




## MEMORANDUM

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Date: June 6, 2024

To: Honorable Mayor and Commissioners

Via: Albert P. Childress  
City Manager 

From: Gary Volenec, P.E.  
Engineering Director

Subject: **24-5864 Frederick Douglass Community Center – Change Order 3**

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### **Introduction**

This resolution will approve a change order to Keystar Inc. for revisions to the contract for the Frederick Douglass Community Center, in the amount of \$123,703.67, and authorize the City Manager to execute the contract and provide any necessary budget transfers/amendments.

### **Background**

The Frederick Douglass Community Center project is under construction and staff had identified changes that are required for the project. The attached Change Order 3 documents outline the revisions and identifies the additional work as well as deducted work from the base bid of the contract. The changes include improvements to the underground stormwater detention system, replacing paper towel dispensers with electric hand dryers, added services to repair and replace parts on the existing generator that powers the gym in an emergency, revision to the roof parapet to convert to stud wall construction, deduction for eliminated casework, revision to main hall ceiling to improve acoustics, revision to the main hall HVAC from exposed to concealed ductwork, and addition of a soffit to cover HVAC ductwork within the main hall.

### **Procurement**

Funding for this change order will be transferred from Bahama Village TIF Fund reserve account 601-5502-555-9800 in the amount of \$123,703.67 to Bahama Village TIF Fund account 601-5502-555-6200, Project Number BV55021701, bringing the total contract amount to \$8,291,246.21.

**Recommendation**

The City Manager's Office recommends the approval of Change Order 3 to Keystar Inc. for revisions to the contract with Keystar, Inc. for the Frederick Douglass Community Center, in the amount of \$123,703.67. Staff recommends authorizing the City Manager to execute the change order upon consent of the City Attorney and execute any necessary budget transfers.

Attachments:

Resolution 23-193 Keystar, Inc. Construction Award

Resolution 24-024 Keystar, Inc. Solar addition

Change Order 3

Change Order 2

Change Order 1