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Memorandum

Project: Town of Windsor Highway Department Maintenance Garage
174 Chapel Street, Windsor, NY
Date: December 20, 2023
Subject: Wall & Roof Panel Substitution

- Due to material availability, AWIP (Metal Panel Supplier) & LeChase (General Contractor) are suggesting substituting wall & roof panels with 24-gauge steel on the exterior & 26-gauge steel on the interior (24/26). 22-gauge steel was specified for both interior & exterior surfaces (22/22).
- From our cursory review of the product data submitted and the discussion at the 12 Dec 2023 meeting, it appears that there are no structural or thermal differences between the specified 22/22 & the substitute 24/26 panels. The panels are basically the same with only the thickness of the 'skin' being different. This includes:
 - Warranty (25 year)
 - Structural Performance
 - Building structural and secondary framing requirements
 - Fire-Resistance Ratings
 - Air Infiltration
 - Water Penetration
 - Wind-Uplift Resistance
 - Energy Performance (R values and U factors)
 - Fire/Windstorm Classification: Class 1A-120.
 - Hail Resistance(Note: The manufacturer should certify the above in writing.)
- The lighter gauge material will produce a dollar credit to the Project and its' availability will avoid delays in the schedule. The 24/26 panels will be available approximately 3 weeks earlier than the specified 22/22 panels.
- In addition to the gauge difference, AWIP/LeChase are proposing to substitute the roof color from the specified Aged Bronze to White. White is a standard color therefore it is less expensive and more readily available.
- LeChase/AWIP have proposed the following credit:

Credit to use 24/26g panel	\$ 23,624
Credit for standard color white roof	\$ 9,000



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Total Credit	\$ 32,624.00
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- The credit should be formalized and supported by documentation from the supplier. The schedule impact should also be documented & supported.
- The difference between the two low bidders for the Project was \$1,004,000. Based on that, the panel cost difference would not have had an impact on the award of the Project had the 24/26 panels been originally bid. Review by the Town's attorney is still recommended.
- The 24/26 panels are common in the metal building industry. The 22/22 panels were specified to be sure the Owner is getting a quality project with durability for the area's environment and the nature of the activity in and around the building.
- The Town Boards decision comes down to weighing the cost & schedule impact against the difference in the metal gauge.

Respectfully submitted,

John Mastronardi, P.E.