



Gaston County

Gaston County
Board of Commissioners
www.gastongov.com

Public Works

Board Action

File #: 20-316

Commissioner Chad Brown - Public Works - To Authorize the County Manager to Amend the Fairwood Construction Contract for the Mt. Holly Library ADA Renovations Due to Unforeseen Conditions Encountered During Construction Activities

STAFF CONTACT

Ray Maxwell - Public Works - 704-862-7551

BUDGET IMPACT

Available Budgeted Funds.

BUDGET ORDINANCE IMPACT

N/A

BACKGROUND

The Gaston County Board of Commissioners awarded a construction contract to Fairwood Construction for ADA renovations to the Mt. Holly Branch Library via Board Action 2019-338. The renovation work was intended to address ADA deficiencies both inside and outside the structure to bring the facility into compliance. The interior and site work are nearing completion. During the course of construction, several locations of the building exterior cladding had to be removed to accommodate adjustments to entryways. As those areas were uncovered, concealed termite activity was uncovered. The cladding on the structure consisted of an exterior insulation and finish system (EIFS) to cover various changes and building additions that happened to the structure years ago. The EIFS system included a polystyrene insulation board glued to the building walls and a thin layer of cementitious outer protective covering. This particular cladding installation provided an avenue for termites to travel undetected behind the polystyrene board. A local exterminator was contacted to assess the activity and to provide recommendations for repair. Since the termite activity was concealed by the insulation board, the exterminator would not treat the building without full removal of the cladding so that they could assess and treat all potentially active locations. Once uncovered, termite activity was found at several

(Continued on Page 2)

DO NOT TYPE BELOW THIS LINE

I, Donna S. Buff, Clerk to the County Commission, do hereby certify that the above is a true and correct copy of action taken by the Board of Commissioners as follows:

NO.	DATE	M1	M2	CBrown	JBrown	AFraley	BHovis	TKelgher	TPhilbeck	RWorley	Vote
2020-195	07/28/2020	RW	TK	A	A	A	A	A	A	A	U

DISTRIBUTION:

Laserfiche Users

A=AYE, N=NAY, AB=ABSENT, ABS=ABSTAIN, U=UNANIMOUS

Commissioner Chad Brown - Public Works - To Authorize the County Manager to Amend the Fairwood Construction Contract for the Mt. Holly Library ADA Renovations Due to Unforeseen Conditions Encountered During Construction Activities

Page 2

locations around the building extending all the way to the soffits and gables. Some structural damage had already occurred near the roof line and on the soffit structure. We have since removed the cladding from the entire building and the building has been treated for termite activity. Several options, not including EIFS, were presented by the architect and priced by Fairwood Construction as considerations for replacement cladding. This allowed Gaston County to determine an acceptable replacement cladding that reduces the potential for this condition to occur in the future. The estimated cost for replacement of the exterior cladding is \$171,122. In addition to recladding, full removal of the EIFS system, repairs for termite damage, termite treatment, and several other minor needed changes were identified during construction activities that were not anticipated or outlined on the original construction documents and agreement.

Approval of this Board Action authorizes the County Attorney to assist in the preparation of necessary contract amendment documents to address these items, and authorizes the County Manager or her designee to execute amendments to the construction agreement for the unforeseen conditions encountered. Funds to cover the work are available in the budgeted ADA improvement account. No additional appropriations are necessary as a result of this Board Action.

POLICY IMPACT

N/A

ATTACHMENTS

N/A