

RESOLUTION OF THE CITY COUNCIL

No. 258

Approved April 16, 2018

RESOLVED, That the Members of the Providence City Council
hereby Authorize Approval of the following Change Order Contract Award by the
Board of Contract and Supply, in accordance with Section 21-26 of the Code of
Ordinances.

Martone Service Company
(Parks Department)

\$148,040.40

IN CITY COUNCIL

APR 05 2018

READ AND PASSED


PRES.

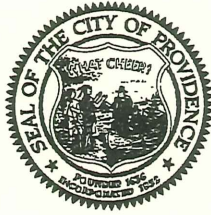

CLERK

I HEREBY APPROVE.


Mayor

Date: 4/16/18

City Hall, Room 310
25 Dorrance Street
Providence, RI 02903
P: 401.421.7740, ext 577
F: 401.351.1056



Office of the Internal Auditor

February 28, 2018

Ms. Lori Hagen
City Clerk's Office
City of Providence
25 Dorrance Street
Providence, RI 02903

Dear Lori:

I am writing to request that the following requested contract award be submitted to the City Council and the Finance Committee for approval.

- **Parks Department:** Approval of a **\$148,040.40** change order for **Martone Service Company** for Roger Williams Park Casino renovations in accordance with Code of Ordinance Section 21-26 (b)4.

Sincerely,

A handwritten signature in black ink that reads "Gina M. Costa".

Gina M. Costa
Internal Auditor

Cc: Brian Byrnes, Deputy Superintendent, Parks
Al Buco, Acting Director of Public Property
Sabrina Solares-Hand, Associate Director of Purchasing
James Lombardi, Senior Adviser to the City Council



Jorge O. Elorza, Mayor

Date: February 21, 2018

The Honorable Jorge O. Elorza
Chairman, Board of Contract and Supply
City Hall
25 Dorrance Street
Providence, RI 02903

RE: Change Order to RWP Casino Renovations – Parks Department

ID Number: 15440

Original Award Date: October 16, 2017

Dear Mayor Elorza,

The Parks Department respectfully requests Change Order #1 to our contract with Martone Service Company, Inc in the amount of \$148,040.40. The total new contract amount not to exceed is \$413,040.40.

Original Contract Amount:	\$265,000.00
Change Order #1	\$148,040.40
Change Order #2 (if applicable)	\$
Change Order #3 (if applicable)	\$
Change Order #4 (if applicable)	\$
Final Contract Amount	\$413,040.40

(Sheet with additional change orders is ☐ or is not ☐ attached)

This change order is necessary due to unforeseen conditions at the Casino that caused a public safety issue that needed to be addressed immediately. A Notice to Proceed (attached) was issued as directed by Finance Director Mancini for immediate shoring of the compromised porch roof on the front and rear of the building. A more detailed description of the situation is attached.

Funds in the amount of \$148,040.40 are available in account 658-658-53400.

Martone Service Company, Inc
22 Sextant Lane, Narragansett, RI 02882

Respectfully Submitted,


Deputy Director: Brian F. Byrnes

Financial Approval: _____

Minority Participation:

\$ _____ 0 %

Account Code: 658-658-53401

Department
Providence City Hall | 25 Dorrance Street, Room xxx, Providence, RI 02903
401-411-7740 | 401-455-0475
www.providenceri.gov

Solares-Hand, Sabrina

From: Mancini, Larry
Sent: Thursday, February 22, 2018 2:00 PM
To: Solares-Hand, Sabrina; Byrnes, Brian; Jordan, Patti
Cc: Nilsson, Wendy; Silveria, Sara; Malone, Melissa
Subject: RE: RW Park Casino - Change Order # 1

Sabrina:

I have reviewed the BOC correspondence from Brian Byrnes, Deputy Parks Department Director and it is consistent with my knowledge of the emergency measures necessary to invoke a notice to proceed to the on-site contractor due to time-of-the essence and in the interest of public safety and I hereby confirm that I recommended to subsequently seek a change order communication before the BOC.



LAWRENCE J. MANCINI
Finance Director
Providence City Hall
25 Dorrance Street, Room 207
Providence, Rhode Island 02902
401 421 7740 ext. 351 office
401 821 8102 fax
lmancini@providenceri.com
www.providenceri.com

CITY OF PROVIDENCE



CITY OF PROVIDENCE

Memo

To: Chairman - Board of Contract & Supply, The Honorable Jorge O. Elorza
From: Parks – Deputy Superintendent - Brian F. Byrnes
cc:
Date: February 22, 2018
Re: RWP Casino Renovations – Change Order # 1

Mayor Elorza,

Due to the size and nature of change order we are requesting, please find further clarification of the issues related to the extra work and how it was discovered.

We are under contract with Martone Service Company for renovations to the RWP Casino related to damage from water infiltration. Through the investigations of the architect hired by the City for the renovation designs, the main scope of work was to repair the rubber roofing on the first floor porch. In addition, there was some replacement of the wood roof structure that had obvious deterioration.

Once the roofing was removed, we discovered that the main structural beam on the exterior roof line of the porch was severely deteriorated from the water infiltration. Further investigations resulted in the determination that five (5) of the beam sections in the front and rear of the building were compromised to a point that they had not structural quality. I directed the contractor to install temporary shoring immediately due to the existing public safety issue from these unforeseen structural deficiencies.

The collapse of the roof structure was a real possibility according to the structural engineer who observed the conditions on site. If the roof had failed, the structure would have sustained a lot of damage – beyond what is proposed in the attached quote. Also, as you may know, the Casino is a rental venue and there are many events scheduled there in the coming weeks and months.

DEPARTMENT OF PARKS + RECREATION

Roger Williams Boathouse | 1000 Elmwood Avenue Providence, Rhode Island 02905
401 785 9450 ph | 401 941 5920 fax
www.providenceri.com



CITY OF PROVIDENCE

The immediate need for shoring and repairs, combined with the potential for further damage from the existing conditions and the loss of revenue related to refunding event holder deposits, has led us to the request for the change order. In addition, the contractor is on site and can start on the work immediately, forgoing the normal process utilized by the Board of Contract & Supply.

As you will see on the attached spreadsheet, the original change order request was for \$171,954.90, but with careful consideration and investigations we were able to save \$23,914.50 – resulting in the final change order of \$148,040.40.

Lastly, the work under the original contract was funded by the Champlin Foundation with no matching City funds. The additional work related to this change order will be funded by the Rhode Island Foundation. No city funds will be needed.

If you need any further information – please do not hesitate to contact me.

Thank you,

A handwritten signature in black ink, appearing to read "B. Byrnes".

Brian Byrnes

Deputy Superintendent of Parks

DEPARTMENT OF PARKS + RECREATION

Roger Williams Boathouse | 1000 Elmwood Avenue Providence, Rhode Island 02905
401 785 9450 ph | 401 941 5920 fax
www.providenceri.com



CITY OF PROVIDENCE

February 19, 2018

Mr. Michael Martone
Martone Construction
22 Sextant Lane
Narragansett, RI 02882

Notice to Proceed

Dear Mr. Martone,

On behalf of the City of Providence Parks Department, please accept this Notice to Proceed as approval for the work outlined in your February 15, 2018 proposal for extra work required at the Roger Williams Park Casino.

Upon the advice of the Director of Finance and due to the nature of the work required, a change order for this work will follow - however, you are directed to proceed immediately on this scope of work.

The work outlined in your proposal (\$148,040.40 - Attached) is required to alleviate the current public safety issue at the site related to the failure of the structural beam in several locations on the structure in the front and rear of the building. The work included in the proposal is as shown on the supplemental emergency drawings (dated 2/1/18) issued by the structural engineer upon discovery of the unforeseen issues uncovered during the construction operations you were undertaking under your current contract with the Parks Department at the Casino.

Please continue with the temporary shoring of the porch roof structure and provide a schedule for the work - mobilizing immediately.

Sincerely,

A handwritten signature in black ink, appearing to read "Brian Byrnes".

Brian Byrnes
Deputy Superintendent
Providence Parks Department

DEPARTMENT OF PARKS

Roger Williams Boathouse | 1000 Elmwood Avenue Providence, Rhode Island 02905
401 785 9450 ph | 401 941 5920 fax
www.providenceri.com



MARTONE

CONSTRUCTION | RESTORATION | PAINTING

February 15, 2018

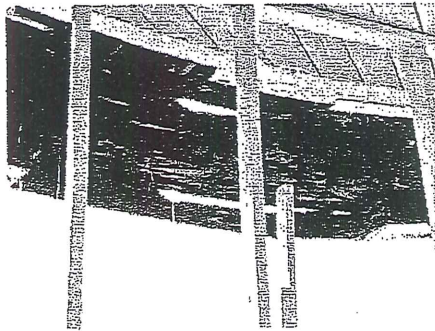
City of Providence
Parks and Recreation Department
Roger Williams Park
1000 Elmwood Avenue
Providence, Rhode Island
Mr. Brian Byrnes

Re: Roger Williams Park Casino
Subject: Veranda Beam Replacements

Dear Mr. Byrnes,

Upon review of the above subject work and plans prepared by Structures North Consulting Engineers, dated February 1, 2018, Martone Services Inc. submitted a cost proposal in the amount of \$171,954.90. Upon several clarifications and possible Valued Engineered deductions compiled by the Architect we recalculated the project and submit a proposal in the amount of \$148,040.40 without any deductions to the original scope of work.

Upon inspection of the site the required work is critical to the structural integrity of the casino's veranda and is at a point of failure. The following picture depicts the extreme extent of the deterioration of major structure support beams. Martone Services Inc. is confident that our proposal will correct the issues the structural engineer compiled on their drawing. The picture also shows that the finish trim is also deteriorated.

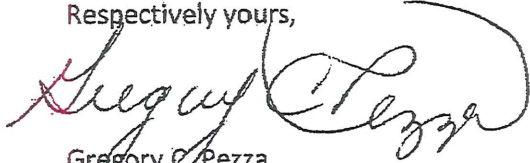


Typical Beam Deterioration

22 Sextant Lane * Narragansett, RI 02882 | Tel: (401)792-3847 | Fax: (401)792-3717

Upon review of the proposal and if awarded, Martone Services Inc. will immediately mobilize and stabilize the project to insure the safety and integrity of the structure. If you have any questions, please feel free to contact me. Hoping all is to your satisfaction, I remain,

Respectively yours,

A handwritten signature in black ink, appearing to read "Gregory C. Pezza". The signature is fluid and cursive, with a large loop at the end.

Gregory C. Pezza
Project Manager

Roger Williams Casino
Veranda Beam Replacements

				VE Deductions	
Laminated Beams	7 Each	\$	2,800.00	\$	19,600.00
Beam Set Up Charge	1 Lump Sum	\$	350.00	\$	350.00
1x10 Flat Bottom Curved	256 LF		12.85	\$	3,289.60
2x8 PT 16'	8 Each	\$	8.18	\$	65.44
2x12 PT 16'	24 Each	\$	14.95	\$	358.80
Simpson Straps 24"	32 Each	\$	7.99	\$	255.68
1x12 inside Straight 16' Top	144 LF	\$	6.73	\$	969.12
1x12 inside Straight 16' Bottom	144 LF	\$	6.73	\$	969.12
1x12 outside Straight 16' Top	144 LF	\$	6.73	\$	969.12
1x12 outside Strt.16' Bottom	144 LF	\$	6.73	\$	969.12
1x12 soffit Straight 16'	16 LF	\$	6.73	\$	107.68
1x10 Flat Bottom Straight	16 LF	\$	5.99	\$	95.84
Profile A	144 LF	\$	11.25	\$	1,620.00
Profile B&G	288 LF	\$	4.50	\$	1,296.00
Set Up and Tooling "B&G"	1 Lump Sum	\$	210.00	\$	210.00
Profile "C"	144 LF	\$	3.20	\$	460.80
Set Up and Tooling "C"	1 Lump Sum	\$	210.00	\$	210.00
Profile "D"	144 LF	\$	5.40	\$	777.60
Set Up	1 Lump Sum	\$	75.00	\$	75.00
Profile "E"	144 LF	\$	8.15	\$	1,173.60
Profile "F"	144 LF	\$	2.85	\$	410.40
Set Up and Tooling, Knives "F"	1 Lump Sum	\$	355.00	\$	355.00
Profile "H"	144	\$	4.50	\$	648.00
Column Inserts 2x6 Mahogany	32 LF	\$	5.00	\$	160.00
Shoring Front	1 Month	\$	6,500.00	\$	6,500.00
Shoring Rear	2 Months	\$	9,500.00	\$	19,000.00
Shoring Engineer.Set Up	1 LS	\$	9,500.00	\$	9,500.00
Labor	740 MH	\$	80.00	\$	59,200.00
Lift	8 MH	\$	500.00	\$	4,000.00
Storage Box	8 Weeks	\$	100.00	\$	800.00
Equipment Transport	8 Weeks	\$	500.00	\$	500.00
Paint	1	\$	10.00	\$	7,200.00
Misc Tools Hardware Etc...	720 SF	\$	2,000.00	\$	2,000.00
Misc. Materials	1 LS	\$	2,000.00	\$	2,000.00

	\$	146,095.92	\$	22,350.00
OH	\$	14,609.59		
Subtotal	\$	160,705.51	\$	22,350.00
Profit	\$	8,035.28	\$	1,117.50
Bond	\$	3,214.11	\$	447.00
TOTAL	\$	171,954.90	\$	23,914.50

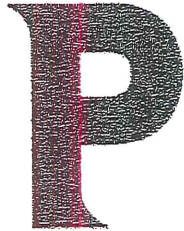
☒ APPROVED
BK Bj
2/18/13

	\$	148,040.40
Deduct Wood Decking Sand Paint Only	\$	(9,500.00)
Deduct Paint Rails and Granite Stain Cleaning	\$	(1,250.00)
Deduct Plexiglass Storm Windows	\$	(2,650.00)
Deduct Slate Roof Replacement	\$	(3,360.00)
Deduct Brick Replacement	\$	(3,280.00)
Add Sand & Paint Existing Decking	\$	3,480.00
TOTAL VALUED ENGINEERED PROJECT COST	\$	131,480.40

Byrnes, Brian

From: Byrnes, Brian
Sent: Monday, February 19, 2018 11:42 AM
To: mike@martoneinc.com
Cc: Mancini, Larry; Nilsson, Wendy
Subject: Notice to Proceed - Casino
Attachments: 20180219113738474.pdf

Mike,
Attached please find the Notice to Proceed with the work outlined in your February 15, 2018 proposal.
Please mobilize immediately.
Thanks,
Brian



PROVIDENCE THE CREATIVE CAPITAL

Brian F. Byrnes

Deputy Superintendent
Department of Public Parks
Roger Williams Park
1000 Elmwood Ave
Providence, RI 02905
bbyrnes@providenceri.gov
(401) 680-7202 | Ext:
Cell: (401) 660-9308
Fax:
Call to Connect | [PVD311](#)