



THE CITY OF KEY WEST

Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3883

CHANGE ORDER

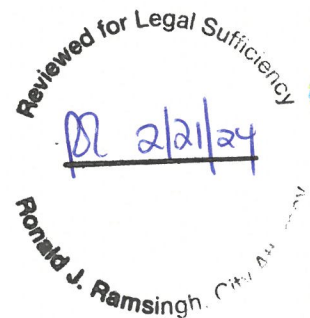
CHANGE ORDER NO. 2
CHANGE ORDER DESCRIPTION Adding a solar energy system to the project.
PROJECT NAME: Frederick Douglass Community Center
PROJECT CODE: BV55021701
CONTRACTOR NAME: Keystar, Inc

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

Table with 2 columns: CONTRACT VALUE and CONTRACT TIME (CALENDAR DAYS). Rows include ORIGINAL CONTRACT, PREVIOUS CHANGE ORDERS, THIS CHANGE ORDER, and REVISED CONTRACT VALUE/TIME.

REVISED CONTRACT COMPLETION DATE: N/A

By: City of Key West
Authorized Signature: [Signature]
Albert P. Childress
Printed Name
City Manager
Title
Date: Feb. 22, 2024



By: Keystar, Inc
Contractor Name
Authorized Signature: [Signature]
Chas Spottswood
Printed Name
Owner
Title
Date: 2.13.24



PCCO #002

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

Prime Contract Change Order #002: Add Solar System, Secondary Feeder Footage and Generator Tie-in To Gym

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:	2/09/2024	CREATED BY:	Jeremy Mosher (Keystar Inc)
CONTRACT STATUS:	Approved	REVISION:	0
DESIGNATED REVIEWER:		REVIEWED BY:	
DUE DATE:		REVIEW DATE:	02/09/2024
INVOICED DATE:		PAID DATE:	
SCHEDULE IMPACT:		EXECUTED:	No
REVISED SUBSTANTIAL COMPLETION DATE:		SIGNED CHANGE ORDER RECEIVED DATE:	
CONTRACT FOR:	1:	TOTAL AMOUNT:	\$181,614.68

DESCRIPTION:

Add Solar System to Project

Design Assist, Furnish and Installation of a fully functional roof mounted solar photovoltaic electrical generation and distribution system complete utilizing micro inverters to split solar between building panels PP and TP in accordance with SALT Energy Updated Proposal dated December 19, 2023 and Frederick Douglass Solar Project Option 2. System shall include, but is not limited to, all required design assist details and collaboration with the Design Consultants, engineering, structural framing & supports, attachments to the roof, photovoltaic panels, equipment/controllers/meters/disconnects/switchgear/invertors & devices/data monitoring system, conduit, and wiring for a complete, turnkey, and fully operational system. This change order also includes upgrade of Main Hall roof to GAF Everguard Extreme TPO with a 30 year warranty.

Additional Secondary Feeder Footage and Generator Breaker

Provide two (2) new breakers in new generator in lieu of the original one (1) breaker to allow the generator to power both the new Community Center and the existing Gymnasium. Reroute conduits and conductors from existing ATS in the gymnasium electrical room to the new generator location, make all terminations inside new generator and test all connections.

Provide all labor, material, excavation, backfill, etc. as required for additional secondary electrical footage required due to Keys Energy eliminating pad mount transformer as originally designed and changing to pole mounted transformers in southwest corner of the site.

Utilize project utility allowance to cover the secondary feeder and generator breaker costs.

Please note that we have included no additional time within this change order and reserve our rights as to how these changes impact project schedule.

ATTACHMENTS:

POTENTIAL CHANGE ORDERS IN THIS CHANGE ORDER:

PCO #	Title	Schedule Impact	Amount
002	Add Solar System, Secondary Feeder Footage and Generator Tie-in To Gym		\$181,614.68
Total:			\$181,614.68

CHANGE ORDER LINE ITEMS:

PCO # 002: Add Solar System, Secondary Feeder Footage and Generator Tie-in To Gym

#	Budget Code	Description	Amount
1	13-300.SUB Solar Energy Systems.Subcontractor	Solar System	\$121,000.00
2	07-400.SUB Roofing.Subcontractor	Upgrade Roof to Extreme	\$17,750.00
3	16-005.SUB Electrical.Subcontractor	Electrical for Solar	\$7,000.00
4	90-210.LAB Senior Project Manager.Labor	General Conditions	\$9,473.75
5	90-210.BUR Senior Project Manager.Burden	General Requirements	\$5,830.00

#	Budget Code	Description	Amount
6	90-500.OTH Contractor Fee.Other	Fee	\$16,105.38
7	90-475.OTH P & P Bonds.Other	Bond	\$1,771.59
8	90-450.OTH General Liability - On Site.Other	Liability Insurance	\$2,683.96
9	16-005.SUB Electrical.Subcontractor	Add Breaker to Generator	\$3,791.00
10	16-005.SUB Electrical.Subcontractor	Additional Secondary Footage	\$19,485.00
11	02-250.OTH Utilities.Other	Utilize Utility Allowance	\$(23,276.00)
Grand Total:			\$181,614.68

The original (Contract Sum)	\$7,985,927.86
Net change by previously authorized Change Orders	\$0.00
The contract sum prior to this Change Order was	\$7,985,927.86
The contract sum will be increased by this Change Order in the amount of	\$181,614.68
The new contract sum including this Change Order will be	\$8,167,542.54
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

SIGNATURE

DATE

SIGNATURE

DATE

SIGNATURE

DATE