



Parks and Recreation Department Route Form

Commission Approval Required

Part 1:			
Master Blanket PO Number:	12621	Master Agreement Number:	N/A

Check One:				
<input type="checkbox"/> Task Order	<input checked="" type="checkbox"/> Change Order	<input type="checkbox"/> Quick Quote	<input type="checkbox"/> Bid Packet	<input type="checkbox"/> General Routing

Originator:	Alex Torres	Phone #:	954-828-6231		
Document Title/ Description Info:	Change Order No. 1 - Cooley's Landing Marina				
Vendor Name:	Encop, Inc.				
Project Number:	P12753	Contract Number:	N/A	Number of Originals:	1 - Digital
CAM Number:	N/A	Task Order Number:	N/A	Invoice or Pay Number:	N/A

Part 2:			
Capital Investment / Community Improvement Projects: Defined as having a life of in excess of 10 years, a value 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. The term "Real Property" includes: land, real estate, realty, or real.			
CIP Funded:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A (Advertising)
Amount Required:	\$158,694		
Index/Sub-Object Code:	10-129-9300-60-6599-P12753A		
Parks & Recreation Finance Approval Signature:	Vedasha Roopnarine <small>Digitally signed by Vedasha Roopnarine Date: 2025.03.31 11:10:12 -04'00'</small>	Date:	

Part 3: Approval Path					
	Approved	Returned	Signature	Date	Not Applicable
Marc Isaac Project Manager II	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Marc Isaac <small>Digitally signed by Marc Isaac Date: 2025.03.31 11:48:11 -04'00'</small>		<input type="checkbox"/>
Alex Torres Senior Project Manager	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Julio Alexis Torres <small>Digitally signed by Julio Alexis Torres Date: 2025.03.31 12:56:14 -04'00'</small>		<input type="checkbox"/>
Enrique Sanchez Deputy Director - Parks and Recreation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Enrique Sanchez <small>Digitally signed by Enrique Sanchez Date: 2025.04.01 09:59:08 -04'00'</small>		<input type="checkbox"/>
Carl Williams Director - Parks and Recreation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Carl Williams <small>Digitally signed by Carl Williams Date: 2025.04.01 13:12:16 -04'00'</small>		<input type="checkbox"/>
Fill here Click here to enter title.	<input type="checkbox"/>	<input type="checkbox"/>			<input type="checkbox"/>
Fill here Click here to enter title.	<input type="checkbox"/>	<input type="checkbox"/>			<input type="checkbox"/>

Part 4: External Routing					
	Signature	Date	Returned By:	Date	
Procurement/Finance					<input type="checkbox"/> N/A
City Manager or Designee					<input checked="" type="checkbox"/> N/A
City Attorney or Designee					<input checked="" type="checkbox"/> N/A
					<input type="checkbox"/> N/A

Please return executed documents to Marc Isaac, extension 5230, Second Floor, Southside Cultural Arts Center.



To: Rickelle Williams, City Manager
From: Ben Rogers, Acting Assistant City Manager
Date: June 3, 2025
Re: Change Order No. #1 for Project #P12753 Cooley's Landing Marina Admin Building

Job Description: Project P12753, Cooley's Landing Marina
Contractor: Encop, Inc.
Amount: Total amount of Change Order No. 1, \$158,694.00 plus 90 additional days
Funding: 10-129-60-6599-9300-P12753A

The purpose of this Change Order is:

To structurally comply with city flooding and FEMA requirements of waterproofing the existing administration building at Cooley's Land Park. This change order also includes the removal and installation of ceiling and wall insulation, drywall and others due to discovered roof/wall water leaks and mold at the time areas were opened, additional P-traps for proposed laundry and gas piping disposal. Other areas may require additional corrective actions.

NEW AND EXISTING CONTRACT ITEMS ARE UTILIZED – TOTAL CREDIT (\$0,000)

NEW CONTRACT ITEMS ARE UTILIZED – TOTAL ADDITIVE COST \$158,694.00

Item No .26	Ceiling Insulation 1 LS Remove, haul away existing ceiling insulation and replace with new insulation ADD \$14,465.00
Item No. 27	Floodproofing Logs 1 LS Provide and install new dry floodproofing log per approved floodproofing plan ADD \$43,111.00





Item No.28

Concrete Columns

1 LS

Provide solid concrete column or concrete filled cell for hollow block per revised structural sheet and approved floodproofing plan. Pavers at the area to be removed and new concrete surface provided.

ADD \$20,919.00

Item No. 29

Slab Reinforcement

1 LS

Provide concrete slab reinforcement per revised structural sheet and approved floodproofing plan

ADD \$24,095.00

Item No. 30

Laundry Water and Sewer

1 LS

Install 3 washing machine outlet boxes and 3 P-traps by revised plans

ADD \$1,860.00

Item No. 31

Gas Piping

1 LS

Remove and properly dispose of existing laundry gas supply and reconnect it to the water heater supply line

ADD \$1,950.00

Item No. 32

Chimenea Air Intake Louver Windows

1 LS

Remove existing 3 louvers, opening to be infilled and louver to be reinstalled as is

ADD \$1,550.00

Item No. 33

Exterior Paint

1 LS

All building's exterior walls shall receive 2 coats of paint over primer

ADD \$19,700.00





Item No. 34 **Insulation and Drywall**

1 LS

Remove and replace mold affected insulation and drywall in office room and female restroom

ADD \$8,532.00

Item No. 35 **Remove/Reinstall Partial Metal Stair Rails**

1 LS

Partial removal and reinstallation of metal stair rails at the electrical room entrance to allow for flood barrier installation

ADD \$1,270.00

Item No. 36 **Exterior Stucco Removal and Replacement Before Applying Elastomeric Paint per Flooding Requirements**

1 LS

Use of appropriate repair methods for the substrate to repair pitting, spalls, cracks, peeling, blistering, delamination, water damage, or other defects that may exist.

ADD \$13,000.00

Item No. 37 **Patch Roof**

1 LS

Pat roof flashing at the existing leak position.

ADD \$750.00

Item No. 38 **Exhaust Fans Replacement**

1 LS

(2) units of Panasonic FV40VQ4-380CFM quiet exhaust fans replacements with existing duct work.

ADD \$3,970.00

Item No. 39 **Kitchen Partition**

1 LS

New kitchen partition in lieu of modular office partition by others.

ADD \$3,522.00





NET AMOUNT OF THIS CHANGE ORDER	\$158,694.00
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ADDITIONAL CONTRACT TIME BEING REQUESTED	NINETY (90) CALENDAR DAYS
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THE TOTAL AMOUNT OF THIS CHANGE ORDER	\$158,694.00
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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.

Encop, Inc.

Approved: 5/22/2025

Wolmer F. Oliveira

Wolmer F. Oliveira, President





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: _____
PATRICIA SAINTVIL-JOSEPH
Assistant City Attorney





CHANGE ORDER SUMMARY SHEET

ORIGINAL CONTRACT AMOUNT	\$376,341.00
COST OF CHANGE ORDERS TO DATE	\$0.00
COST OF THIS CHANGE ORDER	\$158,694.00
TOTAL:	\$535,035.00
ORIGINAL CONTRACT TIME	180 calendar days
TIME ADDED TO DATE	0 calendar days
TIME ADDED TO THIS CHANGE ORDER	90 calendar days
TOTAL:	270 calendar days

SCHEDULE OF CHANGE ORDERS TO DATE

C.O.#	DATE	DESCRIPTION	AMOUNT OF COST OR CREDIT
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ProposalDate of submission: **5/19/2025**

7858 SW 3RD ST - North Lauderdale FL 33068

Tel 754 367 2115

encopinc@hotmail.com

Submitted by: **Vendor 15730**
ENCOP, INC.
Wolmer Oliveira

Submitted to: **City of Fort Lauderdale**
Alex Torres – Project Manager



Project name: **Event 178 - Cooley's Landing**
Renovations

P.O Number: **7132**Job address: **450 SW 7th Avenue, Fort Lauderdale FL, 33312**

We hereby submit estimates to provide material and Labor for:
Miscellaneous Services.

Scope of work: This proposal outlines the scope of work and estimated costs for additional Miscellaneous Services as described below.

<p>Item No .1 Ceiling Insulation</p> <p>1 LS</p> <p>Remove, haul away existing ceiling insulation and replace with new insulation</p>	
Item	Total Cost
<p>- Open cell spray 8" R30 open cell spray foam in roof rafters, ridge to wall. Includes spraying 3" R11 open cell in masonry gable walls - 1500Sqft</p>	\$8,643.00
<p>- Removal & disposal of existing fiberglass insulation - 1,400 Sqft</p>	\$2,500.00
<p>- Install blocker at perimeter soffit to spray against and complete thermal envelope - 50Lft</p>	\$3,322.00
Total	\$14,465.00

Item No.2	Flood Proofing Logs 1 LS Provide and install new dry floodproofing log per approved floodproofing plan	
Item		Total Cost
- Floodproofing logs - 3 doors by plans		\$17,334.28
- Installation labor and material		\$25,776.72
Total		\$43,111.00

Item No.3	Concrete Columns 1 LS Provide solid concrete column or concrete filled cell for hollow block per revised structural sheet and approved floodproofing plan. Pavers at the area to be removed and new concrete surface provided, to allow for new flood proofing logs installation.	
Item		Total Cost
- Drywall removal, replacement, finish and painting, and concrete block removal to allow for 6 new columns.		\$3,000.00
- Six new concrete column installations		\$9,000.00
- New concrete slab surface		\$7,000.00
- Paver removal & disposal to allow for a new concrete surface.		\$1,919.00
Total		\$20,919.00

Item No. 4 Slab Reinforcement	
1 LS Provide concrete slab reinforcement per revised structural sheet and approved floodproofing plan. 1,400 Sqft	
Item	Total Cost
- Cut new 50 trenches, 3"wx3"d at slab mid span spaced as per plan.	\$6,000.00
- Clean out dust, roughen up, and add bonding agent to 50 trenches.	\$2,400.00
- Place #5 horizontal rebar by drill and dowel beyond 5" deep using epoxy.	\$10,695.00
- Fill 122 linear feet of trenches with 5,000 psi non shrinking grout and finish to allow to receive new flooring.	\$5,000.00
Total	\$24,095.00

Item No. 5 Laundry Water and Sewer	
1 LS Install 3 washing machine outlet boxes and 3 P-traps by revised plans	
Item	Total Cost
- Outlet boxes - 3 units	\$240.00
- P-traps - 3 units	\$150.00
- Plumbing installation - 32 Lft	\$1,470.00
Total	\$1,860.00

Item No. 6 Gas Piping	
1 LS Remove and properly dispose of existing laundry gas supply and reconnect it to the water heater supply line	
Item	Total Cost
- New gas line	\$400.00
- Fittings & connectors	\$300.00
- Labor	\$1,250.00
Total	\$1,950.00

Item No. 7 Chimenea Air Intake Louver Windows	
1 LS Remove existing 3 louvers, opening to be infilled and louver to be reinstalled as is	
Item	Total Cost
- Louver removal & reinstallation	\$1,250.00
- Opening infill materials	\$300.00
Total	\$1,550.00

Item No. 8	Exterior Elastomeric Paint for Floodproofing 1 LS All building's exterior walls and soffits shall receive 2 coats of paint over primer - 4,570 Sqft	
Item		Total Cost
- Excavate to open ground around building (12" from walls x 18" deep)		\$2,400.00
- Pressure clean exterior walls and soffits		\$2,230.00
- Prime all exterior walls with elastocolor primer WB		\$5,700.00
- Mapei elastocolor 2 coats		\$8,320.00
- Caulk around all exterior windows		\$1,050.00
Total		\$19,700.00

Item No. 9	Insulation and Drywall 1 LS Remove and replace 440 Sqft of mold affected insulation and drywall in office room and female restroom	
Item		Total Cost
- Remove and replace insulation and drywall		\$8,532.00
Total		\$8,532.00

Item No. 10	Remove/Reinstall Partial Metal Stair Rails 1 LS Partial removal and reinstallation of metal stair rails at the electrical room entrance to allow for flood barrier installation	
Item		Total Cost
Total		\$1,270.00

Item No. 11	Exterior Stucco Removal and Replacement Before Applying Elastomeric Paint per Flooding Requirements 1 LS Use of appropriate repair methods for the substrate to repair pitting, spalls, cracks, peeling, blistering, delamination, water damage, or other defects that may exist. Approximated 800 Sqft	
Item		Total Cost
- Stucco removal to repair pitting, spalls, cracks, peeling, blistering, delamination, water damage, or other defects that could allow water to enter the building, for new stucco application.		\$13,000.00
Total		\$13,000.00

Item No. 12	Patch Roof Leak Repair 1 LS Pat roof flashing at the existing leak position. 60 Sqft	
Item		Total Cost
- Flashing repair materials		\$100.00
- Labor		\$650.00
Total		\$750.00

Item No. 13	Exhaust Fans Replacement 1 LS (2) units of Panasonic FV40VQ4-380CFM quiet exhaust fans replacement with existing duct work.	
Item		Total Cost
- Panasonic fv40vq4-380cfm fans and accessories		\$1,700.00
- Installation materials		\$500.00
- Labor		\$1,770.00
Total		\$3,970.00

Item No. 14 Kitchen Wall Partition		
1 LS New kitchen partition in lieu of modular office partition by others. 70 Sqft		
Item		Total Cost
- Metal studs 2-1/2" (20 gauge)		\$360.00
- Track for metal studs		\$100.00
- Moisture-resistant drywall 1/2"		\$210.00
- Drywall screws		\$20.00
- Joint compound & tape		\$40.00
- Primer & paint for finishing		\$80.00
- Caulk for sealing edges		\$24.00
- Framing installation (metal studs & track)		\$680.00
- Drywall installation		\$630.00
- Taping & finishing		\$450.00
- Priming & painting		\$538.00
- Sealing (caulking & final touches)		\$390.00
Total		\$3,522.00

Encop, Inc. proposes to furnish the aforementioned material and labor in accordance with the above conditions for the sum of **\$158,694.00 (One Hundred Fifty-eight thousand, six hundred ninety-four Dollars)**.

This proposal does not include:

Any job not related to above specifications and/or plans. Architectural and/or engineering plans, City permit fees, additional services required by the city. Services and any material not related to the above scope of work described.

Encop, Inc.

Signed By:  Date: 5/19/2025

Wolmer F. Oliveira
President

This is your authorization to complete the work as outlined above according to conditions on the front and reverse sides of this proposal.

Acceptance Signed By: _____ Date: _____

When both parties sign this proposal, this instrument constitutes a legal and binding contract between the parties.

This proposal may be withdrawn if not accepted within fifteen (15) days from date of submission.



City of Fort Lauderdale - Cooley's Landing Restroom Renovations					
Statement of Probable Cost					5/21/2025
Item	Description	Qty.	Unit	Unit Cost	Cost
1	INSULATION AT UNDERSIDE OF ROOF DECK				
a	Remove all existing ceiling insulation	1,506	SF	\$1.50	\$2,259.00
b	Installation of R-30, 8" open cell spray foam	1,394	SF	\$6.00	\$8,364.00
c	Installation of barrier at perimeter of work area	51	LF	\$50.00	\$2,550.00
2	FLOOD PROOFING LOGS				
a	Required Demolition, pavers, gyp bd, etc.	48	SF	\$40.00	\$1,920.00
b	Installation of Floodproofing logs	3	EA	\$15,000.00	\$45,000.00
c	Installation of concrete filled cells	6	EA	\$1,500.00	\$9,000.00
d	Installation of Concrete base to receive logs	48	SF	\$150.00	\$7,200.00
e	Installation of required finishes, gyp bd, paint, etc.	6	EA	\$500.00	\$3,000.00
3	SLAB REINFORCEMENT				
a	Slab Preparation	1,394	SF	\$9.00	\$12,546.00
b	Place rebar and concrete fill trenches	1,394	SF	\$11.00	\$15,334.00
4	MISCELLANEOUS LAUNDRY WORK				
a	Outlet boxes, P traps	6	EA	\$100.00	\$600.00
		30	LF	\$50.00	\$1,500.00
5	GAS SUPPLY LINE				
a	Installation of gas line to water heater, fittings, etc.	1	LS		\$2,100.00
6	TOWER LOUVER WORK				
a	Remove louvers, block opening, reinstall louver	3	EA	\$550.00	\$1,650.00
7	WATERPROOFING EXTERIOR WALL COATING				
a	Prepare walls, apply coating, caulk, etc.	4,500	SF	\$4.50	\$20,250.00
8	DRYWALL AND INSULATION REPLACEMENT				
a	Remove and install gyp bd & insulation at area affected by water infiltration	440	SF	\$35.00	\$15,400.00
9	EXTERIOR STAIR HANDRAIL REPAIR				
a	Remove, cut to fit new flood log system, and reinstall handrail	1	LS		\$1,300.00
10	EXTERIOR STUCCO REPAIR				
a	Removal of hollow, delaminated stucco.	800	SF	\$18.00	\$14,400.00
11	ROOF LEAK REPAIR				
a	Roof leak repair at valley	60	SF	\$25.00	\$1,000.00
12	EXHAUST FAN REPLACEMENT				
a	Install an exhaust fan per restroom	2	EA	\$1,800.00	\$3,600.00
13	BREAKROOM PARTITION				
a	Install thin 3-1/2" wide partition with 2-1/2" studs and 1/2" gyp. bd. Finish, etc.	70	SF	\$45.00	\$3,150.00
General Notes & Disclaimers: 1. Estimate does not include asbestos abatement for floor/ceiling removal. 2. This Probable Construction Cost Estimate is based on the specific existing conditions for the project. Costs are based on March 2025 pricing, and should be adjusted to account for market conditions and inflation as the project moves forward. 3. Due to factors such as tariffs on imported items and general labor shortages construction costs may vary considerably. 4. Design Fees and FFE costs are not included in the above costs.				Subtotal	\$172,123.00
		Overhead and Profit (15%)			\$25,818.45
				TOTAL	\$197,941.45