



## CITY MANAGER'S OFFICE

# CITY MANAGER SIGNATURE REQUEST ROUTING FORM

Rev: 10 | Revision Date: 06/12/2025

### SECTION 1 | SUMMARY INFORMATION

Date: 7/2/2025

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

Document Title/Purpose: First Amendment and Change Order No. 1 - Cooley's Landing Marina Park Administration Building Improvements – ENCOP, Inc. – \$158,694 – (Commission District 2)

Commission Meeting Date: 06/17/2025 CAM #: 25-0496 Item #: CM-3

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: Finance - Procurement Router Name: Shamori Aldridge Ext: 6238

Department Approval (Director/Chief) Name: Glenn Marcos Init.: GM Date: 7/8/25

\*Return Document To: Shamori Aldridge Department: Finance 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: Patricia Saint-Vil Joseph Approved as to Form: ☒ Yes ☐ No Initials: PSJ

Route to: Finance (if applicable) Date: \_\_\_\_\_ Route to: CCO Date: \_\_\_\_\_

### SECTION 4 | CITY CLERK'S OFFICE (CCO)

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

Route to CMO Date: 07/11/25 Route to Mayor Date: \_\_\_\_\_

### SECTION 5 | CITY MANAGER'S OFFICE (CMO)

LOG #: JUL29 Date Received: 7/11/25 Received From: CCO

To CM/ACM: ☐ R. Williams ☐ C. Cooper ☐ A. Fajardo ☐ S. Grant ☒ L. Reece ☐ B. Rogers

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

Disapproved: \_\_\_\_\_ Comments: \_\_\_\_\_

Executive Assistant Route to CCO Date: \_\_\_\_\_

details

File #: [250496](#) Version: 1

Type: CONSENT MOTION

Title: Motion Approving the First Amendment and Change Order No. 1 to Construction Agreement for Cooley's Landing Marina Park Administration Building Improvements to Correct Substantial Completion and Final Completion Date and Increase Contract Amount - ENCOPI, Inc. - \$158,694 - (Commission District 2)

Mover: [Pam Beasley-Pittman](#)      Second: [Ben Sorensen](#)

Result: Pass

Agenda note:

Minutes note:

Action: APPROVED

Action text: APPROVED

consent votes (5:0)

<a href="#">5 records</a> Group   Export	
Person Name	Vote
<a href="#">Pam Beasley-Pittman</a>	Yea
<a href="#">Ben Sorensen</a>	Yea
<a href="#">John C. Herbst</a>	Yea
<a href="#">Steven Glassman</a>	Yea
<a href="#">Dean J. Trantalis</a>	Yea



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

**#25-0496**

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

**FROM:** Rickelle Williams, City Manager

**DATE:** June 17, 2025

**TITLE:** Motion Approving the First Amendment and Change Order No. 1 to  
Construction Agreement for Cooley's Landing Marina Park Administration  
Building Improvements to Correct Substantial Completion and Final  
Completion Date and Increase Contract Amount – ENCOP, Inc. – \$158,694  
– (Commission District 2)

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**Recommendation**

Staff recommends the City Commission approve the First Amendment and Change Order No. 1 to Construction Agreement for Cooley's Landing Marina Park Administration Building Improvements with ENCOP, Inc. (Agreement), in substantially the forms attached, to correct the substantial completion and final completion dates in the agreement to 150 days and 180 days, respectively; and to increase the contract amount by \$158,694, from \$376,341 to \$535,035.

**Background**

On August 29, 2023, the Procurement Services Division issued Invitation to Bid (ITB) Event No.178-1 for Cooley's Landing Marina Park Administration Building Improvements. The City received three (3) bids in response to the solicitation. After review, ENCOP, Inc. was deemed the low, responsive, and responsible bidder.

On December 19, 2023, the City Commission approved the Agreement with ENCOP, Inc., in the amount of \$376,341. for Cooley's Landing Marina Park Administration Building Improvements (CAM #23-1060, Exhibit 1).

During the execution of the Agreement on January 26, 2024 (Exhibit 2), and upon the permit process being transferred to ENCOP, Inc., the City's Building Division directed the City, as project owner, to adhere to the Federal Emergency Management Administration (FEMA) requirements to mitigate flood damage, which included waterproofing the existing historic administrative building. As a result, plans were revised for structural reinforcement of the existing concrete slab and door openings as well as additional improvements not considered at the time of bid award. After multiple revisions to the original scope of work, the permit was obtained on January 15, 2025, and the Notice to Proceed was issued on January 17, 2025, for construction to commence on February 3, 2025 (Exhibit 3).

It was later ascertained that Sections 5.2 and 5.3 of the executed Agreement incorrectly defined the contract time for substantial completion and final completion.

The First Amendment to the Construction Agreement (Exhibit 4) will revise Sections 5.2 and 5.3 to correct the calendar days required for substantial completion (150 days) and final completion (180 days), respectively, from the Notice To Proceed issuance and consistent with ITB No. 178-1. As such, the required substantial completion date is July 2, 2025, and the completion date is August 1, 2025.

The initial scope of work for the Cooley's Landing Marina Park Administration Building has been completed. The work included, but was not limited to, the complete renovation of the building's interior including demolition, and the installation of walls, doors, luxury vinyl tile, wall tile, restroom fixtures and accessories, toilet partitions, counters, acoustic ceilings, gypsum board ceiling, kitchen casework, plumbing, HVAC, and electrical upgrades.

During the initial demolition phase of the construction project, roof and window leaks were detected. In addition, mold was discovered behind the drywall and insulation, which required demolition, replacement of the wall, installation of a new drywall, and further repairs. After a site test, it was found that the bathrooms exhaust fans were not working properly. City staff requested the contractor provide a change order proposal to include the additional work required to waterproof the building, the areas to be renovated due to the water intrusion, and ancillary items, as part of the permit requirements. To account for the additional scope of work, the negotiated Change Order No. 1 (Exhibit 5) is proposed, at a cost of \$158,694.

### **Resource Impact**

There will be a fiscal impact in the amount of \$158,694 for this change order. Funds are available in the FY2025 - FY2029 Community Investment Plan (CIP) in the account listed below.

<b><i>Funds available as of May 30, 2025</i></b>					
<b>ACCOUNT NUMBER</b>	<b>INDEX NAME (Program)</b>	<b>CHARACTER CODE/ SUB- OBJECT NAME</b>	<b>AMENDED BUDGET (Character)</b>	<b>AVAILABLE BALANCE (Character)</b>	<b>AMOUNT</b>
10-129-9300-60-6599- P12753A	Cooley's Landing Marina Project	Capital Outlay / Construction	\$1,100,000	\$368,008	\$158,694
<b>TOTAL AMOUNT ►</b>					<b>\$158,694</b>

### **Strategic Connections**

This item is a FY 2025 *Commission Priority*, advancing the Infrastructure and Resilience initiative.



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

- The Infrastructure and Resilience Focus Area, Goal 3: Be a sustainable and resilient community
- The Public Places Focus Area, Goal 5: Build a beautiful and welcoming community.

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 Public Places Focus Area
- The Parks, Recreation, and Open Space Element
- Goal 2: Be a community with high quality parks and recreational facilities that highlight the character of our City.

#### **Attachments**

Exhibit 1 – CAM #23-1060

Exhibit 2 – Executed Agreement

Exhibit 3 – Notice to Proceed for Construction - Correction

Exhibit 4 – First Amendment and Change Order No. 1

Exhibit 5 – Change Order No. 1

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Prepared by: Glenn Marcos, Chief Procurement Officer, Finance  
Alex Torres, Senior Project Manager, Parks & Recreation  
Yesenia Pascual, Senior Procurement Specialist, Finance  
Shamori Aldridge, Senior Administrative Assistant, Finance

Department Directors: Carl Williams, Parks & Recreation  
Linda Short, Finance

**FIRST AMENDMENT AND CHANGE ORDER NO.1  
TO CONSTRUCTION AGREEMENT FOR COOLEY'S LANDING MARINA PARK  
ADMINISTRATION BUILDING IMPROVEMENTS**

**THIS FIRST AMENDMENT AND CHANGE ORDER NO.1** to Construction Agreement for Cooley's Landing Marina Park Administration Building Improvements are made this 15 day of July, 2025, by and between the **CITY OF FORT LAUDERDALE**, a Florida municipality, ("CITY"), with its principal address located at 101 NE 3rd Avenue, Suite 2100, Fort Lauderdale, Florida 33301, and **ENCOP, INC.**, a Florida profit corporation, ("CONTRACTOR"), with its principal address located at 7858 SW 3<sup>rd</sup> Street, North Lauderdale, Florida 33068 (collectively, "Parties").

WHEREAS, on December 19, 2023, the City Commission approved a construction agreement (CAM #23-1060) between the City and Contractor for Cooley's Landing Marina Park Administration Building Improvements, pursuant to Invitation to Bid ("ITB") Number 178-1 for Project Number 12753 ("Agreement"); and

WHEREAS, on January 26, 2024, the City executed the Agreement with Contractor and issued a Notice to Proceed on January 17, 2025, to complete the work in accordance with the terms and conditions therein; and

WHEREAS, the City and Contractor mutually desire to enter into a First Amendment to the Agreement by amending Section 5.2 of the contract to increase the substantial work completion time from 90 days to 150 days and Section 5.3 to increase the final work completion time from 60 days to 180 days, consistent with the contract time listed in ITB No. 178-1 for Project No. 12753, and subject to and conditioned upon the remaining terms, conditions, and specifications contained in the Agreement including any subsequent renewal terms that are mutually agreed to in a writing and executed by both Parties ("First Amendment"); and

WHEREAS, pursuant to the terms and conditions outlined in Section 14.2 of the Agreement, the City received a written request with supporting documents from Contractor to increase the contract price by a total amount of One Hundred Fifty-Eight Thousand Six Hundred Ninety-Four Dollars (\$158,694) in order to structurally comply with the City's flooding and the Federal Emergency Management Agency (FEMA) requirements to waterproof the existing administration building at Cooley's Landing Park ("Change Order No.1"); and

WHEREAS, the City desires to approve Change Order No. 1 and thereby increasing the contract price from \$376,341 to a total amount of \$535,035;

NOW THEREFORE, for and in consideration of the mutual promises and covenants set forth herein and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, the Parties covenant and agree as follows:

- I. **RECITALS:** The foregoing recitals are true and correct in all respects and are incorporated herein by reference.
- II. **DEFINITIONS:** For purposes of this First Amendment, capitalized terms used

but not defined herein have the meanings assigned to them in the Agreement.

- III. **AMENDMENTS:** The Agreement is amended as follows, subject to and conditioned upon the remaining terms, conditions, and specifications contained in the Agreement, including any subsequent renewal terms that are mutually agreed to in a writing and executed by both Parties:

A. Section 5.2 is deleted in its entirety and replaced with the following:

5.2 The work shall be Substantially Completed within 150 calendar days after the date when the Contract Time Commences to run as provided in the Notice to Proceed.

B. Section 5.3 is deleted in its entirety and replaced with the following:

5.3 The Work shall be finally completed on the Final Completion Date and ready for the final payment in accordance with this Agreement within 180 calendar days after the date when the Contract Time commences to run as provided in the Notice of Proceed.

- IV. **CHANGE ORDER NO. 1** – Pursuant to Section 14.2 of the Agreement, the City hereby approves Change Order No.1 to increase the contract price by a total amount not to exceed One Hundred Fifty-Eight Thousand Six Hundred Ninety-Four Dollars (\$158,694), thereby increasing the contract price to a total amount of Five Hundred Thirty-Five Thousand Thirty-Five Dollars (\$535,035), and more specifically described in attached **Exhibit A** which is incorporated herein as if fully stated in this First Amendment. The purpose of the Change Order is to structurally comply with the City's flooding and FEMA requirements to waterproof the existing administration building at Cooley's Landing Park.

- V. **COUNTERPARTS:** This First Amendment and Change Order No. 1 may be executed in one (1) or more counterparts, each of which together shall be deemed and original, but all of which together shall constitute one and the same instrument. In the event that any signature is delivered by facsimile transmission or by e-mail delivery of a .PDF format data file, such signature shall create a valid and binding obligation of the party executing (or on whose behalf such signature is executed) with the same force and effect as if such facsimile or .PDF signature page were an original thereof.

- VI. **HEADINGS:** Headings herein are for the convenience of reference only and shall not be considered in any interpretation of this First Amendment, Change Order No. 1, or both, or the Agreement.

- VII. **NO OTHER CHANGES:** Except as modified by this First Amendment, Change Order No. 1, or both, all terms, covenants, obligations and provisions of the Agreement, Change Order No. 1, or both, shall remain unaltered, shall continue in full force and effect, and are hereby ratified, approved and

confirmed by the parties in every respect. If the terms and conditions set forth in this First Amendment, Change Order No. 1, or both, directly conflict with any provision contained in the Agreement, then this First Amendment shall control.

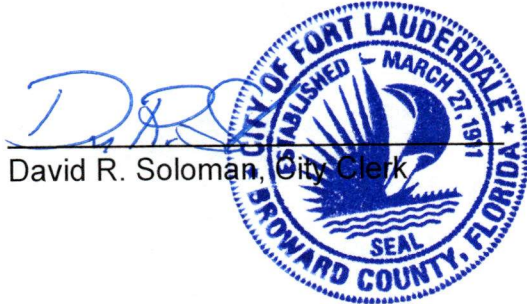
**[REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]**

IN WITNESS WHEREOF, the City and the Contractor execute this FIRST AMENDMENT as follows:

CITY

ATTEST:

**CITY OF FORT LAUDERDALE**, a Florida Municipality.



David R. Solomon, City Clerk

By: Rickelle Williams  
Rickelle Williams, City Manager

Date: July 15~~th~~ 2025

Approved as to form and correctness:  
D'Wayne M. Spence, Interim City Attorney

By: [Signature]  
Patricia Saint-Vincent-Joseph  
Assistant City Attorney



**CONTRACTOR**

WITNESSES:

**ENCOP, INC.**, a Florida profit corporation.

[Signature]  
Signature

By: [Signature]  
Wolmer De Oliveira, President

Jerusa Custodio  
Print Name

[Signature]  
Signature

EVA MELO  
Print Name

[CORPORATE SEAL]

STATE OF Florida:

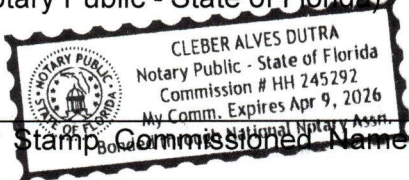
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me by means of ☒ physical presence or  
☐ online notarization, this 25th day of June, 2025, by **Wolmer De Oliveira**,  
President, for **ENCOP, INC.**, a Florida profit corporation.

[NOTARY SEAL]

[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: FC DL



# Exhibit A

## Parks and Recreation Department Route Form

Commission Approval Required

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

<b>Check One:</b>				
<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

<b>Part 2:</b>			
<b>Capital Investment / Community Improvement Projects:</b> 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.			
<b>CIP Funded:</b>	<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:	

<b>Part 3: Approval Path</b>					
	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"/>

<b>Part 4: External Routing</b>					
	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

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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

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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.

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

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

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





- 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**







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**NET AMOUNT OF THIS CHANGE ORDER**

**\$158,694.00**

**ADDITIONAL CONTRACT TIME BEING REQUESTED**

**NINETY (90) CALENDAR DAYS**

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**THE TOTAL AMOUNT OF THIS CHANGE ORDER**

**\$158,694.00**





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, 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  
RICKELLE WILLIAMS  
City Manager

Date: July 15, 2025

ATTEST:

By: DRS  
DAVID R. SOLOMAN  
City Clerk



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

By: [Signature]  
PATRICIA SAINTVIL-JOSEPH  
Assistant City Attorney





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CHANGE ORDER SUMMARY SHEET

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

General Contractor - CGC 1518810

Date 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.

Item No .1 <b>Ceiling Insulation</b>	
<b>1 LS</b> Remove, haul away existing ceiling insulation and replace with new insulation	
<b>Item</b>	<b>Total Cost</b>
- 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	\$8,643.00
- Removal & disposal of existing fiberglass insulation - 1,400 Sqft	\$2,500.00
- Install blocker at perimeter soffit to spray against and complete thermal envelope - 50Lft	\$3,322.00
<b>Total</b>	<b>\$14,465.00</b>



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

Item No.3 <b>Concrete Columns</b>		
<b>1 LS</b> 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.		
<b>Item</b>		<b>Total Cost</b>
- 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
<b>Total</b>		<b>\$20,919.00</b>

<b>Item No. 4 Slab Reinforcement</b>  <b>1 LS</b> Provide concrete slab reinforcement per revised structural sheet and approved floodproofing plan. 1,400 Sqft	
<b>Item</b>	<b>Total Cost</b>
- 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
<b>Total</b>	<b>\$24,095.00</b>

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

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

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

<b>Item No. 8 Exterior Elastomeric Paint for Floodproofing</b>  <b>1 LS</b> All building's exterior walls and soffits shall receive 2 coats of paint over primer - 4,570 Sqft	
<b>Item</b>	<b>Total Cost</b>
- 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
<b>Total</b>	<b>\$19,700.00</b>

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

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

<p>Item No. 11    <b>Exterior Stucco Removal and Replacement Before Applying Elastomeric Paint per Flooding Requirements</b></p> <p>1 LS</p> <p>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</p>	
<p><b>Item</b></p>	<p><b>Total Cost</b></p>
<p>- 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.</p>	<p>\$13,000.00</p>
<p><b>Total</b></p>	<p><b>\$13,000.00</b></p>

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

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



Item No. 14 <b>Kitchen Wall Partition</b>	
<b>1 LS</b> New kitchen partition in lieu of modular office partition by others. 70 Sqft	
<b>Item</b>	<b>Total Cost</b>
- 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)	\$630.00
- Drywall installation	\$630.00
- Taping & finishing	\$450.00
- Priming & painting	\$538.00
- Sealing (caulking & final touches)	\$390.00
<b>Total</b>	<b>\$3,522.00</b>

**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: Wolmer F. Oliveira 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					5/21/2025
Statement of Probable Cost					Cost
Item	Description	Qty.	Unit	Unit Cost	Cost
<b>1</b>	<b>INSULATION AT UNDERSIDE OF ROOF DECK</b>				
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
<b>2</b>	<b>FLOOD PROOFING LOGS</b>				
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
<b>3</b>	<b>SLAB REINFORCEMENT</b>				
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
<b>4</b>	<b>MISCELLANEOUS LAUNDRY WORK</b>				
a	Outlet boxes, P traps	6	EA	\$100.00	\$600.00
		30	LF	\$50.00	\$1,500.00
<b>5</b>	<b>GAS SUPPLY LINE</b>				
a	Installation of gas line to water heater, fittings, etc.	1	LS		\$2,100.00
<b>6</b>	<b>TOWER LOUVER WORK</b>				
a	Remove louvers, block opening, reinstall louver	3	EA	\$550.00	\$1,650.00
<b>7</b>	<b>WATERPROOFING EXTERIOR WALL COATING</b>				
a	Prepare walls, apply coating, caulk, etc.	4,500	SF	\$4.50	\$20,250.00
<b>8</b>	<b>DRYWALL AND INSULATION REPLACEMENT</b>				
a	Remove and install gyp bd & insulation at area affected by water infiltration	440	SF	\$35.00	\$15,400.00
<b>9</b>	<b>EXTERIOR STAIR HANDRAIL REPAIR</b>				
a	Remove, cut to fit new flood log system, and reinstall handrail	1	LS		\$1,300.00
<b>10</b>	<b>EXTERIOR STUCCO REPAIR</b>				
a	Removal of hollow, delaminated stucco.	800	SF	\$18.00	\$14,400.00
<b>11</b>	<b>ROOF LEAK REPAIR</b>				
a	Roof leak repair at valley	60	SF	\$25.00	\$1,000.00
<b>12</b>	<b>EXHAUST FAN REPLACEMENT</b>				
a	Install an exhaust fan per restroom	2	EA	\$1,800.00	\$3,600.00
<b>13</b>	<b>BREAKROOM PARTITION</b>				
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 FFI costs are not included in the above costs.					
				Subtotal	\$172,123.00
				Overhead and Profit (15%)	\$25,818.45
				<b>TOTAL</b>	<b>\$197,941.45</b>



**AFFIDAVIT OF COMPLIANCE WITH FOREIGN ENTITY LAWS**  
**(Florida Statute- §287.138, 692.201, 692.202, 692.203, and 692.204)**

The undersigned, on behalf of the entity listed below ("Entity"), hereby attests under penalty of perjury as follows:

1. Entity is not owned by the government of a foreign country of concern as defined in Section 287.138, Florida Statutes. (Source: § 287.138(2)(a), Florida Statutes)
2. The government of a foreign country of concern does not have a controlling interest in Entity. (Source: § 287.138(2)(b), Florida Statutes)
3. Entity is not organized under the laws of, and does not have a principal place of business in, a foreign country of concern. (Source: § 287.138(2)(c), Florida Statutes)
4. Entity is not owned or controlled by the government of a foreign country of concern, as defined in Section 692.201, Florida Statutes. (Source: § 288.007(2), Florida Statutes)
5. Entity is not a partnership, association, corporation, organization, or other combination of persons organized under the laws of or having its principal place of business in a foreign country of concern, as defined in Section 692.201, Florida Statutes, or a subsidiary of such entity. (Source: § 288.007(2), Florida Statutes)
6. Entity is not a foreign principal, as defined in Section 692.201, Florida Statutes. (Source: § 692.202(5)(a)(I), Florida Statutes)
7. Entity is in compliance with all applicable requirements of Sections 692.202, 692.203, and 692.204, Florida Statutes.
8. **(Only applicable if purchasing real property)** Entity is not a foreign principal prohibited from purchasing the subject real property. Entity is either (a) not a person or entity described in Section 692.204(1)(a), Florida Statutes, or (b) authorized under Section 692.204(2), Florida Statutes, to purchase the subject property. Entity is in compliance with the requirements of Section 692.204, Florida Statutes. (Source: §§ 692.203(6)(a), 692.204(6)(a), Florida Statutes)
9. The undersigned is authorized to execute this affidavit on behalf of Entity.

Name: Wolmer De Oliveira Title: President Entity: Encop, Inc.

Signature: [Handwritten Signature] Date: 06/25/2025

**NOTARY PUBLIC ACKNOWLEDGEMENT SECTION**

STATE OF Florida  
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 25<sup>th</sup> day of June, 2025, by Wolmer De Oliveira, as

President for Encop, Inc., who is

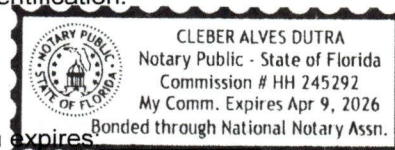
personally known to me or who has produced FLDL as identification.

Notary Public Signature: [Handwritten Signature]

(Notary Seal)

Print Name: Cleber A Dutra

My commission expires





CITY OF FORT LAUDERDALE

# ANTI-HUMAN TRAFFICKING AFFIDAVIT

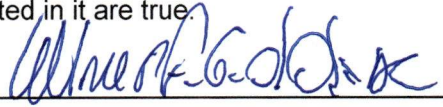
Rev Date: 02/04/2025

The undersigned, on behalf of Encop, Inc.,  
(Print entity's complete legal name as registered with suffix: INC, LLC, LTD, LP, PA, etc.)

a Florida nongovernmental entity ("Nongovernmental Entity"), under penalty of perjury,  
(State entity is registered)  
hereby deposes and says:

1. My name is Wolmer De Oliveira.  
(Print complete name of corporate officer/authorized representative)
2. I am an X officer or      authorized representative (Select one) of the Nongovernmental Entity. My title is: President.  
(Print title of corporate officer/authorized representative)
3. I attest that the Nongovernmental Entity does not use coercion for labor or services as defined in Section 787.06, Florida Statutes (2024), as may be amended or revised.

Under penalties of perjury, I declare that I have read the foregoing Anti-Human Trafficking Affidavit and that the facts stated in it are true.

Signature of Officer or Representative: 

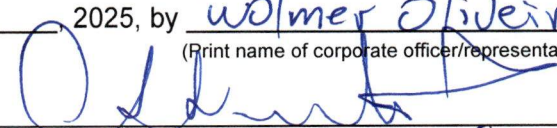
Office Address: 7858 SW 3rd Street, North Lauderdale FL, 33068

Email Address: wolmer@encopinc.com

Main Phone Number: 754 367 2115 FEIN No.: 20-0524420

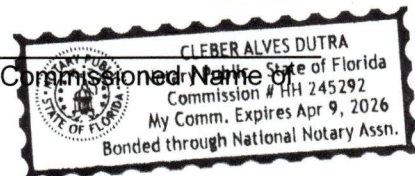
STATE OF Florida  
COUNTY OF Palm Beach

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 25<sup>th</sup> day of June, 2025, by Wolmer Oliveira  
(Print name of corporate officer/representative)

  
(Signature of Notary Public – State of FL)

(NOTARY SEAL)

Print, Type or Stamp Commissioned Name of Notary Public)



Personally Known ☐ OR Produced Identification ☒

Type of Identification Produced FL DL

**SURETY COMPANY**

Arch Insurance Company  
Harborside 3  
210 Hudson Street, Suite 330  
Jersey City , NJ 07311

**AGENT NAME**

Security Bond Associates, Inc.  
10131 SW 40<sup>th</sup> Street  
Miami, FL 33165  
(305) 552-5414

**BOND RIDER**

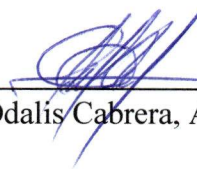
To be attached to and form a part of Bond No. **SU1197858** dated **December 29, 2023**, and issued on behalf of **Encop, Inc.** as Principal, to **City of Fort Lauderdale**, as Obligee. It is hereby understood and agreed that the bond is changed or revised in the particular manner as checked below:

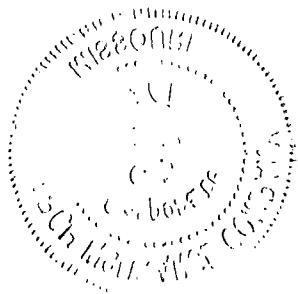
- ☐ Name or address or Principal changed to:
- ☒ Amount of contract changed from: **\$376,341.00**  
to: **\$535,035.00**
- ☐ Other

This rider shall become effective as of **June 30, 2025**.

IN WITNESS WHEREOF **Arch Insurance Company** has caused its Corporate Seal to be hereunto affixed this **30th** day of **June, 2025**.

**Arch Insurance Company**

  
\_\_\_\_\_  
Odalis Cabrera, Attorney-In-Fact





*This Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated. Not valid for Note, Loan, Letter of Credit, Currency Rate, Interest Rate or Residential Value Guarantees.*

## POWER OF ATTORNEY

## Know All Persons By These Presents:

That the Arch Insurance Company, a corporation organized and existing under the laws of the State of Missouri, having its principal administrative office in Jersey City, New Jersey (hereinafter referred to as the "Company") does hereby appoint:

**Christine M. Reed Harris, Marina M. Ramil and Odalis Cabrera of Miami, FL (EACH)**

its true and lawful Attorney(s) in-Fact, to make, execute, seal, and deliver from the date of issuance of this power for and on its behalf as surety, and as its act and deed: Any and all bonds, undertakings, recognizances and other surety obligations, in the penal sum not exceeding One Hundred Fifty Million Dollars (\$150,000,000.00). This authority does not permit the same obligation to be split into two or more bonds in order to bring each such bond within the dollar limit of authority as set forth herein.

The execution of such bonds, undertakings, recognizances and other surety obligations in pursuance of these presents shall be as binding upon the said Company as fully and amply to all intents and purposes, as if the same had been duly executed and acknowledged by its regularly elected officers at its principal administrative office in Jersey City, New Jersey.

This Power of Attorney is executed by authority of resolutions adopted by unanimous consent of the Board of Directors of the Company on August 31, 2022, true and accurate copies of which are hereinafter set forth and are hereby certified to by the undersigned Secretary as being in full force and effect:

"VOTED, That the Chairman of the Board, the President, or the Executive Vice President, or any Senior Vice President, of the Surety Business Division, or their appointees designated in writing and filed with the Secretary, or the Secretary shall have the power and authority to appoint agents and attorneys-in-fact, and to authorize them subject to the limitations set forth in their respective powers of attorney, to execute on behalf of the Company, and attach the seal of the Company thereto, bonds, undertakings, recognizances and other surety obligations obligatory in the nature thereof, and any such officers of the Company may appoint agents for acceptance of process."

This Power of Attorney is signed, sealed and certified by facsimile under and by authority of the following resolution adopted by the unanimous consent of the Board of Directors of the Company on August 31, 2022:

VOTED, That the signature of the Chairman of the Board, the President, or the Executive Vice President, or any Senior Vice President, of the Surety Business Division, or their appointees designated in writing and filed with the Secretary, and the signature of the Secretary, the seal of the Company, and certifications by the Secretary, may be affixed by facsimile on any power of attorney or bond executed pursuant to the resolution adopted by the Board of Directors on August 31, 2022, and any such power so executed, sealed and certified with respect to any bond or undertaking to which it is attached, shall continue to be valid and binding upon the Company. In Testimony Whereof, the Company has caused this instrument to be signed and its corporate seal to be affixed by their authorized officers, this 10<sup>th</sup> day of February, 2023.

## Attested and Certified

*Regan A. Shulman*

Regan A. Shulman, Secretary



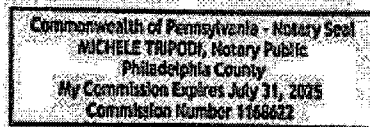
Arch Insurance Company

*Stephen C. Ruschak*

Stephen C. Ruschak, Executive Vice President

STATE OF PENNSYLVANIA SS  
COUNTY OF PHILADELPHIA SS

I, Michele Tripodi, a Notary Public, do hereby certify that Regan A. Shulman and Stephen C. Ruschak personally known to me to be the same persons whose names are respectively as Secretary and Executive Vice President of the Arch Insurance Company, a Corporation organized and existing under the laws of the State of Missouri, subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they being thereunto duly authorized signed, sealed with the corporate seal and delivered the said instrument as the free and voluntary act of said corporation and as their own free and voluntary acts for the uses and purposes therein set forth.



*Michele Tripodi*

Michele Tripodi, Notary Public

My commission expires 07/31/2025

## CERTIFICATION

I, Regan A. Shulman, Secretary of the Arch Insurance Company, do hereby certify that the attached Power of Attorney dated February 10, 2023 on behalf of the person(s) as listed above is a true and correct copy and that the same has been in full force and effect since the date thereof and is in full force and effect on the date of this certificate; and I do further certify that the said Stephen C. Ruschak, who executed the Power of Attorney as Executive Vice President, was on the date of execution of the attached Power of Attorney the duly elected Executive Vice President of the Arch Insurance Company.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the corporate seal of the Arch Insurance Company on this 30th day of June, 20 25.

*Regan A. Shulman*

Regan A. Shulman, Secretary

This Power of Attorney limits the acts of those named therein to the bonds and undertakings specifically named therein and they have no authority to bind the Company except in the manner and to the extent herein stated.

PLEASE SEND ALL CLAIM INQUIRIES RELATING TO THIS BOND TO THE FOLLOWING ADDRESS:

Arch Insurance – Surety Division  
3 Parkway, Suite 1500  
Philadelphia, PA 19102



To verify the authenticity of this Power of Attorney, please contact Arch Insurance Company at [SuretyAuthentic@archinsurance.com](mailto:SuretyAuthentic@archinsurance.com)  
Please refer to the above named Attorney-in-Fact and the details of the bond to which the power is attached.