



THE CITY OF KEY WEST  
 Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3883

### CHANGE ORDER

CHANGE ORDER NO. 3

CHANGE ORDER DESCRIPTION See Revised scope of work for trench drains, generator, toilet accessories, parapet changes, and main hall ceiling.

PROJECT NAME: Frederick Douglass Community Center

PROJECT CODE: BV55021701

CONTRACTOR NAME: Keystar, Inc

**THE FOLLOWING MODIFICATIONS TO THE CONTRACT ARE HEREBY ORDERED:**  
 ( Detail provided on additional page(s). Yes  or No  )

CONTRACT VALUE		CONTRACT TIME (CALENDAR DAYS)	
ORIGINAL CONTRACT	\$ <u>7,985,927.86</u>	ORIGINAL CONTRACT	<u>545</u> DAYS
PREVIOUS CHANGE ORDERS	\$ <u>181,614.68</u>	PREVIOUS CHANGE ORDERS	<u>0</u> DAYS
THIS CHANGE ORDER	\$ <u>123,703.67</u>	THIS CHANGE ORDER	<u>0</u> DAYS
REVISED CONTRACT VALUE	\$ <u>8,291,246.21</u>	REVISED CONTRACT TIME	<u>545</u> DAYS

REVISED CONTRACT COMPLETION DATE: N/A

By: City of Key West  
 \_\_\_\_\_  
 Authorized Signature  
Albert P. Childress  
 \_\_\_\_\_  
 Printed Name  
City Manager  
 \_\_\_\_\_  
 Title  
 \_\_\_\_\_  
 Date

By: Keystar  
 \_\_\_\_\_  
 Contractor Name  
[Signature]  
 \_\_\_\_\_  
 Authorized Signature  
Chas Spottsward  
 \_\_\_\_\_  
 Printed Name  
Pres  
 \_\_\_\_\_  
 Title  
4/26/24  
 \_\_\_\_\_  
 Date

*RR*



Credit for Classroom and Multipurpose Room: (\$3,030.00)  
 Shelving revision at IT 135: \$750.00  
 Total of City revisions: (\$2,280.00)

Furnish and install all revised work at Main Hall as shown in Revision 7 dated 3.29.24. Work includes the following:

1. Addition of framing and drywall to create new soffit along wall adjacent to the kitchen
2. Revise lighting controls and utilize canopy lights (already purchased) in place of additional ten (10) type "C" light fixtures
3. Revise ductwork and include linear diffusers as shown
4. Addition of new acoustical ceiling system
5. Credit for removing three (3) courses of CMU from building

NOTE: We reserve our rights in the event this added scope of work impacts the project schedule

**ATTACHMENTS:**

**POTENTIAL CHANGE ORDERS IN THIS CHANGE ORDER:**

PCO #	Title	Schedule Impact	Amount
010	Community Center Design Changes		\$57,297.57
012	Main Hall Ceiling Revisions		\$66,406.10
<b>Total:</b>			\$123,703.67

**CHANGE ORDER LINE ITEMS:**

**PCO # 010: Community Center Design Changes**

#	Budget Code	Description	Amount
1	10-010.SUB Bath Accessories.Subcontractor	Revised Toilet Accessories per Submittal	\$3,190.00
2	16-005.SUB Electrical.Subcontractor	Electrical for Hand Dryers	\$1,125.00
3	02-030.SUB Site Preparation.Subcontractor	Trench Drain Revision	\$12,277.00
4	02-030.SUB Site Preparation.Subcontractor	Trench Drain Connections	\$6,048.00
5	16-005.SUB Electrical.Subcontractor	Generator Troubleshooting	\$970.00
6	16-005.SUB Electrical.Subcontractor	Replace Gym ATS	\$8,158.00
7	09-100.SUB Drywall/Framing.Subcontractor	Frame Roof Parapets	\$9,300.00
8	03-100.SUB Concrete Shell Package.Subcontractor	Credit for Roof Parapet and ADA Ramp Walls	\$(1,885.00)
9	09-015.SUB Exterior Insulation Finish Sys.Subcontractor	Stucco Bands at Gym	\$7,980.00
10	06-105.SUB Interior Arch Woodwork.Subcontractor	Credit for City Casework Revisions	\$(2,280.00)
11	90-210.LAB Senior Project Manager.Labor	General Conditions	\$2,917.40
12	90-210.BUR Senior Project Manager.Burden	General Requirements	\$1,795.32
13	90-500.OTH Contractor Fee.Other	Fee	\$4,959.57
14	90-475.OTH P & P Bonds.Other	Bond	\$545.55
15	90-450.OTH General Liability - On Site.Other	Insurance	\$826.51
16	90-460.OTH Builders Risk Policy.Other	Builder's Risk	\$1,370.22
<b>Grand Total:</b>			<b>\$57,297.57</b>

**PCO # 012: Main Hall Ceiling Revisions**

#	Budget Code	Description	Amount
1	09-100.SUB Drywall/Framing.Subcontractor	New Soffit	\$11,780.00
2	16-005.SUB Electrical.Subcontractor	Revise Lighting Controls	\$6,253.00
3	15-200.SUB HVAC.Subcontractor	Revise HVAC	\$19,425.00
4	03-100.SUB Concrete Shell Package.Subcontractor	Remove Courses of Masonry	\$(9,000.00)



PCCO #003

Project: 23008 - Frederick Douglass Community Center  
111 Olivia Street  
Key West, Florida 33040

**Prime Contract Change Order #003: Community Center Design Changes**

TO:	The City of Key West 1300 White Street Key West, Florida 33040	FROM:	Keystar Inc 5450 Macdonald Ave Suite #3 Key West, Florida 33040
DATE CREATED:	4/24/2024	CREATED BY:	Jeremy Mosher (Keystar Inc)
CONTRACT STATUS:	Approved	REVISION:	0
DESIGNATED REVIEWER:		REVIEWED BY:	
DUE DATE:		REVIEW DATE:	04/24/2024
INVOICED DATE:		PAID DATE:	
SCHEDULE IMPACT:		EXECUTED:	No
REVISED SUBSTANTIAL COMPLETION DATE:		SIGNED CHANGE ORDER RECEIVED DATE:	
CONTRACT FOR:	1:	TOTAL AMOUNT:	\$123,703.67

**DESCRIPTION:**

Furnish and install the following changes:

- Toilet Accessory Submittal Changes

Provide updated toilet accessory package with associated labor, per returned submittal 102800 response dated 2/15/14 and Mardale Specialties Direct PCO #02 dated 2/19/24.

- Provide Electric to Hand Dryers

Provide installation of four (4) owner furnished hand dryers with all electrical work required for dedicated circuits to each hand dryer.

- Storm Drainage Revisions

Furnish and install new trench drain system with associated connections in accordance with response to RFI #52 dated March 8, 2024, and approval of Submittal 334416-2 Revision 0: Trench Drain.

- Generator Troubleshooting

Provide troubleshooting of existing generator feeding Douglass Gym building on 2/16/24 and 3/4/24 in accordance with Check Electric Invoices #200280 and #3024348.

- Replace ATS at Existing Gymnasium

Replace existing Gymnasium ATS with new Cummins ATS in accordance with Check Electric proposal #23-59FDCC dated March 15, 2024 and attached specifications.

- Metal Framed Roof Parapets

Provide revisions to roof parapets eliminating concrete and replacing with heavy gauge metal framing and metal deck in accordance with the response to RFI #47 dated March 6, 2024.

- Decorative Stucco Bands at Gym

Furnish and install decorative stucco bands on existing Douglass Gymnasium to match profile and finish of existing aluminum panels. Work includes demolition of existing metal siding and trim as required, installation of new flashing, new stucco finish, and Loxon paint.

- City of Key West Casework Revisions

Provide revisions to casework in accordance with Jeremy Mosher email to Karen Wilman dated Friday, March 15, 2024 RE: Casework markup. Music Department Casework to be broken out on a separate PCO.



#	Budget Code	Description	Amount
5	90-210.LAB Senior Project Manager.Labor	General Conditions	\$3,381.17
6	90-210.BUR Senior Project Manager Burden	General Requirements	\$2,080.72
7	90-500.OTH Contractor Fee.Other	Fee	\$5,747.99
8	90-475.OTH P & P Bonds.Other	Bonds	\$632.28
9	90-450.OTH General Liability - On Site Other	General Liability	\$957.90
10	90-460.OTH Builders Risk Policy.Other	Builder's Risk	\$1,588.04
11	09-115.SUB Suspend/Acoustical Ceilings.Subcontractor	Acoustical Ceiling System	\$23,560.00
<b>Grand Total:</b>			<b>\$66,406.10</b>

The original (Contract Sum)	\$7,985,927.86
Net change by previously authorized Change Orders	\$181,614.68
The contract sum prior to this Change Order was	\$8,167,542.54
The contract sum will be increased by this Change Order in the amount of	\$123,703.67
The new contract sum including this Change Order will be	\$8,291,246.21
The contract time will not be changed by this Change Order.	

Devon Ayers (K2M DESIGN INC.)

The City of Key West  
1300 White Street  
Key West, Florida 33040

Keystar Inc  
5450 Macdonald Ave Suite #3  
Key West, Florida 33040

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SIGNATURE


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