



To: Lee R. Feldman, City Manager
From: Paul Berg, Acting Public Works Director
Date: October 5, 2016
Re: Change Order No. 4 for Project 10777G

Job Description: P10777G – South Side School Restoration

Contractor: DiPompeo Construction Corporation

Amount: Total amount of Change Order No. 3: \$207,097.49/68 additional calendar days.

Funding: 332-P10777.332-6599 - \$7,711.73, 343-P10777.343-6599 - \$130,000.00,
461-P10777.461-6599 - \$2,385.76, 350-P10777.350-6599 - \$67,000.00

Itemized and explained as follows:

1. Provide closed foam spray insulation at underside of first floor in lieu of batt insulation and vapor barrier. It was determined that this method of insulating the first floor provides better performance and is more economical than traditional batt insulation and vapor barrier.
2. Additional cost for permit fees in excess of the contract allowance amount of \$30,000.00.
3. Additional cost for the elevator work in excess of the contract allowance amount of \$15,000.00.
4. Install new fire line tap and components from SW 7th Street and tie into existing fire sprinkler stub out on north side of building, including utility service fees. Provide and install new 2 ½" domestic water service and components from SW 7th Street to building. Install new ¾" water service stub for future dumpster location and tie into new domestic water service. Install new aluminum parapet coping cap at roof parapet walls. Remove and replace existing wood outriggers for installation of new parapet coping cap. All work in accordance with Proposal Request 001 dated May 20, 2016. The fire tap and water tap were specified as existing per the scope of work. Upon investigation it was discovered that these taps were not in place and are required to bring service to the fire sprinkler system and domestic water to the building. The parapet coping cap is added scope as an improvement to protect against water infiltration into the exterior walls through cracks in the parapet stucco walls.
5. Provide subfloor adhesive and ring shank nails for installation of plywood subfloor in lieu of no adhesive and standard nails. All work accordance with Proposal Request 002, dated June 7, 2016.
6. Apply termiticide soil treatment at crawlspace floor in accordance with Proposal Request 003 dated June 29, 2016. The existing crawlspace floor is soil, this condition make the building susceptible to termite infestation, thus the need for treatment.
7. Install new underground electrical feeder conduits from FPL transformer to MDP panel in building electrical room in accordance with Proposal Request 008 dated August 18, 2016. The electrical feeder conduits were specified as existing per the scope of work. Upon investigation it was discovered that the feeder conduits were not in place and are required to be installed to bring electrical service to the building.



8. Perform moisture test on existing roofing insulation in accordance with manufacturer, Johns Manville, requirements. This work is required as a prerequisite to obtaining a new 20 year NDL warranty from the manufacturer, Johns Manville.
9. Install new Thermoplastic Polyolefin (TPO) single ply roof membrane with 20 year NDL warranty in accordance with manufacturer's Assembly Letter dated July 29, 2016. Work to include all new flashings, sealing of all penetrations, and waterproofing of interior stucco parapet walls. This work is required to bring the roofing into compliance with manufacturer standards for issuance of a new 20 year NDL warranty from Johns Manville.

This work will be partially funded from the additional material allowance, the additional labor allowance, and the additional equipment allowance line items in the contract, and will add 68 additional calendars days to the contract time.

(A) DEDUCTIONS

Item No.

Additional Material Allowance	Reduce allowance line item by:	(\$42,656.83)
Additional Labor Allowance	Reduce allowance line item by:	(\$23,371.34)
Additional Equipment Allowance	Reduce allowance line item by:	(\$ 5,000.00)
CO 4-1	Provide closed cell spray foam insulation, R-14, to underside of first floor subflooring in lieu of batt insulation and vapor barrier, in accordance with contractor's request for change order number 30R, dated August 31, 2016, attached hereto.	(\$ 1,988.23)

TOTAL DEDUCTIONS (\$73,016.40)

(B) ADDITIONS

Item No.

CO 4-2	Additional cost for permit fees in excess of contract allowance, in accordance with contractor's request for change order number 11R, dated August 31, 2016, and request for change order number 22R, dated August 30, 2016, attached hereto.	\$ 4,822.57
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- CO 4-3 Additional cost for the elevator work in excess of the contract allowance, in accordance with contractor's request for change order number 5R, dated August 31, 2016, attached hereto. \$12,417.42
- CO 4-4 Provide and install new fire line tap and components from SW 7th Street and tie into existing fire sprinkler stub out on north side of building, including utility service fees. Provide and install new 2 ½" domestic water service and components from SW 7th Street to building. Install new ¾" water service stub for future dumpster location and tie into new domestic water service. Install new aluminum parapet coping cap at roof parapet walls. Remove and replace existing wood outriggers for installation of new parapet coping cap. All work accordance with Proposal Request 001 dated May 20, 2016, and contractor's request for change order number 3RRR, dated August 31, 2016, attached hereto. \$121,386.42
- CO 4-5 Provide and install subfloor adhesive and ring shank nails for installation of the plywood subfloor in lieu of no adhesive and standard nails, in accordance with Proposal Request 002, dated June 7, 2016, and contractor's request for change order number 4RRR, dated August 31, 2016, attached hereto. \$ 3,654.12
- CO 4-6 Provide and install termiticide soil treatment for subterranean termites at crawlspace floor, in accordance with Proposal Request 003, dated June 29, 2016, and contractor's request for change order number 7R, dated August 31, 2016, attached hereto. \$ 9,316.30
- CO 4-7 Provide and install two (2) 4" electrical feeder conduits from FPL transformer to MDP panel in main electrical room in accordance with Proposal Request 008, dated August 18, 2016, and contractor's request for change order number 31R, dated August 31, 2016, attached hereto. \$ 11,131.22
- CO 4-8 Conduct moisture test of existing roofing insulation as required by manufacturer, Johns Manville, in accordance with contractor's request for change order number 13R, dated August 31, 2016, attached hereto. \$ 3,667.05
- CO 4-9 Install new TPO single ply roof with 20 year NDL warranty in accordance with manufacturer, Johns Manville, Assembly Letter dated July 29, 2016 to include all new flashings, sealing of all penetrations, and waterproof interior stucco parapet walls. In accordance with contractor's request for change order number 26RR, dated August 31, 2016, attached hereto. \$113,718.79



TOTAL ADDITIONS \$280,113.89

ADDITIONAL CONTRACT TIME BEING REQUESTED

SIXTY-EIGHT (68) CALENDAR DAYS

THE TOTAL AMOUNT OF THIS CHANGE ORDER

\$207,097.49

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.

Approved:

John Di Pompeo, Jr.
Di Pompeo Construction Corp.

Date

Recommended by:

Paul A. Berg
Acting Public Works Director

Date

Approved by:

Lee R. Feldman
ICMA-CM, City Manager

Date

cc: Scott Teschky, CCM, LEED AP BD+C, Senior Project Manager
Alan Dodd, Assistant Director Public Works
Carlos Acosta, MBA, P.E., PMP, Assistance City Engineer
Financial Administrator
Project File



CHANGE ORDER SUMMARY SHEET

ORIGINAL CONTRACT AMOUNT	\$ 3,114,000.00
COST OF CHANGE ORDERS TO DATE	(\$266,883.00)
COST OF THIS CHANGE ORDER	\$207,097.49
TOTAL:	\$ 3,054,214.49
ORIGINAL CONTRACT TIME	220 calendar days
TIME ADDED TO DATE	11 calendar days
TIME ADDED TO THIS CHANGE ORDER	68 calendar days
TOTAL:	299 calendar days

SCHEDULE OF CHANGE ORDERS TO DATE

C.O.#	DATE	DESCRIPTION	AMOUNT OF COST OR CREDIT
1	3/15/16	Line item credit adjustments for VE and allowance reductions.	(\$266,883.00)
2	3/29/16	Incorporation of Exhibits A, B, & C into the Contract.	\$0.00
3	7/21/16	Repair roof leaks, remove three existing windows, reduce allowance items	\$0.00