



TO: Honorable Mayor & Members
Fort Lauderdale City Commission

FROM: Lee Feldman, City Manager

DATE: November 6, 2012

TITLE: Motion to approve Change Order No. 2 with Green Construction Technologies Inc. in the amount of \$19,675.89 plus 13% engineering administration fees and 85 working days for Hott Park Community Center.

Recommendation

It is recommended that the City Commission approve Change Order No. 2 with Green Construction Technologies Inc. in the amount of \$19,675.89 plus 13% engineering administration fees to add items and 85 working days to Project 11418B for the Hott Park Community Center.

Background

At the request of the City, the contractor was directed to provide additional services in order to make a number of adjustments that were required during construction. These changes were necessary to pass Building Department inspections, adjust plans to comply with FPL design, or other modifications to various items within the scope of work. In an attempt to avoid a potential litigation and bring this project back on track, senior management staff from Public Works and the City Attorney's office reviewed each of the items listed below and engaged in direct discussions with the Contractor and the legal counsel representing the contractor. Several claims made by the Contractor were disallowed. The following changes have been reviewed and found to be reasonable.

- Adjust stucco-scoring lines prior to painting the rear elevation per Architect's review.
- Relocate the electrical service point in conjunction with FPL Engineering. During the construction phase, the final electrical service point was changed by FPL from the location shown on the plans, originally agreed to during the design phase.
- In order to achieve better interior light distribution, four of the cove lighting fixtures required modification.
- Electrical outlet boxes noted on the plans for future installation and use, were instead installed as part of this work which required the installation of junction boxes to 20 Amps GFI wired outlets in both restrooms.
- The mechanical engineer revised the condensing unit attachment detail per the requirements of the Building Department review.
- Due to the discontinuance of the specified model, the originally specified kitchen sink was changed out, which included a credit for the original sink model, and the additional charge for the new model.

- Replace the 6'-8" high double doors with 8'-0" high double doors in the mechanical room. This was required to accommodate access to the control panel mounted on the HVAC unit, and to meet provisions of the National Electrical Code. This is a safety and maintenance issue necessary to be able to pass inspection
- Adjust the position of the light fixtures on the exterior columns, which was required to finalize the exterior lighting installation and pass inspection
- Install a 6'x 6' recessed entry mat in lieu of a 4' x 6' recessed mat for the main entry to accommodate the full width of the double doors, which required during construction to be able to complete the building entry and to meet LEED design criteria.
- Remove two sable palm trees in conflict with the Northeast parking lot layout per permitted design, to provide required clearances.
- Reimburse General Contractor for Builders Risk policy renewal for one year due to the excusable delays associated with FPL.
- Remove pipes due to the work performed to remove sub-grade asbestos, as well as add sod and grading, which was required for Surface Water License approval.
- Modify the HVAC system based on Test and Balance Report. This work was required during construction to permit final HVAC Test and Balance to achieve originally designed specifications.

This project is 99% complete. Project is "substantially complete" at this time. Punch list items remain.

Resource Impact

There is a fiscal impact to the City in the amount of \$22,233.76. This includes \$19,675.89 for additional services outlined in Change Order No. 2 for Hortt Park Community Center with Green Construction Technologies Inc. and \$2,557.87 for 13% engineering administration fees.

Available							
	SUB				SUB	SUB	
FUND	FUND	FUND NAME	INDEX #	INDEX NAME	OBJECT #	OBJECT NAME	AMOUNT
343	01	Special Obligation Construction 2008B	P11418.343	Hortt Property Acquisition/Improvements	6599	Construction	\$22,233.76
				TOTAL			\$22,233.76

Attachment

Exhibit 1 – Change Order No. 2

Prepared By: Mark S. Friedman, AIA, NCARB, Construction Manager
 Department Director: Albert J. Carbon, P.E.