



TRANSPORTATION & MOBILITY

TASK/CHANGE ORDER ROUTING FORM

Rev: 1 | Revision Date: 10/03/2023

Part 1: General Information

Master Blanket Number: _____ Contract Number: 12668-1023

☐ Task Order ☒ Change Order #2

Commission Approval Required?

☐ Yes ☐ No


Note: Any change order above 10% from the original task order amount will need to be approved by Commission.

Originator	CAROLINE YEADEL	Phone #:	954-828-3760
Document Title/ Description Info:	Change Order# 2 - Additional repairs to 7th Floor that are needed to ensure the next phase of deck coating is properly warranted. Other repairs also include staircase railings and other newly identified concrete wall spall and columns spall.		
Vendor Name:	Alen Construction Group, Inc.		
Project #:	P12183	Contract Number:	12668-1023
CAM Number:	22-0677	Task Order Number:	

Part 2: Funding Information

CIP Funded:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Amount Required:	\$92,617.13
Cost Center/Account Code:	P12183.461 60-6599
Department Financial Authorization:	
<input checked="" type="checkbox"/> Onesi Girona	
<input type="checkbox"/> Other: _____	
Date:	10/3/23

Part 3: Approval Path

	Approved	Returned	Initials	Date	Not Applicable
Caroline Yeakel Project Manager	<input checked="" type="checkbox"/>	<input type="checkbox"/>	CY	10/3/2023	<input type="checkbox"/>
Kristin Thompson Division Manager	<input checked="" type="checkbox"/>	<input type="checkbox"/>	KT	10/3/2023	<input type="checkbox"/>
Ben Rogers Transportation and Mobility Director	<input checked="" type="checkbox"/>	<input type="checkbox"/>	BR	October 4, 2023	<input type="checkbox"/>
David Clemente Asst Procurement & Contracts Manager	<input checked="" type="checkbox"/>	<input type="checkbox"/>		10/5/2023	<input type="checkbox"/>

Please return task/change order to Claire Conway, Financial Administrator (TAM) x3773

Measures Functional/Amount
 Company Capital Budgets Top Level
 Currency Top-Level
 Accounting Unit COFL
 Project P12183 - PARKING ADMIN & CITY PARK GARAGE REPAIRS
 Fund All Funds Top Level
 Funding Source All Fund Sources Top Level
 Cost Center All Cost Centers Top Level
 Project Category All Project Categories Top Level
 Function All Functions Top Level
 FinanceDimension6 COFL/(blank.)
 FinanceDimension7 COFL/(blank.)
 FinanceDimension8 COFL/(blank.)
 Inter-Company All Companies Top Level
 FinanceDimension10 COFL/(blank.)
 CalendarPeriod 2024_LTD
 System COFL
 Ledger Capital Budgets Top Level

	Total Obligations	CAPITAL	Variance	Variance %
60-6499 - OTHER EQUIPMENT	1,521	0	-1,521	
60-6501 - INTERNAL ENGINEERING ALLOCATION	348	300,000	299,652	99.88%
60-6550 - ADMINISTRATION	396	0	-396	
60-6599 - CONSTRUCTION	4,054,487	4,869,946	815,459	16.74%
60 CHAR - 60 CHARACTER SUMMARY	4,056,752	5,169,946	1,113,194	21.53%

of 10/3/23



CHANGE ORDER – NO COMMISSION

Rev: 1 | Revision Date: 2/28/2023 | Print Date: 9/27/2023 I.D. Number: CONOM

To: Glenn Marcos, CPPO, CPPB, FCPM, FCPA, Chief Procurement Officer
From: Ben Rogers, Transportation & Mobility Director
Date: September 27, 2023
Re: Change Order No. 2 for Project #P12183

Job Description: Project P12183, Project Riverwalk Parking Garage – Structural Repairs
Contractor: Alen Construction Group, Inc.
Amount: Total amount of Change Order #2 \$92,617.13, plus 21 additional days
Funding: 12183.461

The purpose of this Change Order is:

Address additional repairs needed to the 7th Floor only, which are interfering with the deck coating warranty. Other critical existing line items that were identified during multiple site inspections, showed that due to the time between Structural Analysis Report and Actual Construction Start Date, new areas were identified and with the confirmation from EOR, should be addressed to ensure we pass inspections. Lastly, some areas of the staircase railings also proved to be deficient and will require further repairs, as the rust over time has increased the original quantities of the Structural Analysis Report.

NEW AND EXISTING CONTRACT ITEMS ARE UTILIZED – TOTAL ADDITIVE COST \$92,617.13

Item No. 12668-1023--01-04 Floor Spall
Existing line-item quantity of 487SF is being increased by 464SF for a total of 951SF.
ADD \$57,164.80

Item No. 12668-1023--01-08 Collum Spall
Existing line-item quantity of 495SF is being increased by 3SF for a total of 498SF.
ADD \$370.92

Item No. 12668-1023--01-10 Wall Spall
Existing line-item quantity of 77SF is being increased by 6SF for a total of 83SF.
ADD \$740.28



CHANGE ORDER – NO COMMISSION

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Item No. 12668-1023--01-12 Overhead Beam Spall
Existing line-item quantity of 124SF is being increased by 40SF for a total of 164SF.

ADD \$4,838.80

Item No. 12668-1023--01-13 Overhead Beam Cracks
Existing line-item quantity of 5LF is being increased by 40LF for a total of 4 LF.

ADD \$2,400.00

Item No. 12668-1023--01-14 Exposed Rebar
Existing line-item quantity of 795LF is being increased by 53LF for a total of 848LF.

ADD \$6,553.45

Item No. 12668-1023--01-19 Exposed Tendon
Existing line-item quantity of 2LF is being increased by 3LF for a total of 5LF.

ADD \$348.00

Item No. 12668-1023--01-20 Damaged Tendon
Existing line-item quantity of 3EA is being increased by 2EA for a total of 5.

ADD \$10,400.00

Item No. 12668-1023--01-34 Steel Plate Rust
Existing line-item quantity of 288EA is being increased by 8EA for a total of 296.

ADD \$841.68

Item No. 12668-1023--01-38 Railing Upgrades - Stairs
Existing line-item quantity of 4140LF is being increased by 52LF for a total of 4192LF.

ADD \$2,765.88

NET AMOUNT OF THIS CHANGE ORDER	\$92,617.13
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ADDITIONAL CONTRACT TIME BEING REQUESTED--	TWENTY-ONE (21) CALENDAR DAYS
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THE TOTAL AMOUNT OF THIS CHANGE ORDER	\$92,617.13
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CHANGE ORDER – NO COMMISSION

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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.

Alen Construction Group, Inc.

Approved: **Ruben Alen**
(Signature)
Ruben Alen - Business Development

Digitally signed by Ruben Alen
DN: cn=Ruben Alen, o=Alen
Construction Group, Inc. ou,
email=ruben@alenconstructiongr
oup.com, c=US
Date: 2023.10.02 14:52:05 -04'00'

CITY OF FORT LAUDERDALE,
a municipal corporation of the State of
Florida.

On behalf of:



Digitally signed
by David
Clemente
Date: 2023.10.05
10:13:36 -04'00'

Glenn Marcos, CPPO, CPPB, FCPM, FCPA
Chief Procurement Officer

Date: 10/5/2023

*Pursuant to Section 2-179 Code of Ordinances of
the City of Fort Lauderdale, Florida

C: Ben Rogers, Director – Transportation and Mobility
Kristin Thompson, Division Manager
Andre Eugent, Senior Project Manager
Caroline Yeakel, Project Manager II
Financial Administrator
Project File



CHANGE ORDER – NO COMMISSION

Rev: 1 | Revision Date: 2/28/2023 | Print Date: 9/27/2023 I.D. Number: CONOM

CHANGE ORDER SUMMARY SHEET

ORIGINAL CONTRACT AMOUNT	\$2,443,024.71
COST OF CHANGE ORDERS TO DATE	\$0
COST OF THIS CHANGE ORDER	\$92,617.13
TOTAL:	\$2,535,641.84
ORIGINAL CONTRACT TIME	448 calendar days
TIME ADDED TO DATE	18 calendar days
TIME ADDED TO THIS CHANGE ORDER	21 calendar days
TOTAL:	487 calendar days

SCHEDULE OF CHANGE ORDERS TO DATE

C.O.#	DATE	DESCRIPTION	AMOUNT OF COST OR CREDIT
1	5/9/2023	Construction Schedule Update to reflect Permitting delays due to server failure.	\$0.00
2	9/15/2023	Additional repairs interfering with deck coating warranty and other unforeseen items.	\$92,617.13



Alen Construction Group
5337 Orange Drive
Davie, Florida 33314
P: +19542521372

Project: 12183 RIVERWALK PARKING GARAGE
REPAIRS
150 SE 2nd Street
Fort Lauderdale, Florida 33308

RFI #23: Additional Conditions - Level 7

Status	Open		
To	Noel Ramirez (Kimley-Horn) (Response Required)	From	Samantha Daley (Alen Construction Group) 5337 Orange Drive Davie, Florida 33314
Date Initiated	Aug 8, 2023	Due Date	Aug 11, 2023
Location	Level 7	Project Stage	Course of Construction
Cost Impact	TBD	Schedule Impact	TBD
Spec Section		Cost Code	
Drawing Number		Reference	
Linked Drawings			
Received From			
Copies To	Jorge Larrazabal (Alen Construction Group), Alicia Simosa (Alen Construction Group), Caroline Yeakel (City of Fort Lauderdale)		

Activity

Question

Question from Samantha Daley Alen Construction Group on Friday, Jun 23, 2023 at 08:01 AM EDT

We plan to begin the Deck Coating for Level 7 Phase 1 in two to three (2-3) weeks, however, we have discovered multiple conditions that were not represented on the drawings which - at this time - impede our deck coating plans. These additional conditions are present on both North and South sides.

Please find attached the discovered conditions and quantities interfering with our progress. These must be rectified immediately and prior to waterproofing whereas the deck coating manufacturer will not warranty the deck coating with compromised conditions.

Please provide directive as this is outside of our scope of work.

Attachments

[Additional Conditions - Level 7.pdf](#)

Awaiting an Official Response

All Replies

Response from Noel Ramirez Kimley-Horn on Friday, Aug 18, 2023 at 08:34 AM EDT

Kimley-Horn will need to conduct a site visit to confirm location and quantities of additional deficiencies in order to provide repair recommendations. Additional quantities are also out of our scope of work. Proposed additional quantities were submitted for Level 7 only, but contractor anticipates these conditions may be typical on lower levels too. Client and Contractor please advise if this will be a one-time effort or per floor effort for Kimley-Horn to develop additional scope and fee.



Alen Construction Group
5337 Orange Drive
Davie, Florida 33314
P: +19542521372

Project: 12183 RIVERWALK PARKING GARAGE
REPAIRS
150 SE 2nd Street
Fort Lauderdale, Florida 33308

RFI #17: Level 7 (OER) Discrepancies between Condition location and site location.

Status	Open		
To	Noel Ramirez (Kimley-Horn)	From	Jorge Larrazabal (Alen Construction Group) 5337 Orange Drive Davie, Florida 33314
Date Initiated	Apr 7, 2023	Due Date	Apr 14, 2023
Location	Project Stage		
Cost Impact	Schedule Impact		
Spec Section	Cost Code		
Drawing Number	Reference		
Linked Drawings			
Received From			
Copies To	Samantha Daley (Alen Construction Group), Devin Parry (Alen Construction Group), Alicia Simosa (Alen Construction Group), Kristin Thompson (City of Fort Lauderdale), Caroline Yeakel (City of Fort Lauderdale)		

Activity

Question

Question from Jorge Larrazabal Alen Construction Group on Thursday, Apr 6, 2023 at 04:49 PM EDT

After performing the survey of the existing conditions, we encountered discrepancies between the information shown on the drawings and the actual jobsite conditions.

Level 7 (OER) Discrepancies

There is a location that is detailed in the photos provided for examples @ drawings (S-401 Photo 10), but is not detailed as a repair in the condition's location in the drawings S-170

We would like to have a courtesy site visit from the EOR to accommodate these discrepancies that we found.

Thanks, you.

Awaiting an Official Response

All Replies

Response from Noel Ramirez Kimley-Horn on Sunday, Aug 6, 2023 at 05:20 PM EDT

The OER mentioned above are mainly beam stirrups with lack of concrete cover that shall be repaired. Contractor to perform repairs following details and notes on S-301 and to add repair quantities to the scope of work.

From: [Alicia Simosa](#)
To: [Noel Ramirez](#); [Caroline Yeakel](#)
Cc: [Jorge Larrazabal](#)
Subject: Riverwalk Parking Garage Repairs - Overhead Exposed Tendon & Damaged Tendon
Date: Monday, October 2, 2023 8:51:57 AM
Attachments: [image001.png](#)
[Change Order # 02 - Drawing with Conditions.pdf](#)

Your attachments have been security checked by Mimecast Attachment Protection. Files where no threat or malware was detected are attached.

Good morning Team,

Hope you are well.

When our post tension subcontractor was working on the OET located between grid lines 7 and C-D, they found a damaged tendon right next to it (see picture attached)

Unfortunately, the damaged tendon found is not part of change order # 02 but its required to be fix according to them (they stated they cant patch it without fixing both cables).

This is an urgent matter as our post tension subcontractor will be leaving tomorrow.

Please advise this office how to proceed.

Thank you



Alicia Simosa
Construction Project Coordinator

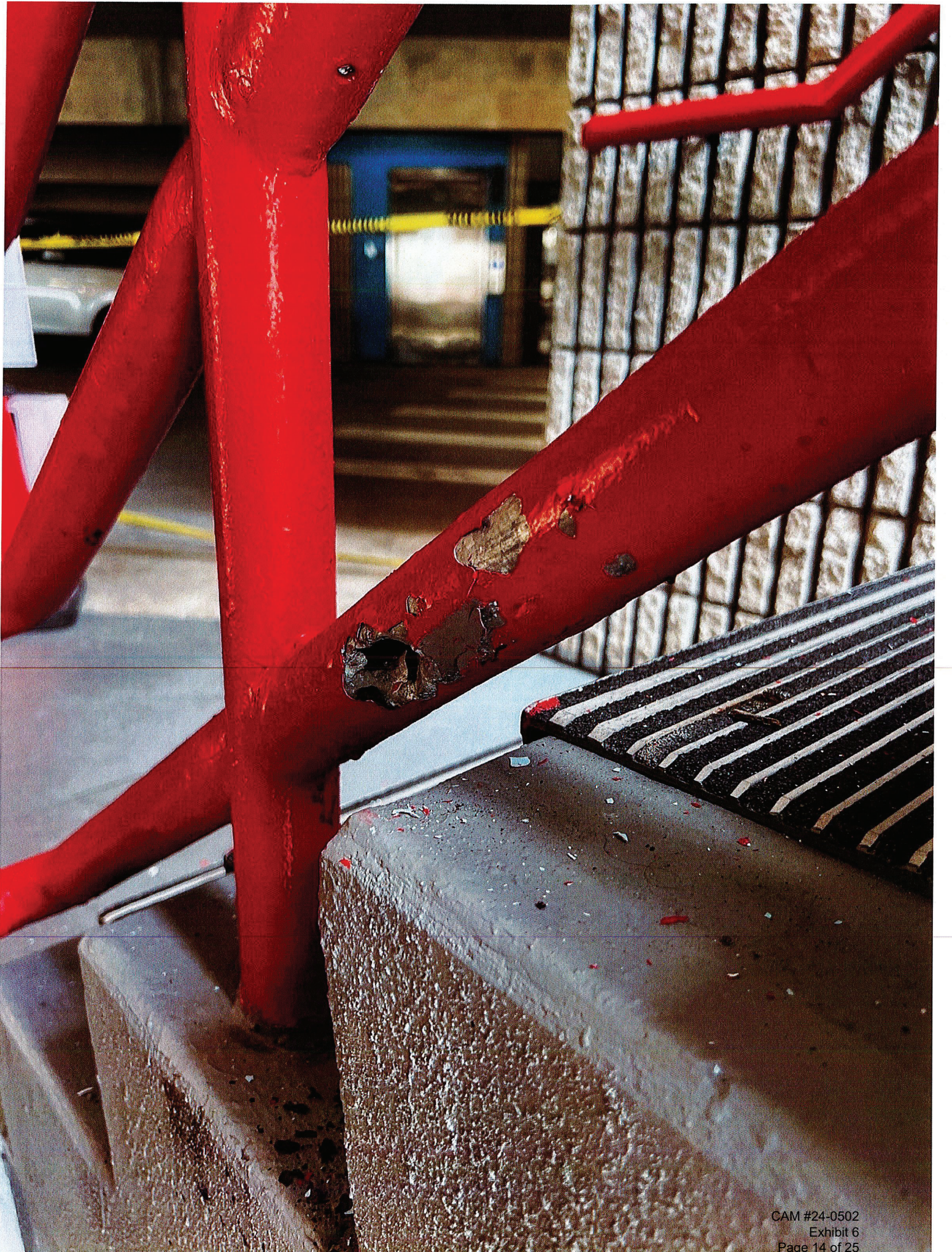
5337 Orange Drive, Davie, FL 33314
Tel: 954-252-1372 - Cell: 504-881-5663
www.alenconstructiongroup.com

+ \$5,200⁰⁰



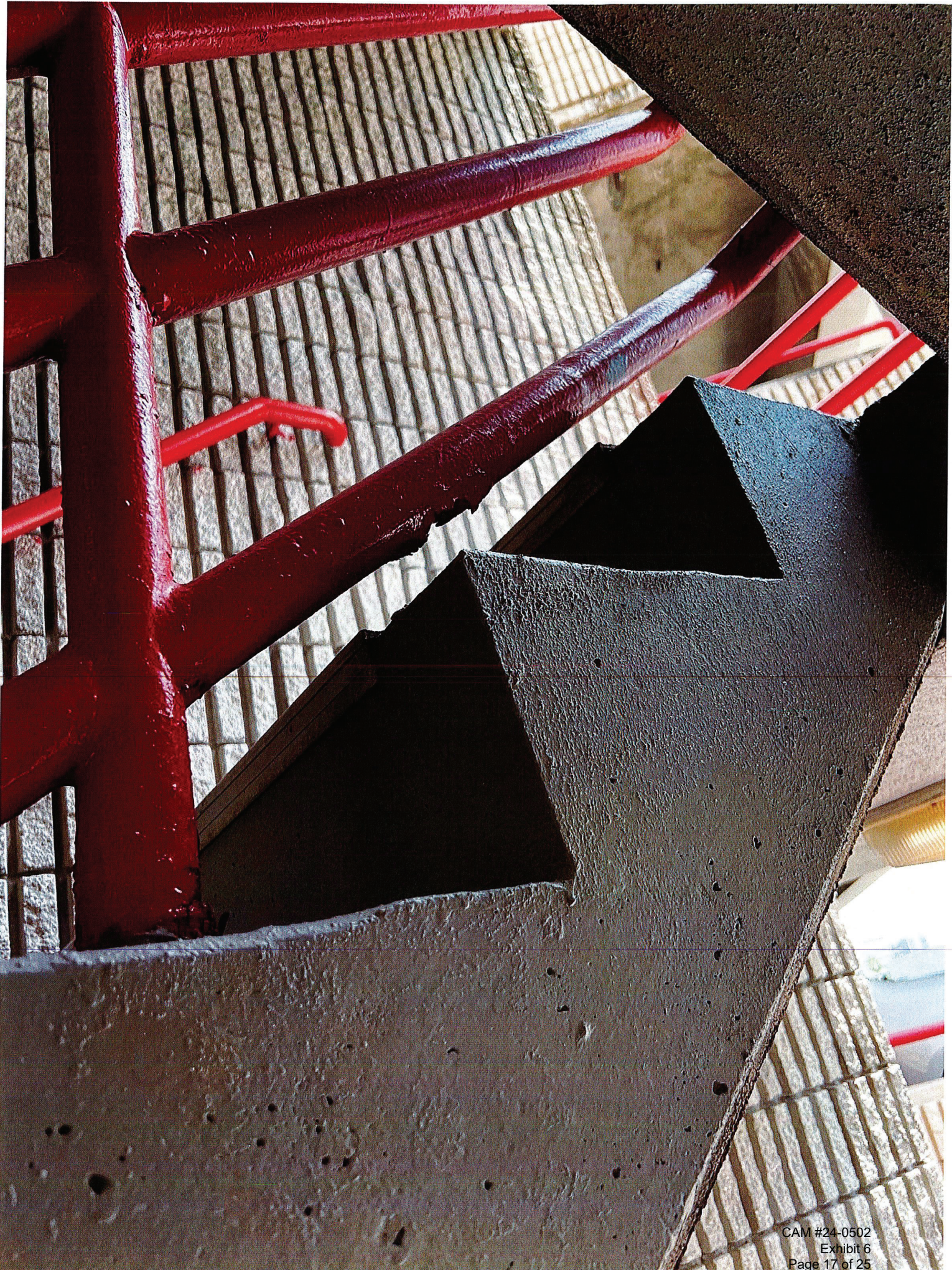




















From: [Ramirez, Noel](#)
To: [Caroline Yeakel](#)
Subject: [EXTERNAL:CAUTION!]- RE: Riverwalk Parking Garage Repairs - PCO # 01 - Deck Coating Warranty Issues, Additional OBC-OBS and Railings Repairs - Rev. 1
Date: Wednesday, September 13, 2023 2:50:59 PM
Attachments: [image001.png](#)
[image002.png](#)

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Good afternoon Caroline,

Please see below my comments on Proposed Change Order #01 based on our walkthrough last Friday.

- Floor Spalls: I'm getting 464SF (vs 566SF) from the markups we did in the field. Please ask them for backup of the additional 102SF.
- Exposed Rebar: I'm getting 53LF (vs 50LF) from the markups we did in the field. Please ask them to add the extra 3LF.
- Damaged Tendons: I see only one damaged tendon by Grid 6 between D & E. Please ask them for backup of the additional 3 locations.
- Railing Upgrades: I didn't quantify this line item, but it seems a reasonable amount based on the observed damage. We can confirm the amount in another site visit and adjust the number if needed.

Feel free to contact me if you have any questions.

Thanks,

Noel

Noel Ramirez, P.E.

Kimley-Horn | 2 Alhambra Plaza, Suite 500, Coral Gables, FL 33134

Direct: 305 535 7705 | Mobile: 305 807 6045 | www.kimley-horn.com

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From: Caroline Yeakel <CYeakel@fortlauderdale.gov>

Sent: Wednesday, September 13, 2023 11:27 AM

To: Ramirez, Noel <noel.ramirez@kimley-horn.com>

Subject: FW: Riverwalk Parking Garage Repairs - PCO # 01 - Deck Coating Warranty Issues, Additional OBC-OBS and Railings Repairs - Rev. 1

Good Morning Noel,

Happy Wednesday! When you have a moment, can you please double check the enclosed Change Order request? I am reviewing it against our meeting notes, but it is always good to have a second pair of eyes.

Thank you so much!

Caroline Yeakel | Project Manager II

Transportation and Mobility

290 NE 3rd Ave - Fort Lauderdale, FL 33301

Phone 954.828.3760

Cell 561-592-8430

Email: cyeakel@fortlauderdale.gov

Web: www.fortlauderdale.gov

#WeAreFTL

From: Alicia Simosa <alicia@alenconstructiongroup.com>

Sent: Wednesday, September 13, 2023 11:20 AM

To: Caroline Yeakel <CYeakel@fortlauderdale.gov>

Subject: RE: Riverwalk Parking Garage Repairs - PCO # 01- Deck Coating Warranty Issues, Additional OBC-OBS and Railings Repairs - Rev. 1

Your attachments have been security checked by Mimecast Attachment Protection. Files where no threat or malware was detected are attached.

Good morning Mrs. Caroline,

Please find attached revised PCO # 01 for the above-referenced project.

Thank you

From: Caroline Yeakel <CYeakel@fortlauderdale.gov>

Sent: Tuesday, September 12, 2023 1:17 PM

To: Alicia Simosa <alicia@alenconstructiongroup.com>

Subject: RE: Riverwalk Parking Garage Repairs - PCO # 01- Deck Coating Warranty Issues, Additional OER and Railings Repairs

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi Alicia,

I wanted to follow up on the Change Order package, I finally received our procurement deadline and it's Monday. I still need to route internally for signatures, so if I can have the revised request by

Thursday noon, that would be great

Thank you so much!

Caroline Yeakel | Project Manager II

Transportation and Mobility

290 NE 3rd Ave - Fort Lauderdale, FL 33301

Phone 954.828.3760

Cell 561-592-8430

Email: cyeakel@fortlauderdale.gov

Web: www.fortlauderdale.gov

#WeAreFTL

From: Alicia Simosa <alicia@alenconstructiongroup.com>

Sent: Thursday, September 7, 2023 4:12 PM

To: Caroline Yeakel <CYeakel@fortlauderdale.gov>

Subject: [EXTERNAL:CAUTION!]- Riverwalk Parking Garage Repairs - PCO # 02 Deck Coating
Warranty Issues, Additional OER and Railings Repairs

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Good afternoon Mrs. Caroline,

Please find attached PCO # 02 for the above-referenced project.

This PCO only includes the additional conditions at the deck coating areas on level 7, the overhead
exposed rebar on the 7th level beam and the replacement of the railing piping on stair # 01.

Thank you



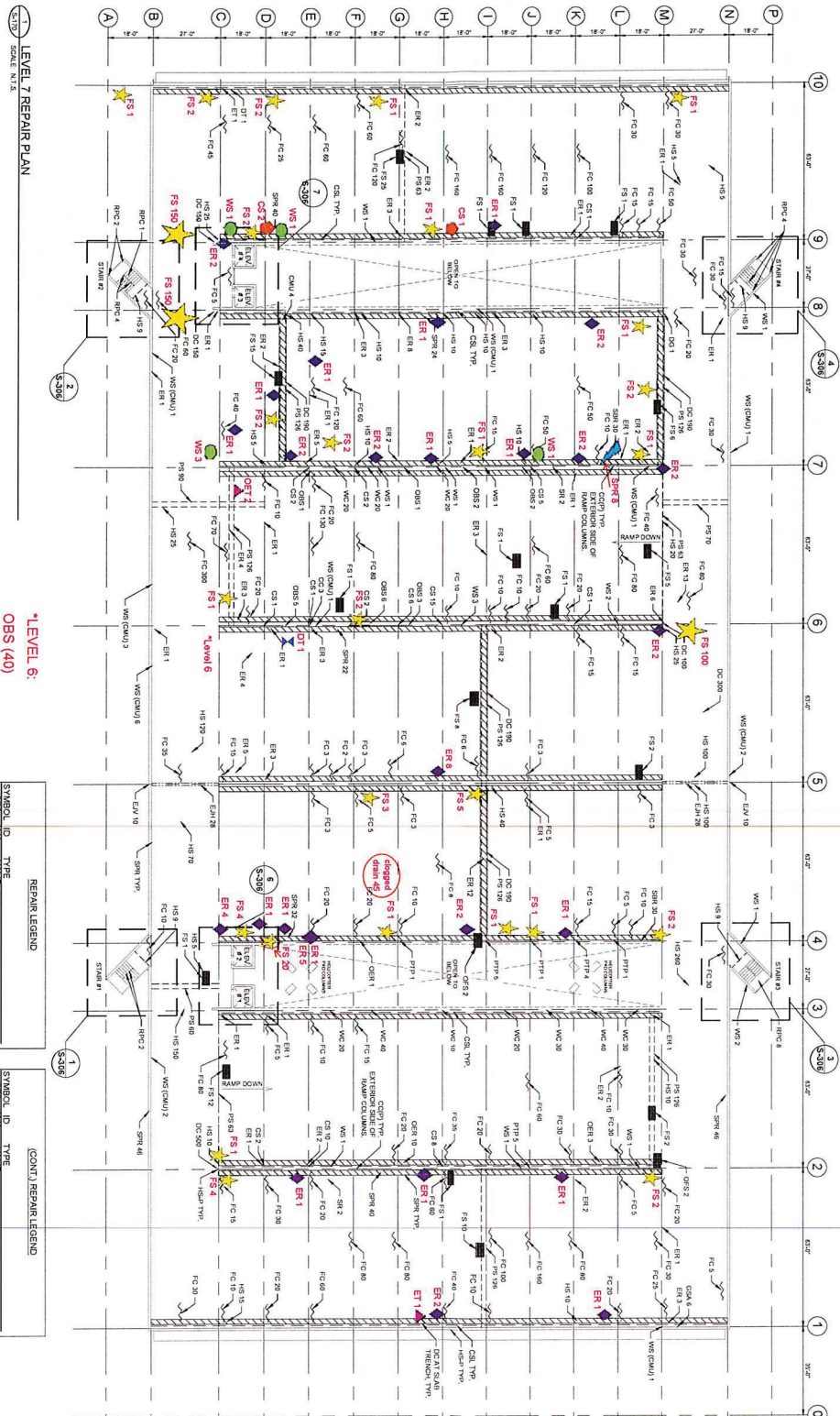
Alicia Simosa

Construction Project Coordinator

5337 Orange Drive, Davie, FL 33314

Tel: 954-252-1372 - Cell: 504-881-5663

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SVARCO	ID	TYPE	REPAIR LEIBEND
XX		THIRTE	
1	PC	FLORON CHACK	
2	PC	OVERWEAL FLORON CHACK	
3	FS	FLORON SPALL	
4	FS	OVERWEAL FLORON SPALL	
5	CC	CONCRETE CHACK	
6	CC(F)	CONCRETE CHACK (OVERWEAL/SPALL AND REIN)	
7	CS	CONCRETE SPALL	
8	WS	WALL CHACK	
9	WS	WALL SPALL	
10	NO CHACK	NO CHACK WALL SPALL	
11	DS	OVERWEAL DSAL SPALL	
12	DS	OVERWEAL DSAL CHACK	
13	ES	EXPLODED REBAR	
14	DS	OVERWEAL EXPLODED REBAR	
15	WP	WATERPROOFING	
16	CS	CERAMIC TILE PLACEMENT	
17	CS	DIMENSION CHAS	
18		EXPLODED TUBCHON	

[illegible]

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SPECIFICATIONS SUBMITTED BY THE APPLICANT FOR THE
LOCAL BUILDING CODES AS DETERMINED BY THE
LOCAL AUTHORITY IN ACCORDANCE WITH THIS
SECTION AND CHAPTER 62A, FLORIDA STATUTES.

PERMIT SET

SHEET NUMBER
S-170