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5-24-1974

### Correspondence - 1974, May 24(1)

Thomas W. Cothran

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FRED VAN WAGENINGEN, A. I. A.  
THOMAS W. COTHRAN, A. I. A.

# ARCHITECTS

SHELBY, NORTH CAROLINA

24 May 1974

*File*  
A. A. Ramsey & Son, Inc.  
P. O. Box 1456  
Shelby, N. C. 28150

Re: Webb Administration Building, Gardner-Webb College  
Boiling Springs, North Carolina

Dear Mr. Ramsey:

Yesterday I checked thru the building and find that several items have not been adjusted. See CHECK LISTS, dated 19 October 73 on Heating-AC and Plumbing Sub-Contracts. Copy was sent to you and the Sub-Contractors. We are sending another copy at this time. I am not going to list the items again. Have Mr. Johnson to check thru and to let me know when all items on the list have been adjusted and I will make another inspection. As your Plumbing Sub-Contractor was unable to finish his part, you will need to have Mr. Hoyle or another Plumber to complete these items for you.

The College will settle directly with Mr. Caldwell after he has completed his work. We will approve final payment of the \$1,474.19 for extras due him, after he has finished or get an Electrician to do this for him on a time and material basis. We will take care of the Electrical for you. Let us know when the Heating-AC and Plumbing have been completed.

The College and the Architect want to bring all parts to completion. No payment has been made since our Certificate dated 21 December 73 and no further payment can be made until the building is complete in every respect. All parties concerned have had ample time since the Check Lists, other correspondence and phone calls and therefore have no basis for complaint for not receiving final payment. None of the Contractors have notified us that all adjustments have been completed. We now find that some adjustments are still to be made.

See Drawing No. 2 for room added in Foyer of original building. This was used for storage during construction and is still being used for storage. The door stays locked. I had the door opened and was surprised to find that you have not completed the north wall. A large section of striated plywood is missing. This must be completed with full length striated plywood and finished to match existing wall. This must be neatly done as this room may later be used as an office.

A. A. Ramsey & Son, Inc.

Page 2

24 May 1974

In the Conference Room, on 2nd Floor, nails in the walnut plywood have not been set. These to be about 1/8" in from the face. Fill all nail holes with walnut color stick wax.

There is an open brick joint, at floor level, in the center of the north wall of the Mechanical Room.

The vinyl asbestos tile, on south side of stair landing, has still not be fixed. See letter dated 18 January 74 from Southern Flooring & Acoustical Co. which agreed with the Architect that the landing is very rough around the walls and that this is noticeable. They offered to furnish and install new floor tile if you remove the tile and grind down the sub-floor to a smooth finish. This letter was addressed to you and we received a copy. Read this letter. Also see our letter dated 7 November 73 about this defect. We cannot see why no action has been taken. We have called this to the attention of you and your foreman several times. This landing must be done over before any further payment.

See your list of extras dated 15 May 74. It is necessary to examine your 1 November 73 list to understand these items.

See Item 2 on the November list. Also see Finish Schedule. "K" finish called for sheetrock walls. Therefore stripping and sheetrock for this room is not an extra. \$32.00 for sheetrock and labor is disallowed.

The Presidents Toilet was to have ceramic tile floor and base. This was omitted and carpet installed. Therefore there will be a credit for omission of ceramic tile. You overlooked this. \$60.00 credit has been set as a fair adjustment for omission of ceramic tile.

See Item 5 on November list. There are no cabinet locks in the Conference Room, only hinges, magnetic catches and door pulls for these cabinets. See Specifications page G-32 and note that cabinet hardware is in the Hardware allowance and will be installed by the General Contractor. Therefore Item 5, amounting to \$36.00 is disallowed.

See Item 19 on November list. The board which was installed in the window opening and which was not shown on our window detail consisted of the necessary blocking piece, nailed to the block jambs and to which the window boxes were fastened. This blocking is customary and the window boxes could not be held in place without it. Therefore this is not an extra item and \$80.00 for this piece is disallowed.

A. A. Ramsey & Son, Inc.  
Page 3  
24 May 1974

Lodge pole pine wood studs were accepted in lieu of the steel studs, etc. specified. See page G-30, 31. You said that actual cost of the 2 systems were almost identical and we have not pressed for a credit on this. Others think that the cost, in place, would be something less. However, the College preferred the wood studs as pictures, etc. are more easily attached.

Both specifications and plans called for bonding block and for cutting of block to receive the over-size brick. The original building was constructed in that manner. After award of the Contract we obtained permission, from the Fire Marshall, to build walls without bonding block, using the heavy duty galvanized Dur-O-Wall for tying brick facing and for expansion control as originally shown. Omission of all bonding block and the cutting of block to receive over-size brick headers expedited the masonry work and resulted in a considerable saving to the Contractor. We have checked with other bidders and find that they estimated more than \$500.00 for working with bonding block in this manner. We are therefore crediting the Owner with \$500.00 as a fair adjustment for the simpler wall construction used.

As we now have the necessary cost information, we will prepare a Change Order for signature by the Owner and Contractor. When we have been notified that all adjustments have been made and have verified this and when the Change Order has been signed, we will prepare a Certificate for final payment.

Attend to the Check Lists and other items brought to your attention as soon as you can as completion is long overdue. All parties concerned want to consider this work finished so that we can get on with other matters. However, we cannot assume all to be finished until this is a fact. Attend to the Heating-AC and Plumbing which are a part of your Contract. We will check out the Electrical for you except that any payments, to the Electrical Sub-Contractor, other than the \$1,474.19 which we are withholding, will be your responsibility. We will also require a letter from you, prior to final payment, certifying that all labor, material and other costs for this project have been paid in full.

The Owner is pleased with the building. Quality of workmanship, especially in masonry, is well above average. The addition closely matches the original building but all parts have been done with more skill than the original. It is unfortunate that completion took so much more time than anticipated. As we all know, the main cause for the delay was the many changes made in the work. However, this building is more personal than other buildings on the campus and it was quite important that we please

A. A. Ramsey & Son, Inc.  
Page 4  
24 May 1974

those using the various offices. Had we been given the opportunity to work with the Decorator sooner, some time and expense could have been saved. The extra time did permit some changing of mind and therefore more satisfaction with the final results. Moving in did take place before the beginning of the fall term. Please expedite attention to the above matters and let us know when you are prepared for another inspection, so final payment can be made.

Yours very truly,

Thomas W. Cothran

TWC:kj

CC: Dr. Poston ✓  
Mr. Spangler