



THE CITY OF KEY WEST

3140 Flagler Ave, Key West, FL 33040 (305) 809-3792

EXECUTIVE SUMMARY

TO: Greg Veliz, City Manager

FROM: Kreed Howell, Senior Construction Manager

DATE: 03 September 2019

SUBJECT: Owner Requested Change Order – Glynn Archer Gymnasium

ACTION STATEMENT

Authorizing the City Manager to approve Change Order No. 3 in the amount of \$17,464.68 using available unencumbered project funds for Owner requested changes to the project scope.

BACKGROUND

Resolution 18-251 of the City Commission of the City of Key West awarded the bid of Pedro Falcon Contractors, Inc. (Pedro) for the renovation of the Glynn Archer Gymnasium (Gym). Consistent with reconstruction of an existing 90 year old structure, encountering design/scope gaps is to be expected.

Construction activities commenced in September 2018. Relative to the age of the building and multiple design changes during the preliminary design phase, gaps within the final construction documents and the completed structure was expected. For the sake of administrative record keeping, these Owner Requested Change Orders (Requests 11-14) have been condensed into Change Order No. 3. Change Order No. 1, for additional electrical work to achieve generator connectivity was executed 1 October 2018. Change Order No. 2, for spalling repair, was approved by Resolution 19-169 and executed on 5 June 2019. Change Order Requests (COR), provided by the Contractor and the required backup documentation are attached with this document.

Change Order Request 11: Accessible Means of Power Disconnection

- During final inspection to connect power to the gym, City Building Department inspector requested an external disconnect mechanism be installed before allowing energizing of the main structure. Subsequently, staff requested the Contractor to provide and install a lockable push button panel and pipe and also to modify existing panel to interconnect these devices. The total cost for this Owner Directed Change Order (ODCO) is \$5,602.13.

Change Order Request 12: Gym Light Lenses

- The original submittal provided by the Contractor was the exact type and brand of the light Fixture Type A Columbia LLHV4-35M-WST-EDU and type B LLHV4-35L-WST-EDU that is called for in the plans and specification for the open gym area. The light fixture number provided by the drawings does NOT include a lens for this light fixture. Listed below is the additional cost to provide a lens for 21 light fixtures. The cost for this ODCO is \$3,171.24.

Change Order Request 13: Interior Stucco over Existing Terracotta Walls

- The construction documents call for all interior walls to be painted the specified color. After selective demolition, some of the walls revealed numerous areas that exposed the original terracotta bricks. As such, the appearance of the different walls was deemed unacceptable by Staff and an Owners request for Change Order was issued. The cost for this ODCO is \$4,689.30

Change Order Request 14: Installation of Proximity Card Reader

- Due to the number of individuals that will require access to the new Gym, Staff requested a proposal for the procurement and installation of a proximity card reading device on door #103. The cost for this ODCO is \$9,604.51.

Credit for not Installing 30% of Allotted Roof Joist

- The bid documents required the proposer to include unit pricing to remove and replace 30%, over base bid, of the roof joists and decking (Falcon's proposal carried \$3.00 per linear foot). The Contractor did not require the additional 30% and provided the City with a CREDIT of (\$5,602.50).

The above analysis is summarized as follows:

COR #	CO #	Description	Requested	CKW approved
11	3	Electrical Disconnect	\$5,602.13	\$5,602.13
12	3	Gym Light Lenses	\$3,171.24	\$3,171.24
13	3	Additional interior Stucco	\$4,689.30	\$4,689.30
14	3	Card Reader	\$9,604.51	\$9,604.51
NA	NA	Roof Joist Credit	-\$5,602.50	-\$5,602.50
Total Change Order 3				\$17,464.68

PURPOSE AND JUSTIFICATION

Addressing the identified conditions in a timely manner and in accordance with good engineering and construction practice is critical to providing a structurally stable gymnasium, office and community resource facility.

The improvement of infrastructure is critical to meeting the current and future needs of the City. This project supports Goal #4 of the Key West Strategic Plan, specifically: *Long term sustainability of the City's hard assets.*

FINANCIAL ISSUES

Owner Directed Change Order No. 3 in the amount of \$17,464.68 is available and funded under Account #1011900 5196300 (Project IS19001701). Currently there is \$46,572.17 unencumbered in the project account of this \$1.9M project.

RECOMMENDATION

Engineering Staff recommends authorizing the City Manager to approve Change Order No. 3 to Pedro Falcon Contractors, Inc. in the amount of \$17,464.68 to address Owner requested changes to the Glynn Archer Gym.