



12

SECTION 1 | SUMMARY INFORMATION

Date: 10/30/2025

PLEASE RUSH

Agenda Item Commission Memo Letter (to external agency) Other Document

Document Title/Purpose: Change Order No. 30 for Construction Management at Risk Services for the New Police Headquarters - Moss & Associates, LLC - \$1,160,598.81 - (Commission Districts 1, 2, 3 and 4)

Commission Meeting Date: 10/23/2025 CAM #: 25-0959 Item #: M-4

CAM attached: Yes No Action Summary Attached: Yes No CIP FUNDED: Yes No

Community Investment Plan (CIP) Project defined as having a life of at least 10 years and a cost of at least \$100,000 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. Term "real property" includes land, real estate, realty, or real.

SECTION 2 | REQUESTOR (CHARTER OFFICE/DEPARTMENT)

Charter Office: N/A Router Name: N/A Ext: N/A

Department: Procurement Services Router Name: Shamori Aldridge Ext: 6238

Department Approval (Director/Chief): Name: Glenn Marcos Init.: GJM Date: 10/30/25

\*Return Document To: Shamori Aldridge Department: Procurement Services Ext: 6238

\*REMINDER: Once review and signature at the last level of government (Federal, State, County) is complete, scan the final record copy and send to the City Clerk's Office.

Scan Date: Attach Certified Resolution #: Original form route to CAO: Yes No

THE FOLLOWING SECTIONS ARE FOR CHARTER OFFICE USE ONLY

SECTION 3 | CITY ATTORNEY'S OFFICE (CAO): CAO signed/routed Required Yes No

Is the attached Granicus document final? Yes No Number of Originals Attached: 1

Attorney's Name: Rhonda Hasan Approved as to Form: Yes No Initials: RHA

Route to: Finance (if applicable) Date: N/A Route to: CCO Date: 10/30/25

SECTION 4 | CITY CLERK'S OFFICE (CCO)

City Clerk Office Receive and Scan Date: Number of Originals: 1

Route to CMO Date: 10/31/25 Route to Mayor Date:

SECTION 5 | CITY MANAGER'S OFFICE (CMO)

LOG #: OCT141 Date Received: 10/31/25 Received From: CCO

To CM/ACM: R. Williams C. Cooper Y. Matthews B. Rogers

Approved Init.: YMM for continuous routing to Rickelle Williams, City Manager/Executive Director

Disapproved: Comments:

Executive Assistant Route to CCO Date: 10/31/25 TM# 25-0502



details

File #: [250959](#) Version: 1  
 Type: MOTION  
 Title: Motion Approving Change Order No. 30 for Construction Management at Risk Services for the New Police Headquarters - Moss & Associates, LLC - \$1,160,598.81 - (Commission Districts 1, 2, 3 and 4)  
 Mover: [Steven Glassman](#)                      Second: [Ben Sorensen](#)  
 Result: Pass  
 Agenda note:  
 Minutes note:  
 Action: APPROVED  
 Action text: APPROVED

votes (4:1)

5 records    Group    Export

Person Name	Vote
<a href="#">Steven Glassman</a>	Yea
<a href="#">Pam Beasley-Pittman</a>	Yea
<a href="#">Ben Sorensen</a>	Yea
<a href="#">John C. Herbst</a>	Nay
<a href="#">Dean J. Trantalis</a>	Yea



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

**#25-0959**

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

**FROM:** Rickelle Williams, City Manager

**DATE:** October 23, 2025

**TITLE:** Motion Approving Change Order No. 30 for Construction Management at Risk Services for the New Police Headquarters – Moss & Associates, LLC – \$1,160,598.81 – (Commission Districts 1, 2, 3 and 4)

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**Recommendation**

Staff recommends the City Commission approve Change Order No. 30, in substantially the form attached, in the amount of \$1,160,598.81 for Construction Management at Risk Services for the New Police Headquarters with Moss & Associates, LLC.

**Background**

On January 5, 2021, the City Commission approved an agreement with Moss & Associates, LLC (Moss), for Construction Management at Risk (CMAR) Phase I Preconstruction Services for the new Fort Lauderdale Police Headquarters Project (CAM #21-0012). On March 8, 2023, the City Commission approved a Guaranteed Maximum Price (GMP) of \$118,998,391 to accommodate the cost of the overall project (CAM #23-0164). A Notice to Proceed for construction was issued on July 14, 2023.

To date, Change Order Numbers 1 – 29 (Exhibit 1) have been issued for owner direct purchases, plan revisions required by permitting agencies, design deficiencies, and requests from the City.

The purpose of Change Order No. 30 (Exhibit 2) includes an increase in the contract line items for General Requirements and General Conditions in the amount of \$1,160,598.81.

As indicated in Article 7.2.2 of the CMAR Agreement, "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."

On May 29, 2025, Moss submitted Potential Change Item (PCI) No. 275 requesting

\$2,775,128.51 for additional general requirements (GR) and general conditions (GC). While the Project has been delayed for various reasons including the deflection items, and Moss is contractually entitled to additional time and an increase in GC and GR, City staff was not in agreement with its total proposed costs.

Moss' proposed project recovery schedule included several items that could change the timeline of the Project. The schedule dated April 30, 2025, added three (3) months to the approved timeline, resulting in an increased project duration from 32 months to 35 months. The original contract substantial completion date was December 8, 2025; the current projected date is March 26, 2026.

Moss' proposed costs are projections. Based on these projections, staff decided to work with the Project's auditing firm, Fort Hill Associates, LLC (Fort Hill), and obtain a detailed audit of Moss' proposed project recovery schedule, the project delays, and the associated GR and GC costs.

To address PCI No. 275 in the interim, staff concurred with the amount indicated in Change Order No. 27 as it reflected the average monthly cost associated with GC & GR for the three (3) month period indicated by Moss for the addition of time. On June 30, 2025, the City Commission approved Change Order No. 27, in the amount of \$859,919.29, to cover costs associated with GC and GR and to add three (3) months to the substantial completion date (CAM #25-0647).

Fort Hill's audit of PCI No. 275 was completed on September 2, 2025 (Exhibit 2). The analysis confirmed the deflection issue did result in schedule and cost impacts, but the magnitude of the delay and costs was less than Moss' proposed costs. Fort Hill determined that Moss is due a total amount of \$2,020,518.10. Moss has agreed to accept that amount for delays to date.

**Resource Impact**

There will be a fiscal impact to the City in the amount of \$1,160,598.81 for this Change Order. Funds for this Change Order are available in the account listed below:

<i>Funds available as of September 15, 2025:</i>					
ACCOUNT NUMBER	COST CENTER NAME	CHARACTER / ACCOUNT NAME	AMENDED BUDGET (Character)	AVAILABLE BALANCE (Character)	AMOUNT
10-331-5999-521-60-6599-P12573	POLICE HEADQUARTERS	CAPITAL OUTLAY/ CONSTRUCTION	\$6,700,000	\$5,378,925	\$1,160,598.81
<b>TOTAL AMOUNT →</b>					<b>\$1,160,598.81</b>

**Strategic Connections**

This item is a FY 2026 *Commission Priority*, advancing the Infrastructure and Resilience

initiative.

This item supports the *Press Play Fort Lauderdale 2029* Strategic Plan, specifically advancing:

- The Public Safety Focus Area, Goal 1: Be a safe community that is proactive and responsive to risks.

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 Internal Support Focus Area
- The Capital Improvements Element
- Goal 2: Ensure adequate funding for infrastructure and capacity exists concurrent with development or redevelopment.

### **Attachments**

Exhibit 1 – Change Order Nos. 1 – 29 Summary

Exhibit 2 – Change Order No. 30 with Backup

Exhibit 3 – Fort Hill PCI No. 275 Review

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Prepared by: Kristin Thompson, Division Manager, Capital Projects Department  
Ronald Stein, Senior Project Manager, City Manager's Office  
Caroline Yeakel, Project Manager II, Capital Projects Department  
Michelle Lemire, Procurement Administrator, Procurement Services  
Shamori Aldridge, Senior Administrative Assistant, Procurement Services

Department Directors: Anthony Fajardo, Development Services  
Glenn Marcos, Procurement Services



# CHANGE ORDER – COMMISSION

Rev: 0 | Revision Date: 9/30 /2025 | Print Date: 9/18/2025 I.D. Number: CONOM

To: Glenn Marcos, CPPO, CPPB, FCPM, FCPA, Chief Procurement Officer  
 From: Ronald Stein, Sr. Project Manager  
 Date: September 17, 2025  
 Re: Change Order No. 30 – General Requirements and General Conditions for Project #12573

Job Description: Project P12573, Project Fort Lauderdale Police Headquarters

Contractor: Moss & Associates, LLC  
 Amount: Total amount of Change Order # 30 \$ 1,160,598.81  
 Funding: P12573.331/6599

The purpose of this Change Order is:

As required by the CMAR’s agreement, article 7.2, the CMAR must request an extension of time and general conditions and general requirements. Further, Article 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 increase in general requirements (GR’s) and general conditions (GC’s). Moss has submitted a Potential Change Item for additional GC’s & GR’s for a total cost of \$2,775,128.51. While the project has been delayed for various reasons including the deflection item, and Moss is entitled to additional time and increase in GC’s & GR’s, based on the above submission, the City has hired Fort Hill, a 3rd party auditor, who determined the amount of GR’s and GC’s that should be given to Moss.

The amount that Fort Hill determined is \$2,020,518.10. Moss has agreed to accept that amount for delays to date.

Additionally, at the June 30th, 2025, Commission Meeting, the City approved \$859,919.29 in additional GC’s/GR’s via OCO 27 as well as a (91) day Contract extension. The remaining balance for PCI 275 is therefore \$1,160,598.81.





# CHANGE ORDER – COMMISSION

Rev: 0 | Revision Date: 9/30 /2025 | Print Date: 9/18/2025 I.D. Number: CONOM

Requesting Funding for the below listed items:

PCI	DESCRIPTION	AMOUNT
275 R	Additional GR's and GC's	\$ 1,160,598.81

EXISTING CONTRACT ITEMS ARE UTILIZED – TOTAL ADDITION \$ 1,160,598.81

Line Number	No Markup
Line120 – General Requirements	\$ 244,676.36
Line 121 – General Conditions	\$ 842,535.64
Line 64 - Bond	\$ 10,872.12
Line 66 - Insurance	\$ 19,026.21
Line 67 - Fee	\$ 43,488.48
<b>Total</b>	<b>\$ 1,160,598.81</b>

NET AMOUNT OF THIS CHANGE ORDER \$ 1,160,598.81

ADDITIONAL CONTRACT TIME BEING REQUESTED– (0) CALENDAR DAYS

THE TOTAL AMOUNT OF THIS CHANGE ORDER \$ 1,160,598.81

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 of the Contract.

### CHANGE ORDER SUMMARY SHEET





# CHANGE ORDER – COMMISSION

Rev: 0 | Revision Date: 9/30 /2025 | Print Date: 9/18/2025 I.D. Number: CONOM

ORIGINAL CONTRACT AMOUNT	\$ 118,998,391.00
COST OF CHANGE ORDERS TO DATE	\$ (11,967,829.59)
COST OF THIS CHANGE ORDER	\$ 1,160,598.81
<b>TOTAL:</b>	<b>\$108,191,160.22</b>
ORIGINAL CONTRACT TIME	959 calendar days
TIME ADDED TO DATE	91 calendar days
TIME ADDED TO THIS CHANGE ORDER	0 calendar days
<b>TOTAL:</b>	<b>1050</b> calendar days

## SCHEDULE OF CHANGE ORDERS TO DATE

C.O.#	DATE	DESCRIPTION	AMOUNT OF COST OR CREDIT
1	8/16/2023	ODP 001 Switchgear Material (\$1,759,650.94) Tax Savings - \$99,650.05	(\$1,660,000.89)
2	8/28/2023	ODP 002 Generator, SG, ATS (\$2,722,974.82) Tax Savings - \$154,177.82	(\$2,568,797.00)
3	10/12/2023	ODP 003 Rebar, CIP Concrete, PG Precast, Arch. Precast (\$9,247,237.84)	(\$8,884,980.00)
4	10/12/2023	ODP 004 Roofing, Fire Sprinklers, Plumbing, and HVAC (\$2,525,497.33)	(\$2,382,308.80)
5	11/14/2023	OCO 001 Allowance Reconciliation	(\$0.00)
6	11/14/2023	OCO 002 Budget Reconciliation	(\$0.00)





OFFICE OF THE CITY MANAGER

# CHANGE ORDER – COMMISSION

Rev: 0 | Revision Date: 9/30 /2025 | Print Date: 9/18/2025 I.D. Number: CONOM

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





# CHANGE ORDER – COMMISSION

Rev: 0 | Revision Date: 9/30 /2025 | Print Date: 9/18/2025 I.D. Number: CONOM

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
27	07/11/2025	OCO 27 Additional Time, General Requirements and General	\$ 859,919.29
28	08/20/2025	OCO 28 Additional Owner/Design Inclusions	\$0.00
29	09/30/2025	OCO 29 Additional Owner/Design Inclusions	\$0.00



OFFICE OF THE CITY MANAGER

CHANGE ORDER – COMMISSION

Rev: 0 | Revision Date: 9/30 /2025 | Print Date: 9/18/2025 I.D. Number: CONOM

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

CITY

CITY OF FORT LAUDERDALE, a Florida municipal corporation.

By: Rickelle Williams  
RICKELLE WILLIAMS  
City Manager

Date: 10/31/2025

ATTEST:

By: David R. Solomon  
DAVID R. SOLOMAN  
City Clerk



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

By: Rhonda Montoya Hasan  
RHONDA MONTOYA HASAN  
Senior Assistant City Attorney





# CHANGE ORDER – COMMISSION

Rev: 0 | Revision Date: 9/30 /2025 | Print Date: 9/16/2025 I.D. Number: CONOM

### CONTRACTOR

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

WITNESSES:

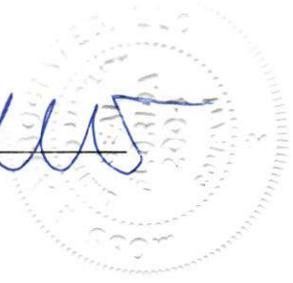
[Signature]  
Signature

JAVIER GONZALEZ  
Print Name

[Signature]  
Signature

Chris Carswell  
Print Name

By: [Signature]  
GARRETT GREEN  
Vice President



(CORPORATE SEAL)

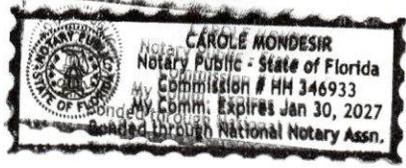
STATE OF Florida :

COUNTY OF Broward :

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 16<sup>th</sup> day of September, 2025, by **Garrett Green**, as **Vice President**, for **Moss & Associates, LLC**, a Florida limited liability company.

[Signature]  
(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  
6363 NW 6th Way  
Ft Lauderdale, FL 33309

September 07, 2025

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

RE: Potential Change Item (PCI) 0275 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: 0275  
Date: September 02, 2025  
Description: Additional GC's/GR's for Deflection Scope  
Days Requested: 0  
Reason: Owner Directive - External  
Scope Description:

Original Narrative for PCI 275 as of May 1st, 2025 below. See summary section at end for final negotiated amount.

**PCI 275 Original dated May 1<sup>st</sup>, 2025:**

*"To date, the City has increased the GMP budget via OCO(s) by \$1,910,130.46 for the remediation work associated with the structural design deflection issue which has been ongoing since the issuance of RFI 435 on March 18th, 2024. Notice of Potential Impact #3 "Structural Modifications to Foundations" & #4 "Structural Modifications to Roof Beams" were issued to the City on September 24<sup>th</sup>, 2024 (see Exhibit A). These added costs for structural remediation do not include additional General Conditions (GC's) or General Requirements (GR's).*

*This PCI is for GC's and GR's based on added work related to the structural deflection issue contracted to date, as well as the increase of time from 959 Calendar days to 1,072 Calendar days (March 31<sup>st</sup> Substantial Completion from current December 8<sup>th</sup>, 2025, Substantial Completion). Moss reserves the right to submit additional claim(s) for GC's/GR's should the work scope increase further and/or the Substantial Completion date pushes past March 31st, 2026, due to no fault of Moss or its Subcontractors. This PCI does not include cost and/or time for pending design elements, including but not limited to: any structural remediation work for Level 3/Roof per WJE letter dated 4/4/2025 or Phase II draft report from WJE dated 4/22/25, the kitchen, and fencing modifications all still under design.*

*The cost below is based on the additional staff for supervision and management of the added work associated with the structural deflection issue. The original GC budget of \$6,834,683.67 for the 959 Day (32 months) Schedule (see Exhibit C Baseline Schedule) was calculated based on the logistics below (see Exhibit B):*

1. \$348,218 for (2) months of administrative staff from May-June of 2023 after issuance of Administrative NTP (4/24/23)
2. \$3,852,121 for (13) months of peak staff from July 2023 through July 2024 for shell, dry-in, and MEPF infrastructure. Construction NTP was issued 7/14/2023. Baseline schedule has the main roof starting on 5/10/24 and completing on 7/26/2024, and glazing starting on 5/20/24 and completing on 7/2/24 allowing for interior finishes to start.

3. \$1,799,528 for (8) months of slightly reduced staff from August 2024 through March 2025 (original HQ TCO 3/14/25) for interior finishes working from Level 3 down completing on 1/23/25. Sitework was to start at the north side and complete at the east side on 12/5/24.
4. \$863,811 for (9) months of minimal staff from April 2025 to December 8th, 2025 (contractual Substantial Completion) for demolition and completion of the west site work. Demolition was originally scheduled to start 5/14/25, however removal of City equipment and asbestos abatement is not complete as of date of this change.

The GC's spent to date equates to \$6,518,902, allowing for \$344,766 remaining to complete the project. This is not feasible due to the remaining work after the completion of foundation remediation, such as the north site work, and interior finishes at the north side of levels 1 & 3. The remaining work also includes demolition and west site work in its entirety, which is a (9) month duration at \$863,811 as mentioned above. Demolition is currently projected to start September 2025 based on time needed for City to complete prerequisite scope of asbestos abatement and radio equipment relocation. It is important to note that City has requested that Moss not reduce current staff, which equates to approximately \$215,000/month, which aligns with the original GMP budget.

The projected final GC budget through new target Substantial Completion date of March 31, 2026, is **\$8,878,292** and is calculated based on actuals through April '25 and projection for remainder of project below (see Exhibit B):

1. \$262,608 in actual cost for first (2) months of administrative staff.
2. \$4,948,064 in actual cost for peak staff for (16) months from July 2023 through October 2024. This was driven by the discovery of the deflection issue brought up in RFI 435 on 3/18/24. The initial fix provided by the EOR, Thornton Tomassetti, was implemented in April 2024. However, on 4/18/24 the City issued stop work order for the north side until a 3rd party evaluation could be performed. The consenting design between both engineers for the additional Level 3/Roof remediation was permitted on 8/26/24, the work was completed on 9/9/24, and the remainder of the TPO roof was completed on 10/21/24. Full staff were maintained during this period to implement the remediation work as soon as design was issued and permitted.
3. \$1,114,715 in actual cost for reduced staff to complete interior and sitework where available from November 2024 through March 2025 (original HQ TCO).
  - 3.1 \$193,515 for the month of April with same staff to continue interiors and sitework, as well as start the foundation portion of the deflection remediation, for which the OCO was approved on 3/4/2025, and permit was issued on 4/2/2025. This work is tracking for completion by July 2025.
  - 3.2 \$428,980 in cost for same staff for (2) months from May 2025 through June 2025 to complete the foundation remediation and work on interiors and sitework where available.
- 4.1 \$1,930,410 for (9) months of same full staff to complete the remaining interiors and sitework that was on hold pending completion of deflection repair, as well as start demo and perform west site work from July 2025 through March 31st, 2026. This Substantial Completion date is calculated based on a recovery schedule (see Exhibit E Delay + Recovery) which includes demolition starting on September 2nd, 2026, ahead of the TCO date for the HQ on November 18th, 2025. The recovery scenario also considers base contract work that was able to be performed while the structural remediation takes place. Had the current contract schedule logic been maintained as a two-phase project, where the

demolition of the existing HQ and west sitework would not start until after the TCO of the new HQ, the Substantial Completion date would be August 15th, 2026, resulting in a 250-calendar day delay due to the deflection issue (see Exhibit D Baseline Delayed Start Ph II Demo & Sitework CPM Schedule). This schedule does not include the kitchen, which is pending final design, and therefore not able to determine if this scope can be completed prior to March 2026 at no additional cost. As mentioned above, the additional 3rd party WJE report for Level 3/roof and rest of building has been issued, but design has not been finalized, priced, or permitted and is not factored into the projected cost or completion date.

The difference between projected final GC cost vs original budget is therefore **\$2,014,602**. The GR's have also been depleted at an increased rate due to the added scope mentioned above. The current GR budget is \$3,690,650 and currently spent through April 2025 is \$3,615,700. With (11) months remaining in project at a current reduced burn of ~\$60,000/month, less \$74,950 remaining in the budget, the project will require **\$585,050** in GR's to complete.

Included for reference and proposed to supersede the current Contract Schedule, is Exhibit F.1 – Actuals Through 4.30.25. This schedule is maintaining overall Substantial Completion by end of March 2026 (see activity P2SW 10400 Certificate of Completion Phase 2). This schedule also includes projected dates for kitchen installation, based on information known. In this schedule the TCO for HQ is trending towards December 19<sup>th</sup> 2025 based on the pending Level 3 remediation design information”

**Negotiation as of 9/3/2025:**

Based on the above submission, the City's 3<sup>rd</sup> party auditor, Fort Hill, has agreed that \$2,020,518.10 in GC's and GR's inclusive of markup is due. Additionally, at the June 30<sup>th</sup>, 2025 Commission Meeting, the City approved \$859,919.29 in additional GC's/GR's via OCO 27 as well as a (90) day Contract extension. The remaining balance for PCI 275 is therefore \$1,160,598.81 as calculated below. The Substantial Completion date to remain **March 9<sup>th</sup>, 2026**, which excludes completion of the kitchen, any Phase II structural remediation work per WJE report, and any other pending design changes as of the Exhibit A May 2025 schedule included in PCI 296/OCO 27 (attached). Note that on this May '25 schedule the March 9<sup>th</sup>, 2025 Substantial Completion date is driven by demolition of the existing HQ which was scheduled to start August 7<sup>th</sup>, 2025 which to date has not started. This demolition activity has a predecessor of asbestos abatement and radio equipment relocation to be performed by the City.

PCI 275 Submitted	
GC	\$ 2,014,602.00
GR	\$ 585,050.00
Markup	\$ 175,476.51
<b>Total</b>	<b>\$ 2,775,128.51</b>

Approved Amount	\$ 2,020,518.10
Less PCI 296	\$ (859,919.29)
<b>Total Add</b>	<b>\$ 1,160,598.81</b>

PCI 275 Revised	
GC	\$ 842,535.64
GR	\$ 244,676.36
Markup	\$ 73,386.81
<b>Total</b>	<b>\$ 1,160,598.81</b>

This PCI is comprised of the following items:

General Conditions	\$ 842,535.64
General Requirements	\$ 244,676.36
02 Moss Insurance 1.75%	\$ 19,026.21
03 Bond 1%	\$ 10,872.12
04 Fee 4%	\$ 43,488.48

<b>Grand Total</b>	<b>\$1,160,598.81</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> _____ (Owner)</p>
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