



**CITY OF FORT LAUDERDALE  
City Commission Agenda Memo  
REGULAR MEETING**

**#23-1147**

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**TO:** Honorable Mayor & Members of the  
Fort Lauderdale City Commission

**FROM:** Greg Chavarria, City Manager

**DATE:** December 19, 2023

**TITLE:** Motion Approving Change Order No. 3 for the Prospect Lake Clean Water  
Center – Prospect Lake Water L.P. – \$4,167,756 – **(Commission  
Districts 1, 2 ,3 and 4)**

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**Recommendation**

Staff recommends the City Commission approve Change Order No. 3 with Prospect Lake Water L.P. (Project Company), for increasing the square footage of the administration building and constructing the exterior walls of the administration building and nanofiltration building using precast wall panels in lieu of metal wall panels in the amount of \$4,167,756.

**Background**

On February 7, 2023, the City Commission approved a Comprehensive Agreement (CA) with Project Company for the design, construction, and operation of the Prospect Lake Clean Water Center (PLCWC) to replace the Charles W. Fiveash Water Treatment Plant.

Exhibit M of the CA provides the specifications used to prepare the cost of the PLCWC and provides details of the administration building which is a prefabricated metal building generally consisting of warehouse space, a workshop, offices, a breakroom, a laboratory, restrooms, and the control room. Staff is requesting the administration building be expanded to include additional offices for supervisory staff, a training room/conference room, and to construct the building with precast concrete panels instead of metal panels. Staff is also requesting the nanofiltration building be constructed of precast concrete panels in lieu of metal panels. Precast concrete is being requested for the administration and nanofiltration buildings to extend the life of the structures after the 30-year operational period with Project Company ends.

The City requested pricing to certify the administration building Gold, Silver or Certified, but due to the prefabricated delivery method only 17 points are available, to achieve LEED Certified a minimum of 40 points are required. Additional points may be achievable through a redesign of the administration building; however, this would require the building to comply with the 2023 Florida Building Code; effective December 31, 2023, and cause a delay to the project. For this reason, staff has decided not to pursue LEED certification.

### **Resource Impact**

There will be a fiscal impact to the City in the amount of \$4,167,756 for Change Order No. 3. Funds for this change order are available in the FY2024 Community Investment Plan in the accounts listed below.

<b><i>Funds available as of December 1, 2023</i></b>					
ACCOUNT NUMBER	COST CENTER NAME (Program)	CHARACTER/ ACCOUNT NAME	AMENDED BUDGET (Character)	AVAILABLE BALANCE (Character)	AMOUNT
10-497-7999-536-60- 6599-P12765	Prospect Lake Water Treatment Plant Enabling Works	Capital Outlay/ Construction	\$177,000,001	\$124,472,857	\$4,167,756
TOTAL AMOUNT ►					\$4,167,756

### **Strategic Connections**

This item is a *2024 Top Commission Priority*, advancing the Infrastructure and Resiliency initiative.

This item supports the *Press Play Fort Lauderdale 2024 Strategic Plan*, specifically advancing:

- The Infrastructure Focus Area
- Goal 1: Build a sustainable and resilient community.
- Objective: Proactively maintain our water, wastewater, stormwater, road, and bridge infrastructure

This item advances the *Fast Forward Fort Lauderdale 2035 Vision Plan: We Are Ready*

This item supports the *Advance Fort Lauderdale 2040 Comprehensive Plan* specifically advancing:

- The Infrastructure Focus Area
- The Sanitary Sewer, Water & Stormwater Element
- Goal 3: Develop and maintain an adequate water supply, treatment and distribution system, which meets existing and projected needs of the service area in an efficient, economical, and environmentally sensitive manner.

### **Attachment**

Exhibit 1 – Change Order Proposal No.3

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Prepared by: Daniel Fisher, Senior Project Manager, Public Works

Department Director: Alan Dodd, Public Works



To: Greg Chavarria, City Manager  
From: Alan Dodd, Director – Public Works  
Date: October 23, 2023  
Re: Change Order No. # 3 for Project #12765

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Job Description: Project #12765, Prospect Lake Clean Water Center  
Contractor: Prospect Lake Water, L.P.  
Amount: Total amount of Change Order No.1 \$4,167,756 plus 0 additional days  
Funding: 10-497-7999-536-60-6599-P12765

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The purpose of this Change Order is:

Exhibit M of the Comprehensive Agreement (CA) between the City of Fort Lauderdale (City) and the Project Company (PC) provides general information regarding the design specifications and drawings used to prepare the basis of estimate for the project. Page 813 of the CA provides details of the administration building which is to be a prefabricated metal building generally consists of warehouse space, a workshop, offices, a breakroom, a laboratory, restrooms, and the control room. The City is requesting the administration building be expanded to include six additional offices, an 18ft by 28ft training room / conference room and construct the building with concrete. The restrooms were also modified to accommodate the larger occupancy requirements. The change will increase the administration building by 1,869 square feet. Staff is also requesting the nanofiltration building be constructed of precast concrete instead of metal panels. Several concrete finishes are available and will be brought back to the City Manager's Office for selection if this change order is approved.

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**NEW AND EXISTING CONTRACT ITEMS ARE UTILIZED – TOTAL ADDITIVE COST \$4,167,756**

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Item No. 1      New Item #1 – Administration Building Increased Size with precast panels,  
Nanofiltration Building with precast concrete panel and Project Company  
Administration Fees  
Add New Contact Item – Lump Sum  
**ADD \$4,167,756**



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NET AMOUNT OF THIS CHANGE ORDER	\$4,167,756
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ADDITIONAL CONTRACT TIME BEING REQUESTED—	ZERO (0) CALENDAR DAYS
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THE TOTAL AMOUNT OF THIS CHANGE ORDER	\$4,167,756
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This Change Order provides for all costs and schedule adjustments associated with completing the work, including materials, labor, equipment, bond, insurance, overhead, profit, impacts, and any and all related items or associated costs incurred or resulting from the items listed above, and is provided in accordance with Article 13 – Changes in the Work of the Contract.

IN WITNESS OF THE FOREGOING, the parties have set their hands and seals the day and year first written below.

(Vendor)

Approved:   
Michael Albrecht, President  
Print Name and Title



CITY

CITY OF FORT LAUDERDALE, a municipal  
corporation of the State of Florida.

By: \_\_\_\_\_  
GREG CHAVARRIA  
City Manager

Date: \_\_\_\_\_

ATTEST:

By: \_\_\_\_\_  
DAVID R. SOLOMAN  
City Clerk

(CORPORATE SEAL)

Approved as to form and correctness:

By: \_\_\_\_\_

\_\_\_\_\_  
Assistant City Attorney

C: Scott Teschky , Division Manager – Engineering  
Daniel Fisher, Senior Project Manager  
Financial Administrator  
Project File





CITY

CITY OF FORT LAUDERDALE, a municipal  
corporation of the State of Florida.

By: 

GREG CHAVARRIA  
City Manager

Date: February 8, 2024

ATTEST:

By: 

DAVID R. SOLOMAN  
City Clerk



(CORPORATE SEAL)

Approved as to form and correctness:  
Thomas J. Ansbro, City Attorney

By: 

Rhonda Montoya Hasan  
Assistant City Attorney

C: Scott Teschky, Division Manager – Engineering  
Daniel Fisher, Senior Project Manager  
Financial Administrator  
Project File





### CHANGE ORDER SUMMARY SHEET

ORIGINAL CONTRACT AMOUNT	\$485,000,000
COST OF CHANGE ORDERS TO DATE	\$817,148
COST OF THIS CHANGE ORDER	\$4,167,756
<b>TOTAL:</b>	<b>\$489,984,904</b>
ORIGINAL CONTRACT TIME	1,278 calendar days
TIME ADDED TO DATE	0 calendar days
TIME ADDED TO THIS CHANGE ORDER	0 calendar days
<b>TOTAL:</b>	<b>1,278</b> calendar days

### SCHEDULE OF CHANGE ORDERS TO DATE

C.O.#	DATE	DESCRIPTION	AMOUNT OF COST OR CREDIT
1	8/23/2023	PFAS	\$371,644
2	10/23/2023	Temporary Power for Construction	\$445,504

November 29, 2023

City of Fort Lauderdale, Florida  
100 N Andrews Avenue Fort Lauderdale, FL 33301-1016  
Attn: City Manager and Public Works Director  
Phone: 954-828-5000

With a copy to:

City of Fort Lauderdale, Florida  
100 N Andrews Avenue Fort Lauderdale, FL 33301-1016  
Attn: City Attorney  
Phone: 954-828-5000

VIA ELECTRONIC MAIL

Re: Prospect Lake Clean Water Center Project – City-Initiated Changes

### **CHANGE PROPOSAL NO. 3**

Reference is hereby made to that certain Comprehensive Agreement, dated as of February 14, 2023 (as amended or otherwise modified from time to time, the “Comprehensive Agreement”) between, *inter alia*, Prospect Lake Water, L.P. (the “Project Company” or “we”) and the City of Fort Lauderdale, Florida (the “City” or “you”). Except as otherwise expressly provided herein, capitalized terms used and not defined herein shall have the meanings ascribed to such terms in the Comprehensive Agreement, and, if not defined therein, the DB Contract.

We acknowledge that we are in receipt of your “Request for Change Proposal #02r – Building Expansion, Material Change and LEED Certification” dated July 5, 2023 (the “Request for Change Proposal”) and, further to our subsequent discussions with you and your consultants, we understand that at this time the City has requested the Project Company to implement those City Changes described in Section 1 (*Description of City Changes*) below. This is a Change Proposal under Section 8.04(a) of the Comprehensive Agreement, which relates to such City Changes. Further, upon the City’s execution and delivery of this Change Proposal (such date, the “Effective Date”), this Change Proposal shall constitute the agreement of the City and the Project Company required by Section 8.02(c) (*City-Initiated Changes*) of the Comprehensive Agreement in respect of such City Changes, this Change Proposal shall become a valid and binding part of the Comprehensive Agreement and all terms and conditions of the Comprehensive Agreement shall remain in full force and effect, as modified by this Change Proposal.

#### **1. Description of City Changes**

In the Request for Change Proposal, you instruct us to prepare a proposal to provide all work required for certain changes to the administration building and the nanofiltration building as further described therein (the “Admin and NF Buildings SOW”).

Attached to this Change Proposal as Annex I is the DB Contractor’s proposal to perform the Admin and NF Buildings SOW. The Admin and NF Buildings SOW is more particularly identified in Attachment 1 thereto (including all inclusions and exclusions thereto).

[Signature Page to Change Proposal No. 3]

2. Description of the Impact on the Project of the Requested City Changes

a. Extra Work Costs

The Extra Work Costs associated with the Project Company's performance of the Admin and NF Buildings SOW (the "Admin and NF Buildings Extra Work Costs") shall consist of:

- The DB Contractor's cost in the amounts identified in Annex I, a breakdown of, and backup for, which are set out in Annex I, as follows (it being understood that DB Contractor's cost shall be limited to the aggregate amount of costs associated with any such option selected by the City):
  - "Option 1": \$2,614,440
  - "Option 2": \$810,106
  - "Option 3": \$3,220,906
  - "Option 4": \$935,190
- the Project Company's administrative costs in the amount of \$11,660.

Pursuant to Section 10.04(a)(iv) (*Availability Payment Impacts; Monetary Compensation*) of the Comprehensive Agreement, the Admin and NF Buildings Extra Work Costs will be invoiced to the City as progress payments as the Admin and NF Buildings SOW is completed.

b. Completion Deadlines


No changes to the Scheduled Commercial Operation Date or the Commercial Operation Longstop Date are proposed in connection with Project Company's performance of the Project Company Temporary Power SOW.

[Signature Page Follows]

[Signature Page to Change Proposal No. 3]

Very truly yours,

**PROSPECT LAKE WATER, L.P.**

By: 

Name: Michael Albrecht

Title: President

Date: 11/29/23

The City hereby confirms its election of Option(s) [ ] identified in Annex I to this Change Proposal.

Accepted and agreed:

**CITY OF FORT LAUDERDALE**

By: \_\_\_\_\_

Name:

Title:

Date:

*[Signature Page to Change Proposal No. 3]*

**Annex I**  
**DB Contractor's Response to Scope Change Order Proposal Request – Admin and NF Building**  
*[Attached.]*



# Kiewit

November 28, 2023

LTR No. LTR0027B – Kiewit to Project Co.

Prospect Lake Water, L.P.  
c/o Ridgewood Infrastructure  
14 Philips Parkway  
Montvale, NJ 07645  
Attn: Legal Department

Subject: Prospect Lake Clean Water Center Design Build Contract  
Response to Scope Change Order Proposal Request – Administration and NF Buildings

Dear Maria,

Reference is hereby made to that certain Design-Build Contract, dated as of February 14, 2023 (as amended or otherwise modified from time to time, the "DB Contract") between Prospect Lake Water, L.P. ("Project Company") and Kiewit Water Facilities Florida Co. ("Kiewit"). Except as otherwise expressly provided herein, capitalized terms used and not defined herein shall have the meanings ascribed to such terms in the DB Contract and, if not defined therein, in the Comprehensive Agreement.

This letter ("Scope Change Order Proposal Response") is in response to the Scope Change Order Proposal Request for Building Expansion, Material Change, and LEED Certification (City RFP 02r) sent to Kiewit from Project Company on July 5, 2023, relating to the implementation of a City Change.

Section 10.03(b) (*Procedure for Scope Changes*) of the Design Build Agreement states that "*Design-Build Contractor shall promptly review the Scope Change Order Proposal Request and notify Project Company in writing of the options for implementing the proposed Scope Change (including, if possible, any option that does not involve an extension of time) and the effect, if any, each such option would have on the DB Contract Price, the Guaranteed Substantial Completion Date, the Project Progress Milestone Dates, the Payment Schedule, the Project Schedule, and the Performance Criteria*".

Kiewit hereby agrees to perform the Scope Change identified in Attachment 1 to this Scope Change Order Proposal Response in accordance with the terms and conditions set out herein, including the other attachments hereto.

#### Change to the DB Contract Price

Attachment 1 to this letter defines the detailed scope of work associated with this Scope Change including the pricing summary and supporting information. In accordance with Sections 2.09(e) and (f) (*Comprehensive Agreement; Equivalent Project Relief*) and Section 10.06 (*Price Change*) of the DB Contract, (a) DB Contractor will not be entitled to receive any increase in the DB Contract Price in respect of this Scope Change until Project Company has received such amount from the City and (b) Project Company shall pay such amount to DB Contractor promptly, and in any event no later than five (5) Business Days, after receipt of the corresponding payment from the City.





# Kiewit

**Option 1 – Administration Building – Increased Building Size; Metal Wall Panels**

Price of This Scope Change      \$2,614,440\*

**Option 2 – Administration Building – Original Building Size; Concrete Wall Panels**

Price of This Scope Change      \$810,106\*

**Option 3 – Administration Building – Increased Building Size; Concrete Wall Panels**

Price of This Scope Change      \$3,220,906\*

**Option 4 – Nano Filtration Building – Concrete Wall Panels**

Price of This Scope Change      \$935,190\*

\*Added cost for each option may be applied if formal written approval of this change is not provided prior to December 8, 2023.

**Change to Guaranteed Substantial Completion Date**

- There is no change to the Guaranteed Substantial Completion Date associated with any of the options priced in this Scope Change.

**Change to the Project Progress Milestone Dates**

- There is no change to the Project Progress Milestone Dates associated with any of the options priced in this Scope Change.

**Change to the Payment Schedule**

- The revised Payment Schedule will be provided once the City of Fort Lauderdale selects which options, they wish to include.

**Change to the Project Schedule**

- The revised Project Schedule will be provided once the City of Fort Lauderdale selects which options, they wish to include. There are no major schedule impacts expected in connection with any of the options priced in this Scope Change.

**Change to the Performance Criteria**

- There is no change to the Performance Criteria associated with any of the options priced in this Scope Change.



Other Information Pursuant to Section 8.04 (Procedures for Implementing Changes to the Work) of the Comprehensive Agreement

- There is no other information pursuant to Section 8.04 of the CA with any of the options priced in this Scope Change.

This Response to Scope Change Order Proposal Request is valid for 20 days from the date of this letter.

If you have questions or comments about this information, please contact me at Matthew.Allen@Kiewit.com.

Sincerely,

Matthew.Allen

Digitally signed by Matthew Allen  
DN: CN=Matthew Allen,  
OU=Employees, OU=Users,  
OU=Kiewit, DC=KIEWITPLAZA,  
DC=com  
Date: 2023.11.28 17:32:35-06'00'

Matthew Allen  
Project Manager  
Kiewit Water Facilities Florida Co.

Accepted and Agreed:

Prospect Lake Water, L.P.

Name:

Title:

Date:

Schedule 1 – Additional Addressees

Attachments:

1. Scope of Work & Pricing Summary
2. Updated Project Progress Milestone Dates – NOT USED
3. Updated Payment Schedule – NOT USED
4. Updated Project Schedule – NOT USED
5. Updated Performance Criteria – NOT USED



# Kiewit

## Schedule 1 – Additional Addressees

Prospect Lake Holdings, L.P.  
c/o Ridgewood Infrastructure  
14 Philips Parkway  
Montvale, NJ 07645-1811  
Attn: Legal Department  
Phone: 201-447-9000  
Email: mhaggerty@ridgewood.com

White & Case LLP  
1221 Avenue of the Americas  
New York, NY 10020  
Attn: Dolly Mirchandani  
Email: dolly.mirchandani@whitecase.com

IDE PLCWC, Inc.  
c/o IDE Americas Inc.  
5050 Avenida Encinas, Suite 250  
Carlsbad, CA 92008  
Attn: Lihy Teuerstein  
Phone: 6194870760  
Email: Lihyt@ide-tech.com

IDE Americas Inc.  
5050 Avenida Encinas, Suite 250  
Carlsbad, CA 92008  
Attn: Lihy Teuerstein  
Phone: 6194870760  
Email: [Lihyt@ide-tech.com](mailto:Lihyt@ide-tech.com)



Attachment 1 – Scope of Work and Pricing Summary

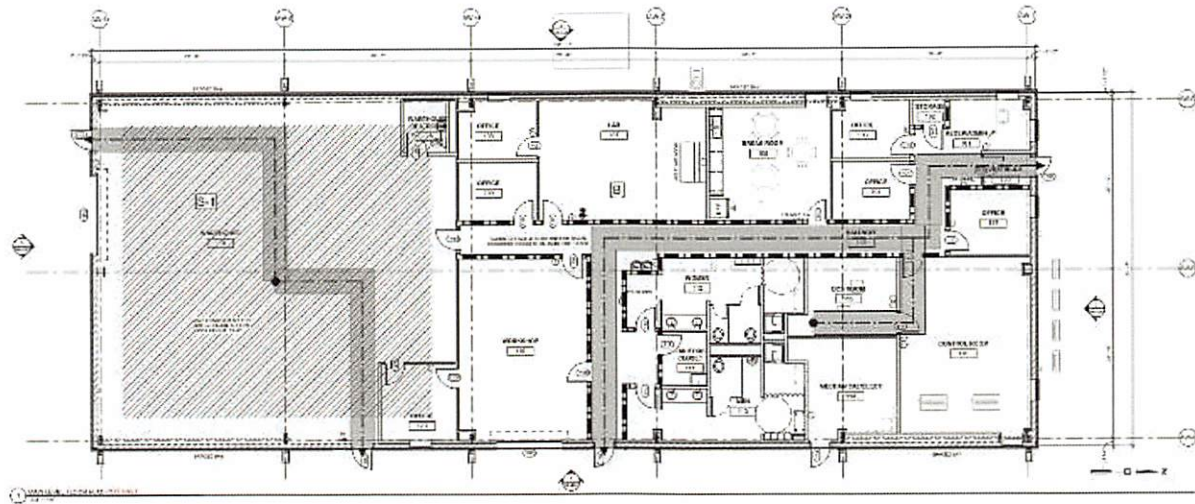
[Attached]



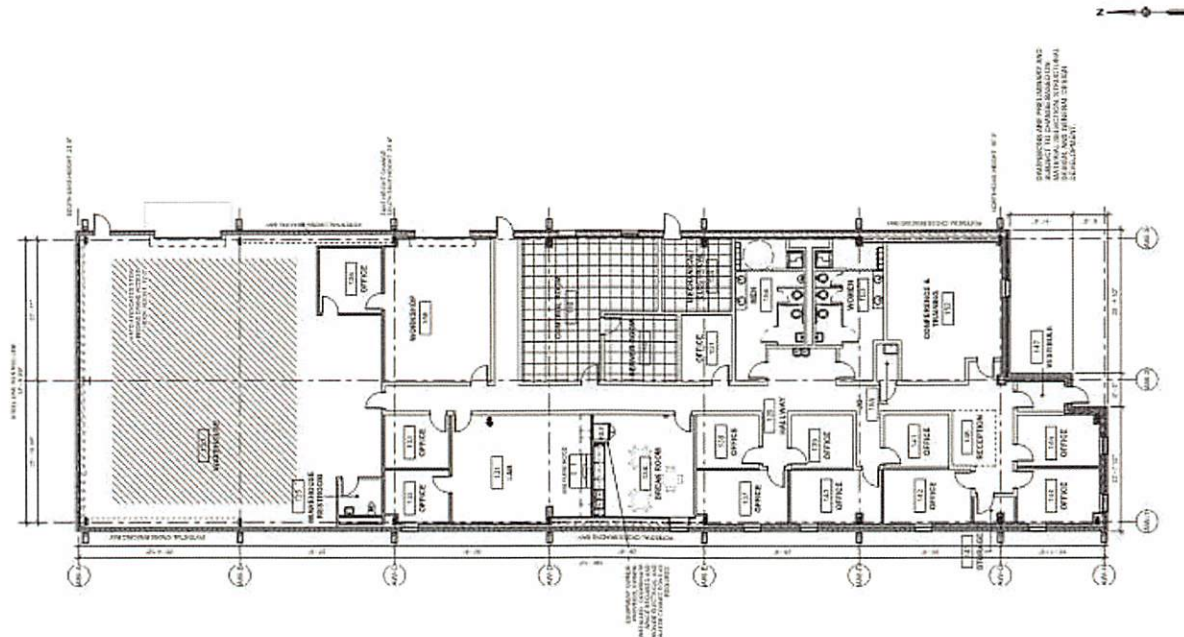
## Scope of Work – Administration & NF Building Changes

### Building Layouts:

Annex M (Contract) building layout:



Revised Layout:



The building increased in size by 1,869 SF, all of which was in the finished space portion of the building, meaning the occupied space consisting of office finishes. A conference room (18'x28') was added, 6 offices were added, and the bathroom areas were modified to accommodate the larger occupancy requirements. Additionally, there is engineering costs to evaluate the impacts of the

larger space to permits, to utility consumption guarantees, and to manage the building subcontractor and engineer.

**Building Finishes:**

With respect to RFP-02r item 3, precast concrete walls, the following finish options were discussed with the City as a basis for evaluation. It was determined that there was little difference in price between the "standard" precast wall panel and the "premium" precast wall panel, so pricing includes the cost to utilize a "premium" panel.



**LEED Certification:**

The City requested pricing to make Prospect Lake's Admin/Control/Warehouse either LEED Certified, Silver, or Gold accredited (#4 in RFP#02r). Kiewit requested the subcontractors provide this pricing as an optional add to the buildings scope. No subcontractor was willing to provide firm pricing for any of the LEED categories, as LEED requires a detailed design effort in partnership with the Owner and the Site Designer to determine cost and plausibility. One subcontractor was able to commit to 17 LEED points, and stated additional points may be achievable, but coordination with the end user would be required. Under LEED Version 4, the following total points are required to obtain accredited status:

- a) LEED Certified: 40-49 points
- b) LEED Silver: 50-59 points
- c) LEED Gold: 60-79 points

At this stage in the process, it is apparent even LEED Certified is not a guaranteed option. If Kiewit were to move forward pursuing one of the LEED accreditations, the Admin/Control/Warehouse would not be able to issue for permit until 2024. Doing so would require the structure to comply with Florida's new 2023 Building Code, which would add cost in addition to any changes associated with



LEED. For these reasons, Kiewit does not recommend moving forward with LEED for the Prospect Lake Admin/Control/Warehouse building.

The next page contains RFP #02r sent by the City of Fort Lauderdale for reference.



## Memorandum

**Date:** 7/5/2023

**To:** Prospect Lake Water, L.P. and IDE PLCWC, Inc.

**From:** City of Fort Lauderdale

**Re:** Request for Change Proposal #02r – Building Expansion, Material Change and LEED Certification

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Exhibit M of the Comprehensive Agreement (CA) between the City of Fort Lauderdale (City) and the Project Company (PC) provides general information regarding the design specifications and drawings used to prepare the basis of estimate for the project. Page 813 of the CA provides details of the administration building which is to be a prefabricated metal building generally consists of warehouse space, a workshop, offices, a breakroom, a laboratory, restrooms, and the control room.

In accordance with Section 8.02 & 8.04 of the CA the City requests the PC to provide a Change Proposal which details impacts to the cost and schedule associated with changes to the administration building and nanofiltration building to include:

1. Additional City staff offices to provide each supervisory position a dedicated office consistent with labor position listed in the Labor Services agreement.
2. Addition of a conference room / training room.
3. Construct the administration building and nanofiltration building with precast concrete.
4. Certify the administration building through the Leadership in Energy and Environmental Design (LEED) Gold.

Copy: Alan Dodd, City of Fort Lauderdale  
George Brown, Hazen and Sawyer





# Kiewit

**PROSPECT LAKE**



Kiewit Water Facilities Florida Co.  
5757 Blue Lagoon Dr. Suite 200  
Miami, FL 33126

## SCOPE CHANGE ORDER PROPOSAL

Prospect Lake Clean Water Center - Design-Build Contract

Kiewit PCO NO. 03

Tuesday, November 28, 2023

Scope Change Order Proposal  
Admin & NF Building Change Options

ADMIN BUILDING OPTION 1 - Metal Walls & Larger Building	\$ 2,273,426
<b>SUBTOTAL</b>	<b>\$ 2,273,426</b>
OVERHEAD & FEE (15%)	\$ 341,014
<b>TOTAL</b>	<b>\$ 2,614,440</b>
ADMIN BUILDING OPTION 2 - Concrete Walls & Smaller Building	\$ 704,440
<b>SUBTOTAL</b>	<b>\$ 704,440</b>
OVERHEAD & FEE (15%)	\$ 105,666
<b>TOTAL</b>	<b>\$ 810,106</b>
ADMIN BUILDING OPTION 3 - Concrete Walls & Larger Building	\$ 2,800,787
<b>SUBTOTAL</b>	<b>\$ 2,800,787</b>
OVERHEAD & FEE (15%)	\$ 420,118
<b>TOTAL</b>	<b>\$ 3,220,906</b>
NF BUILDING OPTION - Concrete Walls	\$ 813,208
<b>SUBTOTAL</b>	<b>\$ 813,208</b>
OVERHEAD & FEE (15%)	\$ 121,981
<b>TOTAL</b>	<b>\$ 935,190</b>





SCOPE OF WORK - ADMIN BUILDING OPTION 1 - Metal Walls & Larger Building	
INCLUDED SCOPE	EXCLUDED SCOPE
Single story admin/control/warehouse with standard pvdf coated insulated metal wall panels and brick wainscoting	Insulated precast wall panels
Design/construction using 2020 florida building codes	LEED design, construction, certification
Design/construction by subcontractor	Design/construction using 2023 florida building codes
Kiewit review of subcontractor's work for contract compliance only	Code analysis review by kiewit
Standard insulated metal roof panels with pvdf coating	Design/construction by kiewit
Laboratory casework as indicated in the design-build spec	Compliance with any energy / sustainability codes beyond the 2020 florida building codes
Access flooring as indicated in the design-build spec	Lab/workshop/warehouse equipment and storage
Shop primed primary structural steel	Heating and cooling in the warehouse
Sealing of exposed concrete floors	Fire suppression
Epoxy floor in laboratory	Galvanized steel
Restroom lockers as indicated in the design-build spec	Any metal panel coating in addition to pvdf
Pre-engineered metal building system	Door / window canopies or awnings
Showers as indicated in the design-build spec	Hurricane / wind debris protection exceeding minimum code requirements
Warehouse bridge crane as indicated in the design-build spec	Architectural finishes exceeding those indicated in annex m of the design-build contract
Ground mounted HVAC units	MEP products exceeding those indicated in annex m of the design-build contract
	Insulation values exceeding code requirements
	Landscaping
	Exterior architectural lighting
	Lighting and grounding in the South Parking Lot
	Rooftop HVAC units



BACKUP INFORMATION - ADMIN BUILDING OPTION 1 - Metal Walls & Larger Building			
DESCRIPTION	QTY	UOM	COST
<b>CIVIL</b>			
Backfill Paving	100	LF	\$758
Proof Roll Roads Post Construction	222	SY	\$359
Subgrade Prep - Roads	222	SY	\$852
Subgrade Finish - Streets / Roads	222	SY	\$852
Aggregate Base Course - Place and Compact - Streets / Roads	50	Ton	\$318
Aggregate Base Course - Finish - Streets / Roads	222	SY	\$851
Aggregates and Paving Bulk Commodities - Aggregate Base Course	84	Ton	\$2,790
Asphalt Paving Subcontracts	50	Ton	\$10,361
Paving Specialties Subcontracts - Pavement Markings	135	LF	\$112
<b>CIVIL TOTAL</b>			<b>\$17,253</b>
<b>STRUCTURAL</b>			
Admin Option 1 Price Analysis - Metal Walls; Larger Building			
Patterson Horth Subcontractor - 9,878 SF Building	9,878	SF	\$2,117,811
<b>STRUCTURAL TOTAL</b>			<b>\$2,117,811</b>
<b>MECHANICAL EQUIPMENT</b>			
<b>MECHANICAL EQUIPMENT TOTAL</b>			<b>\$0</b>
<b>PIPE</b>			
<b>PIPE TOTAL</b>			<b>\$0</b>
<b>ELECTRICAL</b>			
Underground Ductbank Conduit - PVC (>=4")			
Underground Ductbank Conduit - PVC (>=4") - Conduit / Support / Fittings	2205	LF	\$59,494
Wire and Cable Pulling			
Wire and Cable Pulling - <=1KV (#8 - #1 Conductor Size) (1 Conductor) (Non-Armored (Jacket Type)	331	LF	\$1,614
Wire and Cable Pulling - >1KV (350 - 600) Conductor Size) (1 Conductor) (Non-Armored (Jacket Type)	993	LF	\$18,129
Wire and Cable Pulling - <=1KV Instrument and Control (Multiple Conductors)			
Wire and Cable Pulling - <=1KV (<=#14 Conductor Size) (Multiple Conductors) (Non-Armored (Jacket Type)	441	LF	\$1,906
Wire and Cable Pulling - <=1KV Fiber Cable			
Wire and Cable Pulling - <=1KV (Fiber Conductor Size) (Multiple Conductors) (Fiber (Jacket Type)	111	LF	\$732
<b>ELECTRICAL TOTAL</b>			<b>\$81,874</b>
<b>START UP</b>			
<b>START UP TOTAL</b>			<b>\$0</b>
<b>SUPERVISION &amp; COMMERCIAL</b>			
Staff & Staff Related Costs	1	LS	\$19,406
Craft Related Costs	1	LS	\$5,350
Commercial Costs	1	LS	\$998
<b>SUPERVISION &amp; COMMERCIAL TOTAL</b>			<b>\$25,754</b>
<b>ENGINEERING</b>			
Engineering Spent to Date	3	MWK	\$19,135
Engineering Oversight	2	MWK	\$11,599
<b>ENGINEERING TOTAL</b>			<b>\$30,734</b>





SCOPE OF WORK - ADMIN BUILDING OPTION 2 - Concrete Walls & Smaller Building	
INCLUDED SCOPE	EXCLUDED SCOPE
Single story admin/control/warehouse with field painted smooth finish insulated precast wall panels	Insulated metal wall panels
Design/construction using 2020 florida building codes	LEED design, construction, certification
Design/construction by subcontractor	Design/construction using 2023 florida building codes
Kiewit review of subcontractor's work for contract compliance only	Code analysis review by kiewit
Standard insulated metal roof panels with pvdf coating	Design/construction by kiewit
Laboratory casework as indicated in the design-build spec	Compliance with any energy / sustainability codes beyond the 2020 florida building codes
Access flooring as indicated in the design-build spec	Lab/workshop/warehouse equipment and storage
Shop primed primary structural steel	Heating and cooling in the warehouse
Sealing of exposed concrete floors	Fire suppression
Epoxy floor in laboratory	Galvanized steel
Restroom lockers as indicated in the design-build spec	Any precast panel finish other than smooth / field painted
Pre-engineered metal building system	Any metal panel coating in addition to pvdf
Break room casework as indicated in the design-build spec	Door / window canopies or awnings
Showers as indicated in the design-build spec	Hurricane / wind debris protection exceeding minimum code requirements
Warehouse bridge crane as indicated in the design-build spec	Brick wainscoting
Ground mounted hvac units	Architectural finishes exceeding those indicated in annex m of the design-build contract
	MEP products exceeding those indicated in annex m of the design-build contract
	Insulation values exceeding code requirements
	Landscaping
	Exterior architectural lighting
	Rooftop HVAC units





BACKUP INFORMATION - ADMIN BUILDING OPTION 2 - Concrete Walls & Smaller Building			
DESCRIPTION	QTY	UOM	COST
CIVIL			
CIVIL TOTAL			\$0
STRUCTURAL			
Admin Option 2 Price Analysis - Concrete Walls; Smaller Building			
Patterson North Subcontractor - 7,904 SF Building	7,904	SF	\$648,658
STRUCTURAL TOTAL			\$648,658
MECHANICAL EQUIPMENT			
MECHANICAL EQUIPMENT TOTAL			\$0
PIPE			
PIPE TOTAL			\$0
ELECTRICAL			
ELECTRICAL TOTAL			\$0
START UP			
START UP TOTAL			\$0
SUPERVISION & COMMERCIAL			
STAFF & STAFF-RELATED COSTS	1	LS	\$19,406
CRAFT-RELATED COSTS	1	LS	\$5,350
COMMERCIAL COSTS	1	LS	\$292
SUPERVISION & COMMERCIAL TOTAL			\$25,048
ENGINEERING			
Engineering Spent to Date	3	MWK	\$19,135
Engineering Oversight	2	MWK	\$11,599
ENGINEERING TOTAL			\$30,734



SCOPE OF WORK - ADMIN BUILDING OPTION 3 - Concrete Walls & Larger Building	
INCLUDED SCOPE	EXCLUDED SCOPE
Single story admin/control/warehouse with field painted smooth finish insulated precast wall panels	Insulated metal wall panels
Design/construction using 2020 florida building codes	LEED design, construction, certification
Design/construction by subcontractor	Design/construction using 2023 florida building codes
Kiewit review of subcontractor's work for contract compliance only	Code analysis review by kiewit
Standard insulated metal roof panels with pvdf coating	Design/construction by kiewit
Laboratory casework as indicated in the design-build spec	Compliance with any energy / sustainability codes beyond the 2020 florida building codes
Access flooring as indicated in the design-build spec	Lab/workshop/warehouse equipment and storage
Shop primed primary structural steel	Heating and cooling in the warehouse
Sealing of exposed concrete floors	Fire suppression
Epoxy floor in laboratory	Galvanized steel
Restroom lockers as indicated in the design-build spec	Any precast panel finish other than smooth / field painted
Pre-engineered metal building system	Any metal panel coating in addition to pvdf
Break room casework as indicated in the design-build spec	Door / window canopies or awnings
Showers as indicated in the design-build spec	Hurricane / wind debris protection exceeding minimum code requirements
Warehouse bridge crane as indicated in the design-build spec	Brick wainscoting
Ground mounted hvac units	Architectural finishes exceeding those indicated in annex m of the design-build contract
	MEP products exceeding those indicated in annex m of the design-build contract
	Insulation values exceeding code requirements
	Landscaping
	Exterior architectural lighting
	Lighting and grounding in the South Parking Lot
	Rooftop HVAC units





BACKUP INFORMATION - ADMIN BUILDING OPTION 3 - Concrete Walls & Larger Building			
DESCRIPTION	QTY	UOM	COST
<b>CIVIL</b>			
Backfill Paving	100	LF	\$758
Proof Roll Roads Post Construction	222	SY	\$359
Subgrade Prep - Roads	222	SY	\$852
Subgrade Finish - Streets / Roads	222	SY	\$852
Aggregate Base Course - Place and Compact - Streets / Roads	50	Ton	\$318
Aggregate Base Course - Finish - Streets / Roads	222	SY	\$851
Aggregates and Paving Bulk Commodities - Aggregate Base Course	84	Ton	\$2,790
Asphalt Paving Subcontracts	50	Ton	\$10,361
Paving Specialties Subcontracts - Pavement Markings	135	LF	\$112
<b>CIVIL TOTAL</b>			<b>\$17,253</b>
<b>STRUCTURAL</b>			
Admin Option 3 Price Analysis - Concrete Walls; Larger Building			
Patterson North Subcontractor - 9,878 SF Building	9,878	SF	\$2,644,935
<b>STRUCTURAL TOTAL</b>			<b>\$2,644,935</b>
<b>MECHANICAL EQUIPMENT</b>			
<b>MECHANICAL EQUIPMENT TOTAL</b>			<b>\$0</b>
<b>PIPE</b>			
<b>PIPE TOTAL</b>			<b>\$0</b>
<b>ELECTRICAL</b>			
Underground Ductbank Conduit - PVC (>=4")			
Underground Ductbank Conduit - PVC (>=4") - Conduit / Support / Fittings	2205	LF	\$59,494
Wire and Cable Pulling			
Wire and Cable Pulling - <=1KV (#8 - #1 Conductor Size) (1 Conductor) (Non-Armored (Jacket Type)	331	LF	\$1,614
Wire and Cable Pulling - >1KV (350 - 600) Conductor Size) (1 Conductor) (Non-Armored (Jacket Type)	993	LF	\$18,129
Wire and Cable Pulling - <=1KV Instrument and Control (Multiple Conductors)			
Wire and Cable Pulling - <=1KV (<=#14 Conductor Size) (Multiple Conductors) (Non-Armored (Jacket Type)	441	LF	\$1,906
Wire and Cable Pulling - <=1KV Fiber Cable			
Wire and Cable Pulling - <=1KV (Fiber Conductor Size) (Multiple Conductors) (Fiber (Jacket Type)	111	LF	\$732
<b>ELECTRICAL TOTAL</b>			<b>\$81,874</b>
<b>START UP</b>			
<b>START UP TOTAL</b>			<b>\$0</b>
<b>SUPERVISION &amp; COMMERCIAL</b>			
STAFF & STAFF-RELATED COSTS	1	LS	\$19,406
CRAFT-RELATED COSTS	1	LS	\$5,350
COMMERCIAL COSTS	1	LS	\$1,235
<b>SUPERVISION &amp; COMMERCIAL TOTAL</b>			<b>\$25,991</b>
<b>ENGINEERING</b>			
Engineering Spent to Date	3	MWK	\$19,135
Engineering Oversight	2	MWK	\$11,599
<b>ENGINEERING TOTAL</b>			<b>\$30,734</b>



SCOPE OF WORK - NF BUILDING OPTION - Concrete Walls	
INCLUDED SCOPE	EXCLUDED SCOPE
Single story Nano Filter Building with field painted smooth finish insulated precast wall panels	Insulated metal wall panels
Design/construction using 2020 florida building codes	LEED design, construction, certification
Design/construction by subcontractor	Design/construction using 2023 florida building codes
Kiewit review of subcontractor's work for contract compliance only	Code analysis review by kiewit
Standard insulated metal roof panels with pvdf coating	Design/construction by kiewit
Shop primed primary structural steel	Compliance with any energy / sustainability codes beyond the 2020 florida building codes
Pre-engineered metal building system	Windows / glazing
Monorail as indicated in the design-build spec	Heating and cooling
Building ventilation	Fire suppression
	Galvanized steel
	Any precast panel finish other than smooth / field painted
	Any metal panel coating in addition to pvdf
	Door canopies or awnings
	Hurricane / wind debris protection exceeding minimum code requirements
	Architectural finishes exceeding those indicated in annex m of the design-build contract
	MEP products exceeding those indicated in annex m of the design-build contract
	Insulation values exceeding code requirements
	Landscaping
	Exterior architectural lighting

SCOPE OF WORK - NANO FILTER BUILDING - INSULATED METAL WALL PANELS	
INCLUDED SCOPE	EXCLUDED SCOPE
Single story Nano Filter Building with standard pvdf coated insulated metal wall panels	Insulated precast wall panels
Design/construction using 2020 florida building codes	LEED design, construction, certification
Design/construction by subcontractor	Design/construction using 2023 florida building codes
Kiewit review of subcontractor's work for contract compliance only	Code analysis review by kiewit
Standard insulated metal roof panels with pvdf coating	Design/construction by kiewit
Shop primed primary structural steel	Compliance with any energy / sustainability codes beyond the 2020 florida building codes
Pre-engineered metal building system	Windows / glazing
Monorail as indicated in the design-build spec	Heating and cooling
Building ventilation	Fire suppression
	Galvanized steel
	Any metal panel coating in addition to pvdf
	Door canopies or awnings
	Hurricane / wind debris protection exceeding minimum code requirements
	Architectural finishes exceeding those indicated in annex m of the design-build contract
	MEP products exceeding those indicated in annex m of the design-build contract
	Insulation values exceeding code requirements
	Landscaping
	Exterior architectural lighting





BACKUP INFORMATION - NF BUILDING OPTION - Concrete Walls			
DESCRIPTION	QTY	UOM	COST
CIVIL			
CIVIL TOTAL			
STRUCTURAL			
NF Building Option Price Analysis - Concrete Walls			
Patterson North Subcontractor	1	LS	\$766,091
Added 5" to entire perimeter of foundation	15	CY	\$22,007
STRUCTURAL TOTAL			\$788,098
MECHANICAL EQUIPMENT			
MECHANICAL EQUIPMENT TOTAL			\$0
PIPE			
PIPE TOTAL			\$0
ELECTRICAL			
ELECTRICAL TOTAL			\$0
START UP			
START UP TOTAL			\$0
SUPERVISION & COMMERCIAL			
STAFF & STAFF-RELATED COSTS		LS	\$19,406
CRAFT-RELATED COSTS		LS	\$5,350
COMMERCIAL COSTS		LS	\$355
SUPERVISION & COMMERCIAL TOTAL			\$25,111
ENGINEERING			
ENGINEERING TOTAL			\$0







Attachment 2 – Updated Project Progress Milestone Dates

*[Not Used]*



Attachment 3 – Updated Payment Schedule

*[Not Used]*



Attachment 4 – Updated Project Schedule

*[Not Used]*



Attachment 5 – Updated Performance Criteria

*[Not Used]*



March 16, 2023

NTP per  
Comprehensive  
Agreement

City of Fort Lauderdale, Florida (the “City”)  
100 N Andrews Avenue Fort Lauderdale, FL 33301-1016  
Attn: City Manager and Public Works Director  
Phone: 954-828-5000

With a copy to:  
City of Fort Lauderdale, Florida  
100 N Andrews Avenue  
Fort Lauderdale, FL 33301-1016  
Attn: City Attorney  
Phone: 954-828-5000

RE: Prospect Lake Clean Water Center Project – Conditions Subsequent Notice

Ladies and Gentlemen:

Reference is made to that certain Comprehensive Agreement, dated as of February 14, 2023 (as amended, amended and restated, supplemented or otherwise modified from time to time, the “Comprehensive Agreement”), by and among Prospect Lake Water, L.P., a limited partnership formed under the laws of the State of Delaware (the “Project Company”), Prospect Lake Holdings, L.P. and IDE PLCWC, Inc., each in their capacity as Equity Providers, and the City. Capitalized terms used herein that are defined in the Comprehensive Agreement and not otherwise defined herein or by reference to another document have the meanings given in the Comprehensive Agreement.

Pursuant to Section 2.01(c) (*Conditions Subsequent*) of the Comprehensive Agreement, the Project Company hereby gives you notice that the Project Company has obtained:

1. the Project Company Required Insurance that is required to be in effect for the DB Period in accordance with Annex K (*Required Insurance*) to the Comprehensive Agreement and Section 9.01(a) (*Required Insurance Policies and Coverage*) of the Comprehensive Agreement, and attached hereto as Annex A are true, complete and correct copies of the certificates of insurance evidencing such Project Company Required Insurance; and
2. the payment and performance bonds from the DB Contractor in accordance with Section 4.06(b) (*DB Performance Security*) of the Comprehensive Agreement, and attached hereto as Annex B are true, complete and correct copies of such bonds.

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[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Foreign Limited Partnership  
PROSPECT LAKE WATER, L.P.

### Filing Information

Document Number	B23000000156
FEI/EIN Number	NONE
Date Filed	05/11/2023
State	DE
Status	ACTIVE

### Principal Address

34 EAST 51ST STREET, FL. 9  
NEW YORK, NY 10022

### Mailing Address

34 EAST 51ST STREET, FL. 9  
NEW YORK, NY 10022

### Registered Agent Name & Address

CORPORATION SERVICE COMPANY  
1201 HAYS STREET  
TALLAHASSEE, FL 32301-2525

### General Partner Detail

#### **Name & Address**

RICK.R.HOHN@GMAIL.COM  
34 EAST 51ST STREET, FL. 9  
NEW YORK, NY 10022

### Annual Reports

**No Annual Reports Filed**

### Document Images

[05/11/2023 -- Foreign LP](#) [View image in PDF format](#)



CITY MANAGER'S OFFICE

# DOCUMENT ROUTING FORM

Rev: 3 | Revision Date: 9/1/2022

TODAY'S DATE: 2/6/24

DOCUMENT TITLE: Change Order No. 3 for Prospect Lake Clean Water Center - Prospect Lake Water L.P.

COMM. MTG. DATE: 12/19/23 CAM #: 23-1147 ITEM #: M-6 CAM attached: ☒ YES ☐ NO

Routing Origin: \_\_\_\_\_ Router Name/Ext: Daniel F. Action Summary attached: ☐ YES ☒ NO

CIP FUNDED: ☒ YES ☐ NO

Capital Investment / Community Improvement Projects defined as having a life of at least 10 years and a cost of at least \$50,000 and shall mean improvements to real property (land, buildings, or fixtures) that add value and/or extend useful life, including major repairs such as roof replacement, etc. Term "Real Property" include land, real estate, realty, or real.

2) City Attorney's Office: Documents to be signed/routed? ☒ YES ☐ NO # of originals attached: 1

Is attached Granicus document Final? ☒ YES ☐ NO Approved as to Form: ☒ YES ☐ NO

Date to CCO: 2/6/24 Attorney's Name: Rhonda Montoya Hagar Initials: \_\_\_\_\_

3) City Clerk's Office: # of originals: 1 Routed to: \_\_\_\_\_ Ext: \_\_\_\_\_ Date: 12/08/24

4) City Manager's Office: CMO LOG #: FEB 26 Document received from: CCO 2/8/24

Assigned to: GREG CHAVARRIA ☐ ANTHONY FAJARDO ☐ SUSAN GRANT ☐  
GREG CHAVARRIA as CRA Executive Director ☐

☐ APPROVED FOR G. CHAVARRIA'S SIGNATURE ☐ N/A G. CHAVARRIA TO SIGN

PER ACM: A. FAJARDO \_\_\_\_\_ (Initial) S. GRANT \_\_\_\_\_ (Initial)

☐ PENDING APPROVAL (See comments below)

Comments/Questions: \_\_\_\_\_

Forward ☒ originals to ☐ Mayor ☒ CCO Date: 2/8/2024

5) Mayor/CRA Chairman: Please sign as indicated.

Forward \_\_\_\_\_ originals to CCO for attestation/City seal (as applicable) Date: \_\_\_\_\_

## INSTRUCTIONS TO CITY CLERK'S OFFICE

City Clerk: Retains \_\_\_\_\_ original and forwards 1 originals to: Daniel Fisher (Name/Dept/Ext)

Attach \_\_\_\_\_ certified Reso # \_\_\_\_\_ ☐ YES ☐ NO

Original Route form to CAO

TM# 23-0781