHANGE ORDER INFORMATION:
Change Order Number: 001

Date: November 15, 2017

CONTRACTOR: *(Name and address)*
Paramount Construction Group, LLC
234 West School Street- Suite B
Ridgeland, MS 39157

THE CONTRACT IS CHANGED AS FOLLOWS:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)


Provide all necessary labor and materials required for the repairs and replacement of deteriorated wood beams and structural components uncovered during the course of construction & per attached Structural Field Report #3 dated October 23, 2017 as prepared by W. Mark Watson, P.E. (Structural Engineer) and attached Field Report #6, dated October 17, 2017 as prepared by Belinda Stewart Architects, PA. and attached Change Order Request for Paramount Construction Group #001-R.

The original Contract Sum was	\$	<u>327,967.00</u>
The net change by previously authorized Change Orders	\$	<u>0.00</u>
The Contract Sum prior to this Change Order was	\$	<u>327,967.00</u>
The Contract Sum will be increased by this Change Order in the amount of	\$	<u>7,440.53</u>
The new Contract Sum including this Change Order will be	\$	<u>335,407.53</u>

The Contract Time will be increased by Five (5) days.
The new date of Substantial Completion will be December 28, 2017

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

Belinda Stewart Architects, PA.
ARCHITECT *(Firm name)*

SIGNATURE

Belinda Stewart, FAIA, President
PRINTED NAME AND TITLE

November 15, 2017
DATE

Paramount Construction Group, LLC
CONTRACTOR *(Firm name)*

SIGNATURE

Clint Bledsoe, Project Manager
PRINTED NAME AND TITLE

DATE

Madison County Board of Supervisors
OWNER *(Firm name)*

SIGNATURE

Trey Baxter, President
PRINTED NAME AND TITLE

DATE



PARAMOUNT CONSTRUCTION GROUP, LLC

234 West School Street, Suite B • Ridgeland, MS 39157 • 601-427-5454 office • 601-427-5456 fax

CHANGE ORDER REQUEST

TO: Craig Bjorgum, AIA - BSA

COR Number #: 001-R

Project Manager: Clint Bledsoe

Phone: 601-427-5454

Date: 11/14/17

Project Superintendent: Matthew Moorer

PCG Job Name: Madison County Courthouse Cupola Repairs

FROM: Paramount CG

PCG Job Number / (Billing Code): 17110

Job Phone: 601-427-5454

I am submitting this request in response to:

- Request by Project Superintendent.
- Request by Project Manger.
- Request by Owner
- Request by Architect.
- Other

Existing Contract Number:

We hereby submit the following change(s) to the scope of work in addition to our original Subcontract / Purchase Order for this project.	Cost:
Provide all necessary labor and materials to replace/repair three "curved beams" that are rotted/deteriorated as indicated in the following Field Report #3 dated October 23, 2017, prepared by Mark Watson (Sturctural Eng.) and the following Field Report #6, dated October 17, 2017 prepared by Craig Bjorgum (Architect)	
Labor:	
Equipment:	
Material:	\$ -
Subcontractor:	\$ 6,704.33
	\$6,703.18
LEADTIME/ DELIVERY: N/A	0
Project Schedule Effected? No /Yes If Yes: Increase/ Decrease by days/weeks	5 Days
Subtotal:	\$ 6,704.33
Delivery Charges:	\$ -
Overhead & Profit @ 7.5%:	\$ 502.82
Gross Receipts Tax @ 3.5%:	\$ 261.40
Total Change Order Request:	\$ 7,468.55
	\$7,440.53

We Request that the scope and total from above be added to our contract:®		
Date: 11/2/17	Previous Contract Total:	\$ 327,967.00
Submitted By: Clint Bledsoe	Revised Contract Total:	\$ 335,435.55

\$335,407.53

ACCEPTED - The above prices and specifications of this Change Order are satisfactory and are hereby accepted. All work to be performed under same terms.

CB
11/14/17

HISTORIC RENOVATIONS OF YAZOO, INC.
P. O. BOX 1064
YAZOO CITY, MISSISSIPPI 39194
PHONE: 662-746-7470

CHANGE ORDER # 1
MADISON COUNTY COURTHOUSE CUPOLA
REPAIRS & RESTORATION

Repair/Replace rotten beams uncovered during the course of work per specs from Mark Watson.

• 36' & 24' LVL'S @ 11 7/8"; 3 - 16"x 24' long	\$ 733.93
• 2 Gallons - Resorcinol	\$ 297.75
• Miscellaneous Dimensional lumber	\$ 150.00
• 1 x 4 tongue & groove (custom milled Spanish cedar)	\$ 691.20
• Primer	\$ 37.78
• Disposal of debris	\$ 50.00
• Labor (5 days, 4 Men)	\$3,250.00
• Scaffold Rental (5 days)	\$ 672.00
• Caulking (3 tubes)	\$ 12.60
• 10 lbs 3 1/2 " deck screws	\$ 59.96
• Miscellaneous metal brackets, common nails, etc.	\$ 30.00
• Fabricate 2 window sills w/Spanish cedar @ \$200.00 Ea	\$ 400.00
• Bonding Cost	\$ 159.63
o SUBTOTAL	\$6,545.85 \$6,544.85

Credit for Rain-screen

• 8 - Sheets Okoume Plywood	(\$ 416.00)
• Fluid Applied Membrane Material	(\$ 300.00)
o SUBTOTAL	(\$ 716.00)

SUBTOTAL	\$5,829.85 \$5,828.85
PROFIT	\$ 874.48 \$ 874.33
TOTAL DUE CHANGE ORDER # 1	\$6,704.33 \$6,703.18

\$6,703.18

CB 11/14/17



W. Mark Watson, PE, LLC

P.O. Box 1157
Tupelo, MS 38802
662-260-5083 phone
www.markwatsonpe.com

October 23, 2017

WMW Job No: 2016-290

FIELD REPORT No FR3

Client: Belinda Stewart Architects, PA
Project: Madison County Courthouse – Cupola Repairs & Restoration
Client Job No: BSA # 1208.3
Report by: Mark Watson

Conditions: Sunny – mid 60's.
Report Date/Time: October 16, 2017 – 11:30 am
Present: M. Watson, Matt – Historic Renovations of Yazoo (HRY)

OBSERVATIONS:

At request of Craig Bjorgum, AIA, a visit was made to observe two areas with HRY as they discovered severe hidden decay and deterioration along some of the outer beams at the outrigger bracket area.

There are two sets of beams along the outer perimeter. The original “curved beam”, some of which had been replaced years ago, and a straight “outer beam.” The area of reported concern involved the north side where heavy deterioration was found along three of the “curved beam” sections. This damage had been hidden from view until the dismantling of the

outrigger brackets and removal of the outer skin. There were also two sections of “outer beams” that were damaged. One involved a section that had previously been replaced with a 4x6 timber that had deteriorated and collapsed. The other involved the original 6x8 “outer beam” that had deteriorated only at the very end connection to the column, but had also dropped at the column interface. The 4x6 beam had dropped at least 12 inches while the end of the original 6x8 had dropped about 6 inches or so. The upper end of the support column at that location was also deteriorated and split. Another area of reported concern involved highest beam level where the short rafter tails were bearing. Many of the original beams along the perimeter had previously been “repaired” by adding sections of wood blocking along the lower and side faces. This covered deteriorated sections of the original wood beams.



Figures 1 – 4

Figures 1 & 2: Discovered heavy deterioration to “curved beam section.” Figures 3 & 4: 4x6 “outer beam” on left side of column has completely collapsed. Original 6x8 “outer beam” on right side has deteriorated at end tenon joint and has dropped about 6 inches.



Figure 5



Figure 6

Figure 5: Upper section of support column at intersection of “outer beams” has deteriorated and split at original mortise joint. Figure 6: Upper beam at roof level has deterioration behind and above the blocking repairs that were made during a previous project.

RECOMMENDATIONS:

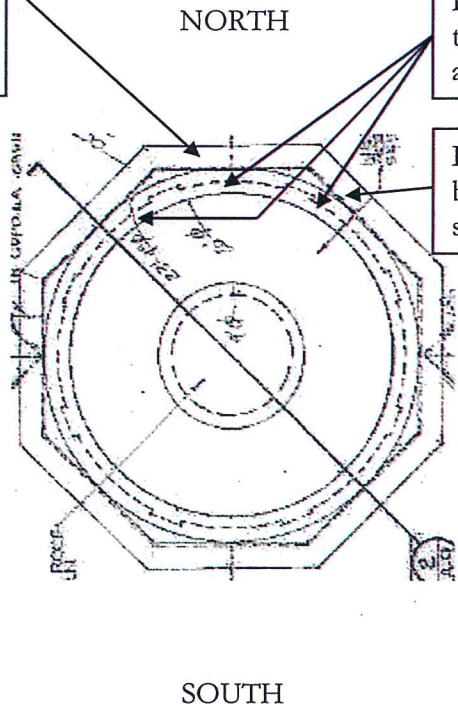
The three “curved beam” sections at the locations shown below will need to be replaced as the deterioration discovered was much worse than anticipated. We recommend using a doubled 16” wide LVL beam at each location. The collapsed 4x6 “outer beam” will need to be removed and replaced with a tripled 9-1/4” LVL beam. The beam can be cut to a narrower width if needed for assembly. The original 6x8 “outer beam” can be lifted back into place and secured to the column by adding the vertical 2x8 wood blocking attached to the side of the column and directly underneath the 6x8 for support. This same 2x8 blocking should also be installed under both ends of the tripled 9-1/4” LVL beam. The 2x8 vertical blocking was shown on the original contract drawings.

This section intentionally left blank

Replace 4x6 "outer beam" w/
triple 9-1/4" LVL. Install
support blocking under both
ends.

Damaged "curved beams" at
these 3 locations to be removed
and replaced.

Lift the left end of 6x8 "outer
beam" to original position. Install
support blocking underneath end.



BASIC FRAMING REPAIR PLAN

The roof beam level with deterioration has been in that condition for an extended period of time. The last renovation provided some repairs by adding the blocking as previously described. Frankly, the repairs were poorly implemented and mainly covered up the problems rather than properly correcting them. Thankfully, the beam at this level carries very little weight. While the past repairs were incorrectly done, the area is not in structural jeopardy. Regardless, implementing proper repairs while a general contractor is already on site and performing similar repairs elsewhere would seem prudent for the county to consider.

Report Copied to:

WMW File
Craig Bjorgum, AIA - BSA



FIELD REPORT

Field Report No. 6

Date: October 17, 2017

Project: Madison County Courthouse – Cupola Repairs & Restoration
BSA #1208.3

Weather: ~65°F – Clear and Sunny

Present (Jobsite Visit): Craig Bjorgum – Belinda Stewart Architects (BSA) / Danny Lee & Shelton Vance – Madison County (MC) / Clint Bledsoe – Paramount Construction Group (PCG) / Matt Moore and Alan Ramsay - Historic Renovations of Yazoo (HRY)

Purpose of Meeting/Site Visit: Regular Monthly Progress Meeting and Site Visit

MEETING AND SITE ITEMS DISCUSSED AND REVIEWED / OBSERVED

1. Project Schedule was reviewed. HRY hope to have work substantially complete by the next Progress Meeting. A few days have been added for inclement weather and a few days will be added for the shutdown of the project during the Flea Market. PCG and HRY estimate 4-5 Days for the repairs of the Deteriorated Structural Components (Discussed further below).
2. PCG submitted DRAFT of Application for Payment #4 for review. All work included was reviewed by Craig while on the jobsite and found complete and acceptable. PCG will send in Originals with required documentation for processing.
3. During the Course of Restoration, HRY came across areas of severely deteriorated structural wood components in and around the cupola (Primarily in the vicinity of the beams/structure carrying the stepped outriggers). Much of the deterioration could not be seen or observed and extent of damage could not be determined until each section was dismantled and exposed. **Figures 2-5**. There is an inner beam and outer beam supporting the outriggers. Most of the Original Vertical T&G was deteriorated and could not be used. **Figure 6**. Most of the deterioration has occurred at the base of the siding where it was previously discovered the metal transition flashing was installed incorrectly with a reverse lap at the base allowing moisture to accumulate at the base of the siding, which in turn rotted the wood.
 - a. BSA contacted Mark Watson, PE (Structural Engineer) to review the extent of discovered conditions and determine a course of corrective action for repairs and/or replacement. A separate report with his findings and detailed repairs will follow.
 - b. Beams and Window Sills at a couple locations were “internally” damaged.
 - c. Beam ends and connections to columns had deteriorated and failed, thus the beam dropping from the column. **Figure 7**
 - d. Horizontal radiused bands will be reused, reinforced or replaced as required with an additional band being installed at the mid-point for additional stability and backer for vertical siding. **Figure 8**
 - e. Many of the original joint connections are mortised and tenon with wood pegs. **Figure 9**
 - f. Upon receipt of Structural Engineer’s Report, PCG will prepare and submit Proposal for the Materials and Labor required for repairs and replacement of the Deteriorated Members.
4. In the course of review and discussion of the deteriorated siding and overall detail for the installation of the vertical siding, it was determined that the original “Rain Screen” installation detail/method (As detailed in the drawings) will be abandoned and the Vertical T&G Siding will be installed directly over the existing/reinforced/new horizontal radiused bands.
 - a. Horizontal band will be made up of laminated 1/4” dimensional wood secured to the vertical studs and glued forming a solid nailer/furring band around the cupola
 - b. New 1 x 6 vertical wood tongue and groove siding (No V-Grooves) shall be of an architect approved exterior wood species and a continuous bead of sealant will be installed in each groove prior to be blind nailed into the horizontal bands.



BELINDA STEWART ARCHITECTS, PA 61 North Dunn St. | P.O. Box 867 | Eupora, Mississippi 39744 | 662-258-6405 & 662-258-6452 fax | www.belindastewartarchitects.com

c. In keeping with the "Original" Detail, the depths of the sills, trim, etc. should be able to be maintained.

5. HRY indicated a benchmark point was set and the tops of all of the outriggers will be consistent. Some variation and the lower portion may occur due to existing conditions. These variations will be minimized as best possible and will not be visible in the overall appearance of the Cupola upon completion. **Figure 10**
6. PCG/HRY will prepare mock-up for the Siding Installation and "Topping Out" of the Stepped Outriggers for review and approval. Mock-Up will include Underlayment, Flashings and Standing Seam Copper Covers.
7. Window "Eyebrow" flashing head detail was reviewed and found acceptable. Additional layer of reinforcing may yet be considered. **Figure 11**
8. It was observed that the metal flashings at the base of the Large "Pilasters" were cut in/grooved into the base of the wood. **Figure 12**
9. Gap under the Copper Dome Base Flashing at the roof edge will be filled with sealant. Any gap larger than ¼", backer rod will be installed. Any roofing felt hanging out will be cut back prior to sealant installation. **Figure 13**
10. As a reminder, protection of the existing roof from damage is critical. Carefully awareness of tools and debris shall be maintained. Tarps and cover should also be laid down when painting and preparations ant in progress,
11. From Previous Report - Existing Sealant Application with Backer Rod at the Western (Left) Jamb of Southeast Window (Window #2 as referenced on Drawing 1/A1.5) is extremely thin and not acceptable. This is an existing condition which needs to be redone. **This has now been addressed.**
12. From Previous Report: Water Stains on new wood sill (left/east side) were observed at inside South Window (Window #1 as referenced on Drawing 1/A1.5). Please investigate source and address accordingly. **This was not reviewed/discussed during this Site Visit.**
13. From Previous Report: Craig has concerns of the Exposed Diagonal Lag Bolts used at the New Beam to Column Connection and will forward to Structural Engineer for review. Since the Site Visit, this has been reviewed with Mark Watson and he will be providing a Framing 'L' Bracket that will need to be installed at the inside corners to supplement this connection.
14. PCG will put together a Proposal for the replacement of the Asphalt Shingle Roof for consideration by the County.

WORK IN PROGRESS/COMPLETE:

15. Upper Exterior Cupola Restoration is complete.
16. PCG is ~75-80% complete with the (8) Sides of the Cupola Work down to the Lower Windows.
17. All windows have been glazed. **Figure 14**
18. Installation of New Outriggers and Plywood Tops have been installed around approximately 1/3 of the Cupola. **Figure 15**
19. Interior Structural Reinforcing work is complete with the exception of recently discovered/uncovered areas of deterioration which will need to be repaired. **Figure 16**
20. Surface Preparation of the lower cupola base is in progress for painting only. **Figure 17**

****Note:** All changes and additions to documents to be recorded and submitted as part of the As-Built Record Documents (Specifications and Drawings).

The Next Regular Scheduled Progress (OAC) Meeting will be held on Tuesday, November 14, 2017.

Field Report Prepared By: Craig E. Bjorgum, AIA – Project Architect



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SITE PHOTOGRAPHS: MADISON COUNTY COURTHOUSE – CUPOLA REPAIRS & RESTORATION
October 17, 2017



Figure 1 – South Elevation with Scaffolding at Cupola



Figure 2 – Deteriorated Column and Beam Failure



Figure 3 – Damaged Sill Beam



Figure 4 – Damaged Sill Exposed

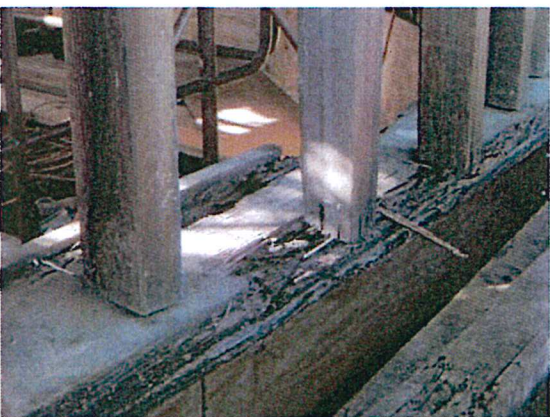


Figure 5 – Deteriorated Sill Beam

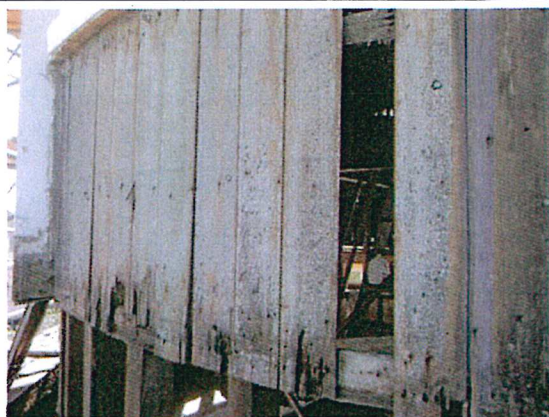


Figure 6 – Deteriorated Original Wood Siding



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October 17, 2017



Figure 7 – Failed Column/Beam Connection



Figure 8 –Horizontal Bands



Figure 9 – Original Beam/Column Joinery Detailing



Figure 10 –Stepped Outrigger Installation



Figure 11 – Window "Eyebrow" Flashing



Figure 12 – Wood Pilaster Cut-In for Flashing



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October 17, 2017

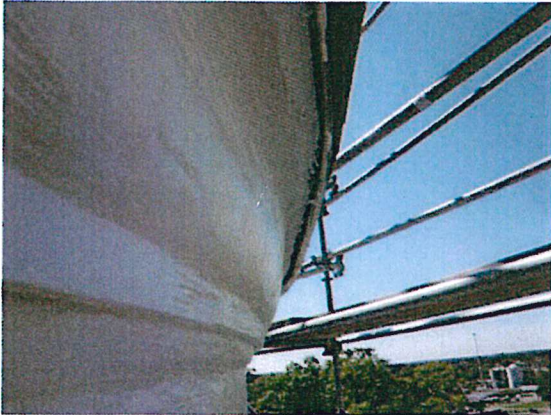


Figure 13 – Base of Roof Flashing to be Sealed



Figure 14 –Window Glazing

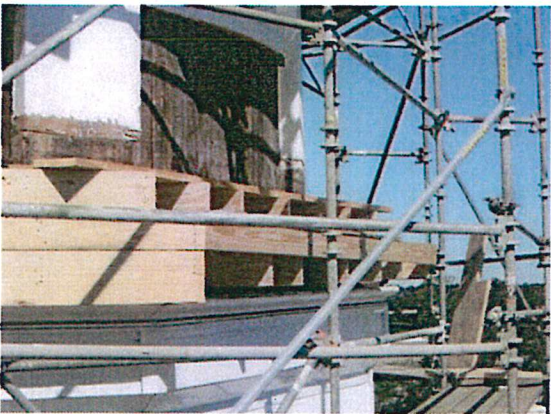


Figure 15 – Stepped Outrigger Installation



Figure 16 –Interior Structural Repairs



Figure 17 – Cupola Base Preparations



Figure 18 –Cupola Elevation