



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

#19-0055

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

FROM: Chris Lagerbloom, ICMA-CM, City Manager

DATE: February 19, 2019

TITLE: Motion to Approve Change Order No. 1 for Project 12267 - Department of
Sustainable Development Building Roof Repair and Cooling System
Replacement – Carrier Commercial - \$244,108.65

Recommendation

It is recommended that the City Commission approve Change Order No. 1, in substantially the form attached, in the amount of \$244,108.65, for the Department of Sustainable Development (“DSD”) Building – Roof Repair and Cooling System Replacement project; and add three hundred and forty-eight (348) calendar days to the contract with Carrier Commercial (“Carrier”).

Background

On October 17, 2017, the City Commission awarded Contract No. 673-12020 for the cooling system replacement at DSD to Carrier in the amount of \$635,500, including allowances (CAM #17-1204). The original project scope included, but was not limited to, replacement of the existing rooftop air handling units; replacement of the existing split system air conditioner unit for the Informational Technology room; as well as cleaning and sanitizing of the existing ductwork. Notice to Proceed for this Contract Agreement was issued on January 8, 2018, with the original contract completion date of April 18, 2018.

The rooftop air handling units were replaced by May 6, 2018 due to the delays with the equipment fabrication. After installation, several components failed, and DSD experienced continuous issues with the cooling system installed by Carrier. The contract time was extended forty-three (43) days due to the equipment manufacturing delays. The total amount of calendar days to the partial substantial completion was one hundred and seventy (170) days over the contract completion date.

In lieu of liquidated damages, Carrier has agreed to compensate City for additional interior remediation work and for independent Indoor Air Quality testing, and to complete the following additional work:

1. Provide five (5) years of labor and material warranty on all installed units in lieu of one (1) year of warranty as specified in the Contract.

2. Replacement of the existing variable air volume box controllers.
3. Roof repair and coating system without adjustment due to increased cost of material and labor, as proposed during the bidding period, but not awarded as part of the original contract.

Change Order No. 1 is for the additional work noted above. Due to the additional scope associated with Change Order No. 1, an additional one hundred and thirty-five (135) calendar days is also being requested for approval to complete the roofing work. Therefore, the total contract time extension requested is three hundred and forty-eight (348) calendar days.

The repairs to the DSD roof are highly recommended due to the existing roof showing signs of deterioration, bubbles and degranulation of the cap sheet. In addition, leaks were reported on multiple occasions. The roof repair and coating will maintain and protect it from further deterioration and will extend its useful life.

The additional work for roof repair and coating system will consist of preparation of roof surface, cleaning, sanding and priming; coating with rubberized elastomeric coating, Form Flex 6000 or similar, and ten (10) year warranty. Carrier's roofing vendor will provide a substitute product, a seamless acrylic coating, Conklin's Fabric-Reinforced Roofing System with a fifteen (15) year warranty at no additional cost.

Resource Impact

There is a fiscal impact to the City in the amount of \$244,108.65 for this change order and \$42,649.35 for estimated project management fees for a total of \$286,758. Funds for this change order are available in the 2019 Community Investment Plan accounts listed below:

<i>Funds available as of January 30, 2019</i>					
ACCOUNT NUMBER	INDEX NAME (Program)	CHARACTER CODE/ SUB-OBJECT NAME	AMENDED BUDGET (Character)	AVAILABLE BALANCE (Character)	AMOUNT
331-P12267.331-6599	Department of Sustainability Cooling System Replacement	Capital Outlay/ Construction	\$298,497	\$70,987	\$39,575
140-P12267.140-6599	DSD Building – Cooling System Replacement	Capital Outlay/ Construction	\$783,013	\$247,183	\$247,183
TOTAL →					\$286,758

Strategic Connections

This item is a *Press Play Fort Lauderdale Strategic Plan 2018* initiative, included within the Infrastructure Cylinder of Excellence, specifically advancing:

- GOAL 2: Be a sustainable and resilient community.

This item advances the *Fast Forward Fort Lauderdale Vision Plan 2035: We are Ready*.

Attachment

Exhibit 1 – Change Order No. 1

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