

September 4, 2014

To: Mayor Bemrich and City Council

From: David Fierke, City Manager

Subject: North Central Ag Park Expansion – Water System Improvements 2011, Phase A: Raw Water Supply – Section 2 Well House Project - Change Order #5, Pay Estimate #17 Sub-final, & Statement of Substantial Completion



ACTION: For vote Monday, September 8, 2014

Brief History

In order to accommodate the water needs and wastewater loadings from Cargill and CJ America, the City's water and wastewater infrastructure needs to be expanded. The proposed projects will require extensive design work, construction administration, and financial administration.

Council approved a contract with McClure Engineering on November 14, 2011. The contract included services for 4 phases:

- Phase A - Raw Water Source
- Phase B - Water Treatment Plant
- Phase C – Ag Park Ground Storage and High Service Pumping
- Phase D – Waste Water Treatment Plant

This Phase of the project includes construction of Well No. 20 (Jordan Aquifer) south of the UPRR high bridge, construction of Well No. 21 (Mississippian Aquifer) adjacent to Well No. 8, completion of Well No. 18 near the former Sunkissed Meadows Golf Course, well abandonment for Well Nos. 8, 9, and the Old Cargill Well, and a raw water main from Well 21 to Well 18.

Contracts were awarded by Council on November 5, 2012 to the following companies:

- Phase A, Section 1 – Grosch Irrigation - \$2,467,961.70
- Phase A, Section 2 – C.L. Carroll - \$2,633,178.06
- Phase A, Section 3 – Rasch Construction - \$489,217.50

Change Order #1 for Phase A; Section 2 was necessary to cover IDNR requirements to obtain the construction permit. The cost of Change Order is \$51,500.00 but will not affect the contract amount as it will be deducted from the contingency. Change Order #1 was approved on March 7, 2013.

Change Order #2 was approved on April 22, 2013 and included a modification of the completion dates for the project as follows:

Section 2 Well Houses	Substantially Complete By:
Well 18	June 4, 2013
Well 21	January 3, 2014
Well 20	October 15, 2013
All other work	October 15, 2013
Section 2 Well Houses	Final Completion by May 1, 2014

Change Order #3 was approved on September 9, 2013 and included further modifications of the substantial completion dates (bold and italics below):

Section 2 Well Houses	Substantially Complete By:
Well 18	June 4, 2013
<i>Well 21</i>	<i>February 15, 2014</i>
<i>Well 20</i>	<i>November 15, 2013</i>
<i>All other work</i>	<i>November 15, 2013</i>
Section 2 Well Houses	Final Completion by May 1, 2014

Liquidated damages of \$2,000/day apply to the above completion dates. An early completion incentive for Well #20 at \$2,000/day between November 1, 2013 and November 15, 2013 is being offered (maximum incentive \$30,000).

These substantial completion dates were moved back 30 days due to the need to surge and bale sand from the well and also to acidize the rock formation in the well. These practices increased the production of water from the well, however, it set back the start of the well house construction by 30 days.

On June 23, 2014, Council approved Change Order #4 includes a number of changes. The total amount of Change Order #4 was \$52,154.32 with \$43,500 being deducted from to contingency fund and the remaining \$8,654.32 will increase the contract amount to \$2,641,832.38.

Analysis of Issue

Change Order #5 includes modifications to surge relief piping. The total amount of Change Order #5 is \$300.00 will increase the contract amount to \$2,642,132.38.

Pay Estimate #17 Sub-final is now due as a partial release of retainage to CL Carroll Construction in the amount of \$114,681.60.

The Contractor, CL Carroll Construction, has completed the work specified in the contract documents. McClure Engineering has submitted the Statement of Completion for your review and approval.

Budget Impact

These services will be paid by Water SRF Loans and will be paid for by Water Utility funds; no funds remain in the contingency fund.

Strategic Plan Impact

Policy D.4.2: Advanced planning for all infrastructure facilities shall be supported and routinely updated. Facilities benefited by advanced planning shall include, at minimum,

schools, health care, residential areas, roads, water, sewer, storm water management, parks, recreation, and greenways.

Policy D.4.1: Recognizing that infrastructure has a powerful influence on growth and development, the availability of infrastructure (along with other factors) should determine where development will occur in the city, rather than the other way around.

Impact on Existing Plans

None

Committee Review / Recommendation

This project has been discussed at several council meetings and workshops.

Staff Conclusions / Recommendations

It is our recommendation to approve Change Order #5, Pay Estimate #17 Sub-final, and accept the Statement of Substantial Completion. Staff also recommends approving payment to CL Carroll in the amount of \$114,681.60.

Alternatives

No practical alternatives are suggested to stay on schedule with this project.

Implementation and Accountability

McClure Engineering will be responsible for overseeing this project.

Signed

Approved



Tony Trotter, PE
Project Engineer

David Fierke
City Manager



Contract Change Order

		Change Order Number:	Five (5)
		MEC Project Number:	FTD 1311016-01
		Contract Date:	11/5/2012
For Contracted Project:	Water System Improvements 2011, Fort Dodge, Iowa, Phase A: Raw Water Supply, Section 2: Well Houses SRF Project No. FS-94-12-DWSRF-025	Date of Issuance:	8/18/2014
		Effective Date:	
		Original Contract Price:	\$ 2,633,178.06
Owner:	City Of Fort Dodge, Iowa	Current Contract Price:	\$ 2,641,832.38
Contractor:	C.L. Carroll Company, Inc., 3623 6th Avenue, Des Moines, IA 50313	Current Contingency Allowance:	\$ -
		Current Final Completion Date:	5/1/2014

You are hereby requested to comply with the following changes below from the original contracted plans and specifications.

Description of Changes	ADJUSTMENT to Contingency Allowance	DECREASE in Contract Price	INCREASE in Contract Price
1. Modifications to Installed Well Houses Surge Relief Piping.	\$ -	\$ -	\$ 300.00
Totals:	\$ -	\$ -	\$ 300.00
Contingency Allowance Remaining:	\$ -		
Net Change to Contract Price:		\$ 300.00	
Updated Contract Price:		\$ 2,642,132.38	

Justification: See attached item summary.

The Amount of the Contingency Allowance will be UNCHANGED by the Sum of:	\$0.00
<i>Zero and 00/100 Dollars</i>	
The Total Remaining Contingency Allowance including this and previous Change Orders will be:	\$0.00
<i>Zero and 00/100 Dollars</i>	
The Amount of the Contract will be INCREASED by the Sum of:	\$300.00
<i>Three Hundred and 00/100 Dollars</i>	
The Total Contract Price including this and previous Change Orders will be:	\$2,642,132.38
<i>Two Million Six Hundred Forty-one Thousand Eight Hundred Thirty-two and 38/100 Dollars</i>	
The Contract Period provided for Final Completion will be UNCHANGED:	Zero (0) Days

This Document will become a Supplement to the Contract dated November 5, 2012, and all Provisions will apply hereto.

Requested By:	Contractor: C.L. Carroll Company, Inc.	Date
Recommended By:	Engineer: <i>Matthew Mph</i> McClure Engineering Co.	8/28/14 Date
Accepted By:	Owner: City of Fort Dodge, Iowa	Date
Approved by Funding Agency: (if applicable)		Date

This information will be used as a record of any changes to the Original Construction Contract.

WATER SYSTEM IMPROVEMENTS 2011
 PHASE A – RAW WATER SUPPLY
 SECTION 2: WELL HOUSES
 CONTRACTOR: C.L. CARROLL COMPANY, INC.

SUMMARY OF CHANGE ORDER #5

Potential Change Order #05-1: \$300.00

Contractor's additional cost associated with modification to the installed surge relief ductile iron piping on Well House #18, #20, and #21. Modification includes removing piping installed per plans at 3" above finished floor, cutting piping to create a sufficient air gap with bottom of piping to be 12" above finished floor, re-install modified piping, and touch-up painting as necessary.

PROJECT CONTINGENCY ALLOWANCE	\$125,000.00
CHANGE ORDERS	
- Change Order #01	\$51,500.00
- Change Order #02	\$0.00
- Change Order #03	\$30,000.00
- Change Order #04	\$43,500.00
- Change Order #05	\$0.00
CONTINGENCY ALLOWANCE REMAINING	\$0.00
ORIGINAL PROJECT CONTRACT AMOUNT	\$2,633,178.06
- Change Order #01	\$0.00
- Change Order #02	\$0.00
- Change Order #03	\$0.00
- Change Order #04	\$8,654.32
- Change Order #05	\$300.00
UPDATED PROJECT CONTRACT AMOUNT	\$2,642,138.38

Contractor's Application for Payment No. Seventeen (17) SUB-FINAL

Application Period: 6/2/14 - 8/18/14		Application Date: 8/18/2014	
To (Owner): CITY OF FORT DODGE, IOWA		From (Contractor): CL Carroll Co Inc	
Via (Engineer): McClure Engineering Company		Contract: Sec 2 Well Houses	
Project: Water System Improvements 2011, Fort Dodge, Iowa, Phase A: Raw Water Supply, Section 1: Wells, Section 2: Well Houses, Section 3: Raw Water Main		Contractor's Project No.: FD Well Houses	
Owner's Contract No.:		Engineer's Project No.: 1311016-01	
		SRF DWSRF NO. FS-94-12-DWSRF-025	

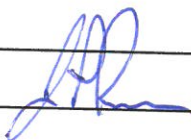
**Application For Payment
Change Order Summary**

Approved Change Orders			
Number	Additions	Deductions	
1	\$ -	\$ -	
2	\$ -	\$ -	
3	\$ -	\$ -	
4	\$ 8,654.32	\$ -	
5	\$ 300.00	\$ -	
TOTALS			
	\$ 8,954.32	\$ -	
NET CHANGE BY CHANGE ORDERS		\$ 8,954.32	

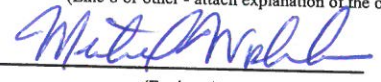
1. ORIGINAL CONTRACT PRICE.....	\$ 2,633,178.06
2. Net change by Change Orders.....	\$ 8,954.32
3. Current Contract Price (Line 1 ± 2).....	\$ 2,642,132.38
4. TOTAL COMPLETED AND STORED TO DATE (Column F on Progress Estimate).....	\$ 2,642,132.38
5. RETAINAGE:	
a. 5% X \$ 2,642,132.38 Work Completed.....	\$ 132,106.62
b. 5% X \$ - Stored Material.....	\$ -
c. Total Retainage (Line 5a + Line 5b).....	\$ 132,106.62
d. Partial Release Retention.....	\$ 100,000.00
e. Remaining Retention (Line 5c - Line 5d).....	\$ 32,106.62
6. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5c).....	\$ 2,610,025.76
7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application).....	\$ 2,495,344.16
8. AMOUNT DUE THIS APPLICATION.....	\$ 114,681.60
9. BALANCE TO FINISH, PLUS RETAINAGE (Column G on Progress Estimate + Line 5 above).....	\$ 32,106.62

Contractor's Certification

The undersigned Contractor certifies that to the best of its knowledge: (1) all previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with Work covered by prior Applications for Payment; (2) title of all Work, materials and equipment incorporated in said Work or otherwise listed in or covered by this Application for Payment will pass to Owner at time of payment free and clear of all Liens, security interests and encumbrances (except such as are covered by a Bond acceptable to Owner indemnifying Owner against any such Liens, security interest or encumbrances); and (3) all Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

By:  Date: 8/18/2014

Payment of: \$ 114,681.60
(Line 8 or other - attach explanation of the other amount)

is recommended by:  8/28/14
(Engineer) (Date)

Payment of: \$ _____
(Line 8 or other - attach explanation of the other amount)

is approved by: _____
(Owner) (Date)

Approved by: _____
Funding Agency (if applicable) (Date)

Progress Estimate - Lump Sum Work

Contractor's Application

For (Contract):		Water System Improvements 2011, Fort Dodge, Iowa, Phase A: Raw Water Supply, Section 2: Well Houses			Application Number:		Seventeen (17) SUB-FINAL		
Application Period:		6/2/14 - 8/18/14			Application Date:		8/18/2014		
A		B	Work Completed		E	F		G	
Specification Section No.	Description	Scheduled Value (\$)	From Previous Application (C+D)	This Period	Materials Presently Stored (not in C or D)	Total Completed and Stored to Date (C + D + E)	% (F / B)	Balance to Finish (B - F)	
1010	General Provisions, Project Meetings, Submittals, Bond	\$ 93,500.06	\$ 93,500.06	\$ -	\$ -	\$ 93,500.06	100.0%	\$ -	
1430	Testing, Project Close out, O & M Manuals	\$ 25,000.00	\$ 24,500.00	\$ 500.00	\$ -	\$ 25,000.00	100.0%	\$ -	
2220	Demolition, Excavation, Dewater, Compaction	\$ 93,600.00	\$ 93,600.00	\$ -	\$ -	\$ 93,600.00	100.0%	\$ -	
2273	Erosion Control	\$ 15,000.00	\$ 10,500.00	\$ 4,500.00	\$ -	\$ 15,000.00	100.0%	\$ -	
2517	Paving	\$ 48,000.00	\$ 46,500.00	\$ 1,500.00	\$ -	\$ 48,000.00	100.0%	\$ -	
2721	Site Utilities	\$ 156,000.00	\$ 156,000.00	\$ -	\$ -	\$ 156,000.00	100.0%	\$ -	
2831	Fence	\$ 51,000.00	\$ 51,000.00	\$ -	\$ -	\$ 51,000.00	100.0%	\$ -	
3000	Concrete, Reinforcing, Precast	\$ 202,000.00	\$ 202,000.00	\$ -	\$ -	\$ 202,000.00	100.0%	\$ -	
4000	Masonry	\$ 100,000.00	\$ 100,000.00	\$ -	\$ -	\$ 100,000.00	100.0%	\$ -	
5000	Misc Metals	\$ 5,000.00	\$ 5,000.00	\$ -	\$ -	\$ 5,000.00	100.0%	\$ -	
7000	Roofing, Gutters, Sealants	\$ 80,000.00	\$ 80,000.00	\$ -	\$ -	\$ 80,000.00	100.0%	\$ -	
8000	Doors, Hardware	\$ 35,000.00	\$ 35,000.00	\$ -	\$ -	\$ 35,000.00	100.0%	\$ -	
9000	Painting	\$ 55,000.00	\$ 55,000.00	\$ -	\$ -	\$ 55,000.00	100.0%	\$ -	
11000	Flow Meters	\$ 16,000.00	\$ 16,000.00	\$ -	\$ -	\$ 16,000.00	100.0%	\$ -	
15000	Process Piping	\$ 110,000.00	\$ 110,000.00	\$ -	\$ -	\$ 110,000.00	100.0%	\$ -	
15600	HVAC	\$ 165,000.00	\$ 165,000.00	\$ -	\$ -	\$ 165,000.00	100.0%	\$ -	
16000-16500	Electrical, wiring, Lighting	\$ 403,078.00	\$ 403,078.00	\$ -	\$ -	\$ 403,078.00	100.0%	\$ -	
16600	Standby Power Systems	\$ 280,000.00	\$ 280,000.00	\$ -	\$ -	\$ 280,000.00	100.0%	\$ -	
16900	Controls, SCADA	\$ 575,000.00	\$ 575,000.00	\$ -	\$ -	\$ 575,000.00	100.0%	\$ -	
	Contingency	\$ 125,000.00	\$ 125,000.00	\$ 8,954.32	\$ -	\$ 133,954.32	107.2%	\$ (8,954.32)	
	- Change Order #1 - Contingency Draw	\$ 51,000.00	\$ 51,000.00	\$ -	\$ -	\$ 51,000.00			
	- Change Order #2 - Contingency Draw	\$ -	\$ -	\$ -	\$ -	\$ -			
	- Change Order #3 - Contingency Draw	\$ 30,000.00	\$ 30,000.00	\$ -	\$ -	\$ 30,000.00			
	- Change Order #4 - Contingency Draw / Contract Addition	\$ 52,154.32	\$ 43,500.00	\$ 8,654.32	\$ -	\$ 52,154.32			
	- Change Order #5 - Contract Addition	\$ 300.00		\$ 300.00	\$ -	\$ 300.00			
	Sub - Totals	\$ 2,633,178.06	\$ 2,626,678.06	\$ 15,454.32	\$ -	\$ 2,642,132.38		\$ (8,954.32)	
	Change Orders								
	- Change Order #1 - Changes to Original Plans	\$ -				\$ -			
	- Change Order #2 - Changes to Completion Dates	\$ -				\$ -			
	- Change Order #3 - Well #20 Early Completion Incentive	\$ -				\$ -			
	- Change Order #4 - Project Changes / Modifications	\$ 8,654.32				\$ -			
	- Change Order #5 - Project Changes / Modifications	\$ 300.00				\$ -			
	Grand Totals	\$ 2,642,132.38				\$ 2,642,132.38	100.0%		

PARTIAL PAY ESTIMATE NUMBER #17 (SUB-FINAL)

PARTIAL PAY ESTIMATES PAID-TO-DATE
WATER SYSTEM IMPROVEMENTS 2011, FORT DODGE, IOWA
PHASE A: RAW WATER SUPPLY
SECTION 2: WELL HOUSES

APPLICATION PERIOD: 6/2/14 -8/18/14

CONTRACTOR: C.L. Carroll Company, Inc.

ORIGINAL CONTRACT AMOUNT: \$ 2,633,178.06

<u>CHANGE ORDERS:</u>	<u>NO.</u>	<u>DATE</u>	<u>AMOUNT</u>
	<u>1</u>	<u>3/7/2013</u>	<u>\$ -</u>
	<u>2</u>	<u>4/22/2013</u>	<u>\$ -</u>
	<u>3</u>	<u>9/3/2013</u>	<u>\$ -</u>
	<u>4</u>	<u>6/9/2014</u>	<u>\$ 8,654.32</u>
	<u>5</u>	<u>8/18/2014</u>	<u>\$ 300.00</u>

REVISED CONTRACT AMOUNT: \$ 2,642,132.38

PAY ESTIMATES:

<u>DATE</u>	<u>PAY ESTIMATE NO.</u>	<u>AMOUNT</u>
<u>9/27/2013</u>	<u>1 - 10</u>	<u>\$ 1,583,506.25</u>
<u>10/25/2013</u>	<u>11</u>	<u>\$ 331,864.61</u>
<u>11/25/2013</u>	<u>12</u>	<u>\$ 297,540.00</u>
<u>12/26/2013</u>	<u>13</u>	<u>\$ 104,083.86</u>
<u>1/26/2014</u>	<u>14</u>	<u>\$ 80,832.39</u>
<u>2/24/2014</u>	<u>15</u>	<u>\$ 42,041.15</u>
<u>6/2/2014</u>	<u>16</u>	<u>\$ 55,475.90</u>

TOTAL ESTIMATES PAID TO DATE: \$ 2,495,344.16

STATEMENT OF SUBSTANTIAL COMPLETION

DATE: April 30, 2014
TO: City of Fort Dodge
819 1st Avenue South
Fort Dodge, Iowa 50501

PROJECT: Water System Improvements 2011, Fort Dodge, Iowa
Phase A: Raw Water Supply, Section 2 - Well Houses
SRF Project No. FS-94-12-DWSRF-025; MEC 1311016-01

CONTRACTOR: C.L. Carroll Company, Inc., 3623 6th Avenue, Des Moines, IA 50313

I, the undersigned ENGINEER hereby state that the construction of the PROJECT or a specified part thereof is sufficiently completed, in accordance with the CONTRACT DOCUMENTS, so that the PROJECT or specified part can be utilized for the purposes for which it is intended. A prefinal inspection of the WORK has been made by the ENGINEER and OWNER and other appropriate parties.

Acceptance of this statement by the CONTRACTOR constitutes concurrence of the CONTRACTOR for the OWNER to use any completed or substantially completed portions of the WORK but shall not constitute OWNER acceptance of such portions of the WORK.

Items of noncompliance with the contract are:

Punch List Items:

- 1. See Attached Punch List.

Issuance of this statement does not release the CONTRACTOR of the obligation of completing the unfinished portions of the WORK or contract requirements in relationship to completion time, liquidated damages or unsettled claims against the project.

The CONTRACTOR shall guarantee all materials and equipment furnished, and construction performed by providing a PERFORMANCE BOND which shall remain in full force and effect for a period of two (2) year(s) from date of OWNER approval of the Statement of Substantial Completion.

This statement is made to the best of my knowledge, information and belief.

Acceptance by CONTRACTOR:
C.L. Carroll Company, Inc.
Des Moines, Iowa

Acceptance by ENGINEER:
McClure Engineering Company
Fort Dodge, Iowa

By: [Signature]
Title: PRESIDENT
Date: 8/15/14

By: [Signature]
Title: Project Manager
Date: 8/28/14

OWNER Approval of Issuance:
City of Fort Dodge, Iowa

By: _____
Title: _____
Date: _____

PUNCH LIST

Project : Water System Improvements 2011, Phase A - Raw Water Supply

Section 2 - Well Houses

Project # : FTD 1311016-01

Owner : City of Fort Dodge

Contractor: CL Carroll Company, Inc.

Date Generated: 05/21/2013

Date of Last Update: 08/28/2014

Status Legend

A Complete, Approved by Engineer
 V Complete, Engineer to Verify
 NC Not Complete
 ? Question / Not Sure

ITEM #	DATE ADDED	ADDED BY	DESCRIPTION	STATUS	COMMENTS	DATE APPROVED	APPROVED BY
1	05/21/14	MEC (Airport Tower)	Install seeding to disturbed area along the south and west sides of the Airport Tower per Specification 02585.	V	Seeding installed by Holstein Electric. Stated to be re-graded to level ground better and re-seeded as needed per Seeding Contractor.		
2	06/18/14	MEC (Airport Tower)	Connect existing Airport Water Tower modulating fill valve and controls to RTU and relay to WTP SCADA per specification section 16900A.4.2 in addendum #1.	NC	Originally emailed to CL Carroll on 6/17/2014. Coordination currently being set-up as of 8/27/14 between City of Fort Dodge, Automatic Systems, and the Valve Manufacturer to complete item.		
3	06/18/14	MEC (CC Tower)	Connect existing Country Club Tower modulating fill valve and controls to RTU and relay to WTP SCADA per specification section 16900A.6.2 in addendum #1.	NC	Originally emailed to CL Carroll on 6/17/2014. Coordination currently being set-up as of 8/27/14 between City of Fort Dodge, Automatic Systems, and the Valve Manufacturer to complete item.		
4	01/16/14	KEC (General)	Perform electrical system study and electrical hazards analysis as per 1.6 of Section 16000A; submit reports; furnish and install labels.	NC	Preliminary report returned to Contractor for revision 6/27/14. Awaiting resubmittal of revised report.		
5	01/16/14	KEC (General)	Verify proper operation / transmittal of Automatic Transfer Switch signals, GenSet Control Panel signals, Fuel Level Control Panel signals, GenSet Battery Charger alarms from Well House and Airport Tower engine-generator control panels to corresponding RTU Panels per specification sections 16900A.2.9 & 16900A.6.4.	V	This item is believed addressed 8/25/14 by Ziegler / Automatic Systems, will monitor situation in regards to the Airport Tower GenSet.		
6	05/21/14	MEC (Well 18)	Complete repair / touch-up painting on Well House 18.	NC	Repair or touch up damaged paint on manual fuel fill connection on day tank. Repair paint runs in exterior doors. Clean paint over spray on electrical equipment / boxes and generator fuel tank. Owner to verify additional touch-up painting.		
7	05/21/14	MEC (Well 18)	Repair settling issue and repair asphalt paving on the north side of the Generator Room door on the east side of Well House 18.	NC	To be removed and repaired by FTD Asphalt per CL Carroll.		
8	05/21/14	MEC (Well 18)	Install anchors and supports to copper potable water piping in Well House 18 per Specification 15104.3.4.	NC	Supports / bracing needed on vertical copper piping run by well pump. Current installation does not limit / stop excessive horizontal movement.		
9	05/21/14	MEC (Well 20)	Finish site grading and install rock around building inside of fencing at Well House 20.	NC			
10	05/21/14	MEC (Well 20)	Complete repair / touch-up painting on Well House 20.	NC	Touch-up paint on Generator Day Tank. Clean paint from electrical equipment / boxes and door hardware. Owner to verify additional touch-up painting.		
11	05/21/14	MEC (Well 21)	Finish install of rock around building at Well House 21.	NC			
12	05/21/14	MEC (Well 21)	Complete repair / touch-up painting on Well House 21.	NC	Touch up damaged paint to generator day tank. Clean paint from electrical equipment / boxes door hardware. Owner to verify additional touch-up painting.		
13	06/12/14	MEC (Well 21)	Fix / adjust east exterior double doors to Well House 21 and install the Pemko 303AV Astragals weather stripping.	NC	East leaf of the east double doors is slightly askew and need to be adjusted before astragal weather stripping can be installed. CL Carroll is aware of this issue and working on a solution.		