



MEL LANZER COMPANY

BUILDERS & CABINET MAKERS



2286 N. SCOTT ST.
P. O. Box 348

NAPOLEON, OHIO 43545
(419) 592-2801 or 592-9936

March 9, 1981

Alan Tandy, City Mgr.
City of Napoleon
Riverview Ave.
Napoleon, OH 43545

RE: Napoleon Municipal Service Bldg.

Dear Mr. Tandy:

Regarding your letter of February 2, have you heard from the architect regarding the items on the punch list about which you wanted to consult him?

The following is a list of items that have been completed up to this time:

- 1) All of the electric baseboard radiation has been changed to comply with the specifications.
- 2) Door # 16 - the glazing stops have been repaired.
- 3) The shower valve in the Ladies Shower has been repaired.
- 4) In regard to the gas hot water heater, Earl Elling has checked with the men at the City Service Bldg.; and the door to the room that the gas hot water heater is in has been left open, and the heater has been working properly.

When can we expect release of the \$5,000.00 retainage?

Yours truly,

MEL LANZER COMPANY

Max Osterhout, Jr.
Max Osterhout
Vice President

MO:ds

1775 Industrial



City of NAPOLEON, OHIO

255 RIVERVIEW AVENUE -- (419) 592-4010

March 18, 1981

Mr. Max Osterhout
Vice President
Mel Lanzer Company
2266 N. Scott St.
Napoleon, OH 43545

Mayor
Robert G. Heft

Clerk-Treasurer
Rupert W. Schweinhagen

Members of Council
Lawrence Haase, President
James Jackson
William Young
Darel Austermilller
Darrell Fox
James Zumfelde

City Manager
Alan E. Tandy

Law Director
Keith P. Muehlfield

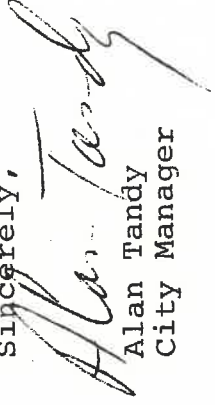
Re: Letter of March 9
concerning retainage

Dear Mr. Osterhout:

A letter is enclosed from Richard Hayman, the Building Inspector, which details a couple of new items that have come up along with those we know of from the past, which were not resolved. It would seem to me that it is now warm enough for the painting to be completed and the other repairs are relatively minor and could be taken care of in fairly short time.

As soon as those items are resolved, I see no reason why retainage cannot be released immediately.

Sincerely,


Alan Tandy
City Manager

AT:dd

Enc.

TO: Max Osterhout, Mel Lanzer Company
FROM: Richard G. Hayman
SUBJECT: Review of repairs on Service Building
DATE: March 18, 1981

A review of the repairs on the Service Building for the City of Napoleon have been completed except for three items which have shown up since the last report.

The two overhead doors for the garbage truck storage area, when on the upward motion, hit into the gear box at the open position. The north door gear box also makes a grinding noise on the up and down cycle.

The second item is a vibration noise in a gutter or downspout on the exterior of the building by the Electric Supervisors office and the south side service door. This occurs on every windy day.

The wash basins in the one mens bathroom will not stay regulated to stay on a desirable length of time. I timed them this week and one ran for 11 seconds the first time, 22 seconds the second time and 7 seconds the third time. The other one went 3 seconds the first time, 9 seconds the second time and 11 seconds the third time. They have been out to reset these a couple times but they will not stay in sequence. Something should be done to correct this situation.

Your letter of January 29, 1981 stated the exterior doors have to be painted and that this will be done as soon as it warms up.

The City cut a hole in the ceiling of the hot water tank storage area and it seems to have enough air intake to keep the pilot and burner operating on the hot water tank.

The City also installed a handle on the inside of the access door to the plumbing fixtures between the men and womens washrooms.

I understand the roof leaks in front and rear of the building that were listed in my letter of February 6, 1981, have been repaired. We will have to wait for a rainy day to see if this is corrected.

RGH:dd



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March 9, 1981

*Answer
sent
3/18/81*

Alan Tandy, City Mgr.
City of Napoleon
Riverview Ave.
Napoleon, OH 43545

RE: Napoleon Municipal Service Bldg.

Dear Mr. Tandy:

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The following is a list of items that have been completed up to this time:

- 1) All of the electric baseboard radiation has been changed to comply with the specifications.
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When can we expect release of the \$5,000.00 retainage?

Yours truly,

MEL LANZER COMPANY

Max Osterhout, Jr.
Max Osterhout
Vice President

MO:ds

CHECK LIST NEW SERVICE BUILDING

1. Rear door pull switch mounted on wrong side.
2. Sprinkler heads in all offices and bathrooms shall be pulled up tight to ceiling.
3. All doors not fitting properly and exterior doors need weather stripping adjusted.
4. Locks on some exterior doors tight and not working properly.
5. Two roof leaks in garage repair area.
6. Exhaust fans not working in locker room bath.
7. Cracks getting larger along trench drain and new crack forming at west end.
8. Leak in roof by exhaust fan in parking area.
9. Roof leak in middle of main parking garage.
10. Air compressor valve bleeding air compressor will not hold pressure.
11. North side of building in center of exterior wall, downspout rattles.
12. Overhead doors are supposed to have a safety switch that will send door back up if something stops it on way down. This is not working.



City of NAPOLEON, OHIO

255 RIVERVIEW AVENUE — (419) 592-4010

February 6, 1981

Mr. Max Osterhout
Mel Lanzer Company
2266 N. Scott St.
Napoleon, OH 43545

Mayor
Robert G. Heft

Clerk-Treasurer
Rupert W. Schweinhagen

Members of Council

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Darrell Fox
James Zumfelde

City Manager
Alan E. Tandy

Law Director
Keith P. Muehlfeld

Re: Napoleon Municipal
Storage Building

Dear Mr. Osterhout:

After reviewing your letter of January 29, 1981 I visited the building and found the following:

1. Items 5, 8 and 9 may be condensation problems except now we have two more roof leaks that are not by a fan housing. One is in the rear of the building between the woman's bathroom and the refuse truck and wash rack room. It is right by a hanging ceiling light, second from rear entrance door. The other leak is in the southeast corner inside the wire enclosure.
2. Electric service to the building is 120/240 volts. Heaters in all offices are rated 277/240, the watts on each heater varies from 1000/750, 1250/940, and 1500/1125. Heater in maintenance room does not put out enough to heat room, this heater is 1500/1125 watts and 277/240 volts.

Electric crew room is rated at 1250/940 watts and 277/240 volts. The street crew room is rated at the same as electric crew room. All other offices are rated at 1000/750 watts and 277/240 volts. If the heaters were getting 277 volts there would be no problem but they are not, they are only getting 240 volts so they are working at the lower wattage and cannot supply enough heat for the size of room.
3. Door #16 on the refuse truck and wash rack room has the glazing stops loose and coming out.

Yours truly,

Richard G. Hayman
Building Commissioner

RGH:dd



MEL LANZER COMPANY BUILDERS & CABINET MAKERS



2266 N. SCOTT ST.
P. O. Box 348

NAPOLEON, OHIO 43545
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January 29, 1981

*Write back please
Please list changes
specimen attached
-HJC*

City of Napoleon
Riverview Ave.
Napoleon, OH 43545

RE: Napoleon Municipal Storage Bldg.
Punch List Review

Gentlemen:

Items 1 thru 4 have been completed.

Items 5, 8, & 9 are due to condensation collecting on the fan housings. This is a design problem. Check with your architect.

Item 6 has been completed.

Item 7. Some times cracks do form in concrete floors. This isn't creating any structural problem and no problems will result from it. Also, the trench drain was poured the way Bob Johnson wanted it.

Items 10 & 11 have been completed.

Item 12. The operator motors are an instant reversing type motor; but in order for the door to reverse if it hits something on the way down, there has to be a special control put on. The specifications didn't call for this.

The exterior doors have to be painted yet. This will be done as soon as it warms up.

Earl Elling has ordered a replacement part for the Ladies Shower valve, but as of today it has not come in. As soon as it does, it will be installed.

The exhaust pipe on the Co-Ray-Vac has been extended.

Fan motors have been changed in the Northwest room.

The gas on the hot water heater will not stay burning. Elling has changed some parts already to find out what the problem is. There is a possibility that the heater is not getting enough combustion air. This is a design problem.

We are sending with this the Application for Payment and the Retainage application. If you feel you must hold some retainage for some reason, you may do so.

Yours truly,

MEL LANZER COMPANY

Max Osterhout
Max A. Osterhout
Vice President

MAO:ds

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Service Bldg. Meeting 5/8/80

- 1 Scrape site first
 - 2 Engineer will stake
 - 3 10-inches for metal to be delivered
 - 4 Spicers, Bernell for fire protection
 - 5 Footers to start in about 2 wks
 - 6 Electric Power 2 wks
- Check pens tied to photos