

To: Glenn Marcos, CPPO, CPPB, FCPM, FCPA, Chief Procurement Officer  
From: Ronald Stein, Sr. Project Manager  
Date: June 30, 2025  
Re: Change Order No. 27 – Additional Time, General Requirements and General Conditions for Project #12573

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Job Description: Project P12573, Fort Lauderdale Police Headquarters  
Contractor: Moss & Associates, LLC  
Amount: Total amount of Change Order #27 \$ 859,919.29 plus three (3) additional months  
Funding: P12573.352/6599

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The purpose of this Change Order is:

As required by the CMAR's Agreement, Section 7.2, the CMAR must request an extension of time for general conditions and general requirements. Further, Section 7.2.2 states:

7.2.2 Should the Contract time set forth in the GMP Amendment be contractually extended for an excusable Delay or for a Project Change resulting in an extension of time or for additional work due to no fault of the Construction Manager or its Subcontractors, the Construction Manager's additional General Conditions will be negotiated and set forth in a Change Order, estimated initially on the General Conditions Schedule of Values as provided as back-up to the GMP contract and subsequently billed to the City based on actual costs expended.

This Change Order includes an extension of the agreement's substantial completion date and an increase in the contract line items for general requirements (GR's) and general conditions (GC's).

Moss has submitted a Potential Change Item for additional GC's and GR's for a total cost of \$2,775,128.51. While the Project has been delayed for various reasons including the deflection item, Moss is entitled to additional time and an increase in GC's and GR's; however, City staff is not currently in agreement with its total proposed costs.

The latest schedule dated April 30, 2025 indicates the substantial completion date adds three (3) months to the approved timeline, resulting in a Project duration increase from 32 months to 35 months. The original substantial completion date was December 8, 2025. The current projected date is March 9, 2026. Moss's proposed costs are projections based on the current average amount being spent each month on the Project.

Staff is working with the auditing firm of Fort Hill Associates, LLC ("Fort Hill") for a proposal to have the firm prepare a detailed review of the schedule, the delays and the associated costs. Fort Hill's review will

include an opinion of the amount of time associated with the deflection issue and associated costs. This review will not be available for several months.

Once Fort Hill's audit is complete, Staff will update the City Commission and make any necessary recommendations, as may be deemed appropriate based on the audit findings.

In the interim, staff agrees with the amount indicated below as it reflects the average monthly cost associated with GC's & GR's and reflects the three (3) month addition of time.

Requesting Funding for the below listed items:

PCI	DESCRIPTION	AMOUNT
296	Additional GR's and GC's	\$ 859,919.29

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**EXISTING CONTRACT ITEMS ARE UTILIZED – TOTAL ADDITION \$0.00**

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Line Number	No Markup
Line 01 – General Requirements	\$ 189,093.00
Line 63 – General Conditions	\$ 616,452.00
Line 64 - Bond	\$ 8,055.45
Line 66 - Insurance	\$ 14,097.04
Line 67 -Fee	<u>\$ 32,221.80</u>
<b>Total</b>	<b>\$ 859,919.29</b>

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<b>NET AMOUNT OF THIS CHANGE ORDER</b>	<b>\$ 859,919.29</b>
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**ADDITIONAL CONTRACT TIME BEING REQUESTED– (90) CALENDAR DAYS**

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<b>THE TOTAL AMOUNT OF THIS CHANGE ORDER</b>	<b>\$ 859,919.29</b>
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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 all related items or associated costs incurred or resulting from the items listed above, and is provided in accordance with Article 9 – Changes in the Work.

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### CHANGE ORDER SUMMARY SHEET

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ORIGINAL CONTRACT AMOUNT	\$ 118,998,391.00
COST OF CHANGE ORDERS TO DATE	(\$12,827,748.88)
COST OF THIS CHANGE ORDER	\$ 859,919.29
TOTAL:	\$107,030,561.41
ORIGINAL CONTRACT TIME	959 calendar days
TIME ADDED TO DATE	0 calendar days
TIME ADDED TO THIS CHANGE ORDER	91 calendar days
TOTAL:	<b>1050</b> calendar days

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### SCHEDULE OF CHANGE ORDERS TO DATE

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C.O.#	DATE	DESCRIPTION	AMOUNT OF COST OR CREDIT
1	8/16/2023	ODP 001 Switchgear Material	
		(\$1,759,650.94)	(\$1,660,000.89)
		Tax Savings - \$99,650.05	
2	8/28/2023	ODP 002 Generator, SG, ATS	
		(\$2,722,974.82)	(\$2,568,797.00)
		Tax Savings - \$154,177.82	

3	10/12/2023	ODP 003 Rebar, CIP Concrete, PG Precast, Arch. Precast	(\$8,884,980.00) (\$9,247,237.84)
4	10/12/2023	ODP 004 Roofing, Fire Sprinklers, Plumbing, and HVAC	(\$2,382,308.80) (\$2,525,497.33)
5	11/14/2023	OCO 001 Allowance Reconciliation	(\$0.00)
6	11/14/2023	OCO 002 Budget Reconciliation	(\$0.00)
7	11/14/2023	OCO 003 City Contingency	(\$0.00)
8	11/18/2023	OCO 004 Vibro-compaction Credit	(\$0.00)
9	1/24/2024	OCO 005 Conformed Permit Set	(\$0.00)
10	1/30/2024	OCO 006 Jobsite Cleaning	(\$0.00)
11	2/20/2024	ODP 006 Stucco, Ceilings, Carpet, LVT, Painting, HVAC, and Electrical	(\$3,866,451.92) Not including City Contingency
12	3/27/2024	OCO 007 CIP Fiber Reinforcement 2nd Floor	(\$0.00)
13	4/5/2024	OCO 008 Misc. Construction Contingency	(\$0.00)
14	5/02/2024	ODP 007 Structured Cabling only, Carpet LVT and VCT	(\$573,940.23) Not including City Contingency
15	06/11/2024	OCO 009 BDA-DAS and Temp. Shelter	(\$0.00)
16	07/02/2024	OCO 16 Additional Scopes of Work	\$1,634,999.49
17	09/03/2024	OCO 17 Baseline Schedule NTP	(\$0.00)
18	09/08/2024	OCO 18 Supplemental Instructions 004	\$996,133.33
18A	12/19/2024	OCO 18A SI 004 Corrections	(\$0.00)

19	11/15/2024	OCO 19 GR's, Added Elevator Scope Envelope Testing & Inspection	(\$0.00)
20	1/21/2025	OCO 20 Retaining Wall Additions and L3 Glazing	(\$0.00)
21	1/22/2025	OCO 21 Sitework, Fume Hood, Faraday Door	(\$0.00)
22	03/04/2025	OCO 22 Deflection Foundation Additions	\$1,123,206.46
23	03/18/2025	OCO 23 Supplemental Instructions 1-4 and New Line Items	\$2,070,330.18
23A	05/09/2025	Line Item Corrections	\$ 0.00
24	05/06/2025	OCO 24 Misc. Additions & Increase Owner Contingency by \$850,000.00	\$1,284,060.50
25	05/07/2025	OCO 25 Reallocation of Moss Contingency	\$ 0.00
26	06/06/2025	OCO 26 Misc. Additions, RFI Responses & Deflection Repairs	\$0.00

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

**CITY**

CITY OF FORT LAUDERDALE, a Florida municipal corporation.

By: \_\_\_\_\_  
RICKELLE WILLIAMS  
City Manager

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

ATTEST:

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

Approved as to Legal Form and Correctness:  
D'Wayne M. Spence, Interim City Attorney

By: \_\_\_\_\_  
RHONDA MONTOYA HASAN  
Senior Assistant City Attorney

**CONTRACTOR**

**MOSS & ASSOCIATES, LLC**, a Florida limited liability company.

WITNESSES:

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

By: \_\_\_\_\_  
GARRETT GREEN  
Vice President

(CORPORATE SEAL)

STATE OF \_\_\_\_\_:

COUNTY OF \_\_\_\_\_:

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 2025, by **Garrett Green**, as **Vice President**, for **Moss & Associates, LLC**, a Florida limited liability company.

\_\_\_\_\_  
(Signature of Notary Public - State of Florida)

\_\_\_\_\_  
(Print, Type, or Stamp Commissioned Name of  
Notary Public)

Personally Known \_\_\_\_\_ OR Produced Identification \_\_\_\_\_

Type of Identification Produced: \_\_\_\_\_



**Moss & Associates, LLC**  
2101 N Andrews Avenue  
Ft Lauderdale, FL 33311

May 29, 2025

Ronald Stein  
City of Fort Lauderdale  
101 NE 3rd Ave, Suite 2100  
Ft. Lauderdale, FL 33301

RE: Potential Change Item (PCI) 0296 Notification  
Fort Lauderdale Police Headquarters - B372302

Dear Ronald Stein,

This letter is to provide official notification of a potential change item (PCI) as follows:

PCI Number: 0296

Date: May 29, 2025

Description: Partial GC's/GR's from PCI 275

Days Requested: 91

Reason: Owner Directive - External

Scope Description: As mutually agreed between the City and Moss, this PCI is being submitted for a portion of additional General Conditions and General Requirements from PCI 275 submitted on 5/12/25 for \$2,775,128.51.

The original PCI 275 dated 5/1/25 was for additional GC's and GR's for both added time and scope as relates to the delays incurred to date; primarily the structural design issue and associated remedial work. This PCI is for (3) months of time only, or 91 days, extending the current Substantial Completion date (activity P2SW 10400) from December 8<sup>th</sup>, 2025 to **March 9<sup>th</sup>, 2026**, see attached Exhibit A Schedule with actuals through 5/30/25. The original contract time was 959 Calendar Days, and the new proposed contract time is 1,050 calendar days.

The primary critical path for Substantial Completion is through completion of the added electrical scope for the temp radio shelter (PCI 277 in OCO 24 approved at 5/6/24 Commission), relocation of the radio equipment by City, asbestos abatement by City, demolition of existing HQ, and completion of the West Site Work. Per attached Exhibit A Schedule, demolition (activity P3 10130) must start by August 7<sup>th</sup>, 2025 with all predecessors completed.

The City agrees to continue to work with Moss to negotiate and approve the \$1,915,209.22 balance of GC's and GR's (Original PCI 275 less this PCI 296) for additional scope and CM services provided due to the structural deflection issue. The primary critical path for TCO of the new headquarters (activity PC 99140) is driven by completion of carbon fiber wrap remediation work at the 3<sup>rd</sup> floor columns and roof beams at the north side and the subsequent finish work. The EOR's recommendation for 3<sup>rd</sup> floor remediation was released as final on 5/26/25 and is currently being priced with a specialty contractor who will need to provide their own delegated engineering after pricing approval by the City.

The current target TCO date for the new HQ is December 1<sup>st</sup>, 2025 and assumes the AHJ(s) will approve a partial TCO without the west site work (drainage, landscape, hardscape) being completed. The Community Center would also not be included in the partial TCO as currently permitted. This PCI does not include cost of work and associated general conditions nor does it include time extension request associated with completion of the kitchen, which is pending final design, and has a projected completion date of June 2<sup>nd</sup>, 2026 (activity PC 99140-1B). The attached Exhibit A schedule also assumes work by City, e.g. Low Voltage systems, or areas on hold pending design (e.g. faraday room, south parking lot changes, and dumpster relocation) will be designed, permitted, priced, and approved so that they may be completed in time for final inspections and/or not affect subsequent trades.



The overall Substantial Completion date of March 9<sup>th</sup>, 2026 does not include "Phase II" remedial structural work per 3<sup>rd</sup> party engineer (WJE) report, as these recommendations have not yet been reviewed or designed by the EOR or priced by Moss.

The GC and GR cost below was calculated using the monthly rate as shown in Exhibit E of the CMAR Contract (\$205,484/mo for GC's and \$63,031/mo for GR's) as requested by City, however it should be noted that the correct monthly rate per Exhibit B Schedule of Values is \$214,490/mo for GC's and \$66,195/mo for GR's based on the original contract value / 32 months.

(3) Months General Conditions	\$ 616,452.00
(3) Months General Requirements	\$ 189,093.00
02 Moss Insurance 1.75%	\$ 14,097.04
03 Bond 1%	\$ 8,055.45
04 Fee 4%	\$ 32,221.80

<b>Grand Total</b>	<b>\$859,919.29</b>
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Per the terms and conditions of our contract, we have attached the appropriate back up documentation to substantiate the above referenced costs. This request only includes the items specifically identified in this change proposal. All other costs associated with this project shall be submitted under a separate change order cover.

We respectfully reserve our rights to request additional time should it become evident that this work will impact the overall completion of the project. The costs associated with this PCI will remain valid for fourteen (14) calendar days after submission.

Please indicate your formal approval for this additional work and cost by signing in the space provided below. Moss & Associates will then incorporate this change into the next Owner Change Order (OCO).

If you should have any questions, please contact the undersigned at 954-326-2727 as soon as possible.

<p>Sincerely,  <b>Moss &amp; Associates, LLC</b></p> <p>_____ Date: _____</p> <p>Matthew Kane  Project Manager</p>	<p>Reviewed / Approved by:  <b>City of Fort Lauderdale</b></p> <p><b>Approved:</b> _____ <b>Date:</b> _____</p> <p style="text-align: center;">(Owner)</p>
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