



December 12, 2024

Town of Ledyard
Attn: Wayne Donaldson,
Ledyard Public Schools Director of Facilities
4 Blonders Blvd
Ledyard, CT 06339

Re: Amendment to Owner's Representative Agreement for Town of Ledyard **Gales Ferry elementary** school.

Dear Mr. Donaldson and the Town of Ledyard Permanent Municipal Building Committee:

On behalf of STV Construction Inc (STV), We want to thank you for working with us on the roof replacement and photovoltaic solar installations, on the Central Office building, Gales Ferry School and the Juliet Long School. Due to unforeseen issues with delays relating to the design documents and the performance of the Roofing contractor we are currently past our contract time and budget. To date, we have worked in good faith to meet our obligation on the delayed roofs but we need to amend our agreement completion date, and address cost issues. STV respectfully requests:

- An amendment to our agreement extending our work to complete the current roof at Gales Ferry (we suggest 9/1/25).
- We also will need a change order for the additional time we put in during the Preconstruction-design phase due to the drawing and specification challenges and delays getting approval to bid the project. We provided additional 16 hours of design review and editing, saving the Town of Ledyard thousands in contractor generated changes.
- Additionally, we will need to adjust our fee schedule as our proposal was bid with the expectation that the three projects were to be completed simultaneously over the summer of 2024, with STV completing our work through the end of October 2024. The Roofing contractor's inability to perform within the specified time frame forced us to retain our commitment on the Juliet Long school (which completed the roof work on time) but also extend our commitment on Gales Ferry School to January 15th, 2025. Thus exceeding our anticipated manpower commitment to the project.
- The Photovoltaic installation was pushed to Summer of 2025, our fee and manpower was based on the RFP # 23-1 stating that all the physical construction work was to be completed by September of 2024 with a short period of close out to follow. Significant savings was gained by all the work taking place in summer of 2024. At this time hours planned for that work will be addressed when the work start date and schedule is confirmed for Summer of 2025.
- Total change request is \$13,056.00, \$10,880.00 is directly caused by the roofing contractor delay.

Attached with this document is our proposed fee schedule, the yellow section which outlines the additional expected time to be spent on this project. The fee matrix attached shows the amount of time we expect to incur for Gayle's Ferry school roof construction and the extra time we spent on the Pre-construction/design. At this time, we expect to support the Photovoltaic installation next summer and based on that unconfirmed schedule may require additional funding. Your signature below acknowledges this change and approves the additional funding. Should you have any questions regarding our qualifications, please contact me directly at mark.dupre@stvinc.com or (860) 324-6666.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Mark DuPre', with a horizontal line extending to the right.

Mark DuPre' Sr. Assoc. AIA
Vice President & Project Executive

X

Town of Ledyard
Date:

Town of Ledyard, CT Roofing OPM Services RFQ/RFP Bid #23-4													
Gales Ferry School Phase Scope Timeline			No. Wks.	Project Executive		Project Manager		Assistant Project Manager		Totals	Additional Cost	Additional Weeks of Work	Total Change Order request
				Hrs. Week	Total Hrs.	Hrs. Week	Total Hrs.	Hrs. Week	Total Hrs.				
Pre-Construction/Design			18	0.5	9	2	36	0	0	\$6,534	\$2,176	11/4/23-1/27/2024	
7/1/2023 11/4/2023													
Bidding/Contracting			4	0.5	2	4	16	2	8	\$3,364	16 hours	12 weeks	
11/4/2023 12/2/2023													
Construction			10	0	0	4	40	20	200	\$26,040	\$ 10,880.00	8/27/24 -1/15/25	
6/18/2024 8/27/2024													
Audit			1	0	0	4	4	0	0	\$544		20 weeks	
9/17/2024 9/24/2024													
Post Construction			4	0	0	4	16	2	8	\$3,000			\$13,056
8/27/2024 9/24/2024													
Total Hrs.					11		112		216	339			
Cost / Hr. 2023					\$182		\$136		\$103				
Cost PP.					\$2,002		\$15,232		\$22,248	\$39,482			
2023 Hours					10		52		8	\$9,898	2023 Total Cost		
2024 Hours					0		60		208	\$29,584	2024 Total Cost		
Total Hours					10		112		216	\$39,482	Project Total Cost		