



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.



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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
Total	\$ 1,160,598.81

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



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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
TOTAL:	\$108,191,160.22
ORIGINAL CONTRACT TIME	959 calendar days
TIME ADDED TO DATE	91 calendar days
TIME ADDED TO THIS CHANGE ORDER	0 calendar days
TOTAL:	1050 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)



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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



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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



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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
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



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CONTRACTOR

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

WITNESSES:


Signature

Javier Gonzalez
Print Name


Signature

Chris Carswell
Print Name

By: 
GARRETT GREEN
Vice President

(CORPORATE SEAL)

STATE OF Florida :

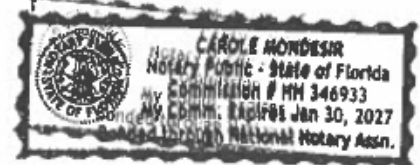
COUNTY OF Broward:

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 16th day of September, 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
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 1st, 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 24th, 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 31st Substantial Completion from current December 8th, 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 Tomasetti, 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 19th 2025 based on the pending Level 3 remediation design information”

Negotiation as of 9/3/2025:

Based on the above submission, the City's 3rd 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 30th, 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 9th, 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 9th, 2025 Substantial Completion date is driven by demolition of the existing HQ which was scheduled to start August 7th, 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
Total	\$	2,775,128.51

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

PCI 275 Revised		
GC	\$	842,535.64
GR	\$	244,676.36
Markup	\$	73,386.81
	\$	1,160,598.81

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

Grand Total	\$1,160,598.81
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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.

Sincerely, Moss & Associates, LLC _____ Date: _____ Matthew Kane Project Manager	Reviewed / Approved by: City of Fort Lauderdale Approved: _____ Date: _____ (Owner)
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