



THE CITY OF KEY WEST

Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3700

MEMORANDUM

EXECUTIVE SUMMARY

TO: Jim Scholl, City Manager
Greg Veliz, Asst. City Manager – Operations
Sarah Spurlock, Asst. City Manager – Administration
James Bouquet PE, Director of Engineering

FROM: Terrence Justice, Engineering

DATE: October 8, 2014

**RE: Approval of Work Change Order No.1 for Addition of an Elevator
and Other Modifications to the Construction of Fire Station #2.**

ACTION STATEMENT

This resolution will approve Change Order No.1 for Project GN1204 Fire Station #2, awarded to D. L. Porter Constructors, Inc. by Resolution 13-237. Change Order No. 1 adds an elevator to the building to comply with Americans with Disabilities Act (ADA) requirements and provides for other modifications and additions to the project. Cost associated with Change Order No. 1 is \$422,273.29 and change Order No. 1 will extend the contract duration by 64 calendar days.

BACKGROUND

Based on Invitation to Bid (ITB) 13-014, D. L. Porter Constructors, Inc. (DLP) was awarded a contract for \$5,904,376 (Resolution 13-237) to construct Fire Station #2. After contract award, the need for the elevator was identified by the City's Chief Building Official (CBO) per applicable Florida Building Code (FBC) and ADA guidelines. An elevator had not been included in the original design and construction documents per City direction based on a determination by a previous CBO.

During the course of fire station construction to date, other modifications and additions to the construction documents were identified as a result of:

Key to the Caribbean – Average yearly temperature 77° F.

- Requests for Information (RFIs) submitted by DLP.
- CBO review and inspection.
- Review of environmental best management practices.
- Requests by City of Key West Fire Department (KWFD).
- Requests by City of Key West Engineering Department.

These other modifications and additions are summarized in the Purpose and Justification paragraph below and the attached Change Order Requests (CORs). CORs were prepared by DLP and submitted to the City in accordance with construction administration procedures. The CORs include a breakdown of change order cost by item.

The construction contract as approved by the City Commission in Resolution 13-237 and executed by the City Manager included a \$250,000 Construction Allowance (contingency). This allowance is included to cover Field Change Directives (FCD) that do not constitute a change in scope for the project (e.g., unforeseen conditions). To date, the following Field Change Directives (see attached) have been approved by the City Manager for this project:

- FCD #1: Relocate drainage structures (no cost).
- FCD #2: Construct new foundation for existing emergency generator (Add \$32,374.74).
- FCD #3: Address unsuitable soil encountered during foundation excavation including additional excavation, longer pile length, replacement soils and foundation removal (Add \$192,352.06).
- FCD #4: Change door actuators and reuse existing transfer switch (Credit \$50,840.44).
- FCD #5: Conduct additional asbestos abatement in former City Hall (Add \$17,040.41).
- FCD #6: Eliminate pavers and replace with concrete pavement (Credit \$876.20).
- FCD #7: Transplant existing trees on behalf of the City (Add \$12,543.01).
- FCD #13: Remove existing underground foundation (Add \$1,470.96).

Costs associated with these FCDs total \$204,064.54, with \$45,935.46 remaining from the original Construction Allowance. Refer to attached Contract Change Order Budget Status for a summary of FCDs to date.

PURPOSE AND JUSTIFICATION

Change Order No. 1 will fund the addition of an elevator for Fire Station #2. The elevator is necessary for issuance of necessary building permits and to comply with current governing ADA and building code requirements. Cost for the elevator component (COR 21) of this change order is \$373,245.63. Required design and subsequent incorporation/fabrication of the elevator structure into the precast building components resulted in a contract extension of 60 days.

Furthermore, this change order will authorize the following modifications and additions to the Fire Station #2 construction documents. Add and deduct costs associated with these incorporation of these items into the work totals \$49,027.66 (less than 1% to the original contract amount) and only extends the contract duration by an additional 4 calendar days.

- Deduct cost associated with eliminating bollards at bus pull-out per ADA standards (COR 13).
- Add a flashing "reglet" at the top of the arcade roof for waterproofing integrity (COR 14).
- Add sanitary sewer laterals beneath second floor (COR 15).
- Add one and relocate two plumbing fixtures and associated piping in truck bay per KWFD request (COR 16).
- Modify storm drainage system due to underground utility conflicts and maintain ADA compliance (COR 17).
- Deduct cost associated with reducing washing machine capacity requirements (COR 18).
- Add an oil/water separator and route truck-bay floor drains and elevator sump into the sanitary sewer system per Environmental Protection Agency best management practices (COR 19).
- Add roof access hatch, catwalk, and permanent ladder per CBO review and FBC compliance. Also, modify the roof-top equipment screens and relocate vent and intake per CBO/FBC (COR 20).
- Add non-skid, stainless steel nosings to cast-in-place stairs for safety (COR 23).

The total cost of Change Order No. 1 for Project GN1204—Fire Station #2 is \$422,273.29 (\$373,245.63 + \$49,027.66). The scheduled "move-in date" for Fire Department personnel remains December 1, 2014.

Refer to attached Contract Change Order Budget Status for a summary of Change Order No. 1 costs and project contingency allowance expenditures to date.

OPTIONS

1. Option 1: City Commission can approve Change Order #1 in the amount of \$422,273.29 for addition of an elevator and other modifications to Fire Station #2 and extend the contract duration by 64 days.
2. Option 2: City Commission could reject this Change Order and direct staff to re-negotiate the change order cost with the contractor.

FINANCIAL IMPACT

The Fiscal Year (FY) 2014-2015 operating budget (account 303-1900-519-6300 / project code GN1204) provides \$484,167 to fund the cost of change orders associated with the construction of Fire Station #2.

RECOMMENDATION

Staff recommends that the City Commission select Option 1, approving Change Order #1 in the amount of \$422,273.29.