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Correspondence - 1974, September 10(1)

Thomas W. Cothran

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

ARCHITECTS

10 September 1974

SHELBY, NORTH CAROLINA

Mr. Charles E. Mack, Jr., Bus. Mgr.
Gardner-Webb College
P. O. Box 897
Boiling Springs, N. C. 28017

Re: Webb Building ✓

Dear Mr. Mack:

We are inclosing a "Certificate of Payment" for final amount due Caldwell Electric Company. We had previously informed Mr. Ramsey that we would personally handle this matter between Mr. Caldwell and the College. Therefore any amounts, other than shown on the statement and Certificate inclosed, are the responsibility of Mr. Ramsey as the Electrical is a Sub-Contract under the General Contract. Both Mr. Ramsey and Mr. Caldwell know about this as the matter was clearly stated in previous correspondence. Mr. Ramsey suggested direct handling of this amount, covering several changes, with Mr. Caldwell, to save the College the usual fee due the General Contractor on all charges for additional work. This also saved Mr. Ramsey some paper work and the responsibility of seeing that these adjustments were made.

I have inspected the building and it appears that Mr. Caldwell has complied with our Check Lists with 2 exceptions:

1. He was to check out and demonstrate the fire alarm station. The station, in the existing building was not installed until recently. Understandably Mr. Caldwell could not install until he had this in hand. (Delivery was late). Also he wanted to complete the few items when he had other work to do near the College. We will relieve him from testing out the alarm system further. As I mentioned to you, your Maintenance Department should check out all alarms periodically, probably once a year, to make certain that any station would operate in an emergency. There is little doubt about the stations in the Webb Building and we want to save Mr. Caldwell from a needless trip from Newton.

2. Mr. Caldwell did not remove the scratches and rust spots from the transformer. This was on our list. I discussed this with you and Mr. Scruggs. Note that I have deducted \$25.00 from balance due Mr. Caldwell, leaving \$1,449.19 final payment due him. A trip, from Newton, would cost him about double this. Cost of removing rust, matching paint and touch-up will be close to this amount. We are therefore doing him a favor in taking this responsibility and making this deduction.

Mr. Charles E. Mack, Jr., Bus. Mgr.

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I believe that Mr. Caldwell will agree that we have tried to be fair in this matter. His work has been far above average and, on the whole, he has given us a good job. He has also been pleasant to work with. The slow completion of all items must be taken as a sign of the times. All persons, associated with the building business, have been very busy and there have been many shortages of material. Skilled labor is hard to find. Also there has been much concern that, even with the increasingly high cost of labor and material, the Contractor may, at the completion of the work, have very little profit to show for his difficulties and responsibilities. However, the Architect has no alternative but to require that his Contract be completed as satisfactorily as the Owner has a reasonable right to expect.

Yours very truly,

Thomas W. Cothran

TWC:kj

CC: Dr. Poston ✓
Mr. Spangler
Mr. Ramsey
Mr. Caldwell