




**PCCO #001**

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

## Prime Contract Change Order #001: Value Engineering Addendum #1 Conformed Set

<b>TO:</b>	<b>The City of Key West</b> 1300 White Street Key West, Florida 33040	<b>FROM:</b>	<b>Keystar Inc</b> 5450 Macdonald Ave Suite #3 Key West, Florida 33040
<b>DATE CREATED:</b>	12/04/2023	<b>CREATED BY:</b>	Jeremy Mosher (Keystar Inc)
<b>CONTRACT STATUS:</b>	Approved	<b>REVISION:</b>	0
<b>DESIGNATED REVIEWER:</b>	 <small>DESIGNED BY: EC8BFFDCC8B8A8B0</small>	<b>REVIEWED BY:</b>	
<b>DUE DATE:</b>		<b>REVIEW DATE:</b>	12/04/2023
<b>INVOICED DATE:</b>		<b>PAID DATE:</b>	
<b>SCHEDULE IMPACT:</b>		<b>EXECUTED:</b>	No
<b>REVISED SUBSTANTIAL COMPLETION DATE:</b>		<b>SIGNED CHANGE ORDER RECEIVED DATE:</b>	
<b>CONTRACT FOR:</b>	1:	<b>TOTAL AMOUNT:</b>	\$0.00

**DESCRIPTION:**

Furnish and install the following revisions to the Frederick Douglass Community Center in accordance with Change Order #01 listed on the Douglass CC VE, Alternate, and Allowance Log dated 12.01.23R and in accordance with the Addendum #1 Conformed Set of Plans dated 11.01.23 as follows:

**Landscaping Revisions**

1. Provide arborist to trim existing trees to remove branches in conflict with new building work.
2. Provide relocation of two (2) trees - Gumbo Limbo and Tamarino
3. Provide root pruning of Pongamia tree

**Add Back In Parking Signs**

Provide back-in parking signage as well as additional MOT as required by the City of Key West.

**Mobilize Bobcat Drill Rig**

Mobilize bobcat with auger drill rig assembly to access auger pile underneath branches of existing tree shown to remain.

**Provide Stucco and Elastomeric Paint at Existing Gym Wall**

Overage after utilizing \$20,000 allowance to provide new stucco at west wall of existing gym where old community center was demolished. Work to include all prep, accessories, etc. for a complete finished system. Supply and install Masterprotect EL750 in accordance with manufacturer's instructions to new stucco wall after completion of stucco work. Work does not include new decorative metal panels which will be handled on separate change order.

**Change Restroom Counters to Quartz**

Revise restroom countertops from plastic laminate to LG Hausys Viatera Quartz.

**Reconcile Lightning Protection**

Overage after utilizing \$38,000 lightning protection allowance to furnish and install a complete lightning protection system including engineered design drawings.

**Revise EIFS to Stucco with Paint**

Deduct to revise EIFS system to 3 coat stucco with 2 coat Loxon XP paint finish. Add new IT Room and Janitor closet. Work also includes added VR Plus Fi-foil and 1/2" rigid insulation at perimeter of exterior walls.

**Delete Locker Allowance**

Delete Locker Allowance as agreed to with the City of Key West during Value Engineering process.

**Change VAV units to Single Zone**

Provide revisions to HVAC system and all related electrical changing it to a low pressure, constant volume system utilizing no VAV's in accordance with the requirements of the Conformed set of Drawings dated 11.01.23. There will be no building management system, and point of control will be 7 day programmable thermostats.

Change to 1 Central Water Heater, Add Mop Sink and Add Drinking Fountain



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Provide revisions to the water heaters and recirculation lines, add hi-low drinking fountain with bottle fill, and add mop sink in accordance with the Conformed Set of Drawings dated 11.01.23.

**Provide Revisions to Grease Trap**

Provide revisions to the grease trap and associated underground piping adding additional dedicated sanitary line in accordance with the Conformed set of drawings dated 11.01.23.

**Delete MDC Accent Wall**

Delete MDC Accent Wall as agreed to with the City of Key West during Value Engineering process.

**Access Control System**

Furnish and install a complete access control system including all revisions to hm doors (including credit of gym door), frames, and hardware, aluminum and glass doors and windows, frames, and hardware including addition of access control hardware in accordance with the revisions to Submittal #081113-2 Revision 1: Hollow Metal Doors and Frames-Shop Drawings distributed November 21, 2023, and in accordance with the response to RFI #14 dated 10.18.23.

**BDA Rough-in Cost**

Provide electrical rough-in of BDA system design per Skylight Techs, preliminary construction set, BDA Drawings dated 9/22/23. Work includes conduit and boxes with pull strings only throughout building. Provide conduit and boxes with pull strings only to roof mast per plans. Provide two (2) 120V circuits to BDA System.

**Provide Utilities Revisions and Fire Suppression**

Furnish and install utility and fire suppression revisions and additions in accordance with 19-0031 PLANS-Revision 3 09-28-23 S+S. Underground fire to be stubbed 1' above FF into Multi-Purpose Room 112 in SW corner of room in lieu of Mechanical/Electrical Room. Work to also include additional irrigation meter box and backflow preventer not shown on plans. Work to include but not be limited to all taps, sleeves, piping, fittings, accessories, bedding, valves, DDCV, RPZ's FDC, flushing, chlorination, bacterial testing, etc. in accordance with FKAA standards.

**Skyfold**

Provide credit for eliminating Skyfold folding partition system from project as agreed to with the City of Key West during Value Engineering process.

**Main Hall Sound Panels**

Provide credit for eliminating sound panels at Main Hall as agreed to with the City of Key West during Value Engineering process.

**Projector Allowance**

Provide credit for eliminating projectors from project as agreed to with the City of Key West during Value Engineering process.

**BDA Design Cost**

Provide a complete engineered BDA design for the project. Rough-in and supply and install of BDA equipment not included.

**Permit Reconciliation**

Provide reconciliation of permit cost overage

**Water Softener Allowance**

Utilize portion of Water Softener Allowance to zero out cost overage from changes to net \$0 change

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:**

[Douglass CC VE, Alternate, and Allowance Log 12.01.23R.pdf](#)

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

PCO #	Title	Schedule Impact	Amount
001	Value Engineering Addendum #1 Conformed Set		\$0.00
<b>Total:</b>			\$0.00

**CHANGE ORDER LINE ITEMS:**

**PCO # 001: Value Engineering Addendum #1 Conformed Set**

#	Budget Code	Description	Amount
1	02-700.SUB Landscape & Irrigation Package.Subcontractor	Arborist Services	\$4,950.00





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#	Budget Code	Description	Amount
2	02-700.SUB Landscape & Irrigation Package.Subcontractor	Relocation of Two Trees	\$4,100.00
3	02-700.SUB Landscape & Irrigation Package.Subcontractor	Root Pruning of Pongamia	\$650.00
4	01-625.MAT Signage/Project Signs.Material	Back-in and MOT Signage	\$2,100.00
5	03-100.SUB Concrete Shell Package.Subcontractor	Mobilize Bobcat Drill Rig	\$1,452.00
6	03-100.SUB Concrete Shell Package.Subcontractor	Stucco at Existing Gym	\$24,771.87
7	06-105.SUB Interior Arch Woodwork.Subcontractor	Revise Bathroom Counters to Quartz	\$2,664.00
8	16-020.SUB Lightning Protection.Subcontractor	Lightning Protection	\$2,708.25
9	09-015.SUB Exterior Insulation Finish Sys.Subcontractor	EIFS Change to Stucco	\$(35,223.00)
10	10-910.SUB Lockers.Subcontractor	Delete Locker Allowance	\$(10,000.00)
11	15-200.SUB HVAC.Subcontractor	Revise HVAC System	\$(90,000.00)
12	15-005.SUB Plumbing.Subcontractor	Revise Hot Water System	\$(648.00)
13	15-005.SUB Plumbing.Subcontractor	Revise Grease Trap and Piping	\$3,500.00
14	06-910.SUB Laminated Plastics.Subcontractor	Delete MDC Wall	\$(2,000.00)
15	16-005.SUB Electrical.Subcontractor	Access Control System	\$176,571.00
16	16-020.SUB Lightning Protection.Subcontractor	BDA Rough-in Cost	\$12,241.00
17	02-030.SUB Site Preparation.Subcontractor	Add New Underground	\$161,522.05
18	09-005.SUB Lath, Plaster, Stucco.Subcontractor	Douglass Gym Allowance	\$(20,000.00)
19	15-015.SUB Water Purification System.Subcontractor	Utilize portion of Water Softener System Allowance	\$(10,994.00)
20	10-345.SUB Operable Partitions.Subcontractor	Delete Skyfold	\$(274,000.00)
21	09-110.SUB Acoustical Wall Panels.Subcontractor	Delete Acoustic Wall Panels	\$(82,000.00)
22	10-110.SUB Projection Screens.Subcontractor	Delete Projectors	\$(15,000.00)
23	16-005.SUB Electrical.Subcontractor	Add BDA Design Cost	\$8,250.00
24	01-431.OTH Permits.Other	Permit Cost Reconciliation	\$134,384.83
<b>Grand Total:</b>			<b>\$0.00</b>

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 not be changed by this Change Order in the amount of	\$0.00
The new contract sum including this Change Order will be	\$7,985,927.86
The contract time will not be changed by this Change Order.	

Reviewed for Legal Suit  
  
 Ronald J. Ramsingh, City Attorney

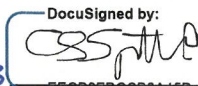
Devon Ayers (K2M DESIGN INC.)

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

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

  
 SIGNATURE 12/08/2023  
 DATE

  
 SIGNATURE 12.21.23  
 DATE

DocuSigned by:  
  
 SIGNATURE 12/13/2023  
 DATE

# Value Engineering, Alternate, and Allowance Log



PROJECT NAME:  
OWNER  
ARCHITECT  
DATE

**Frederick Douglass Community Center**  
City of Key West  
K2M  
12.01.23R

**Value Engineering Items, Conformed Drawings and Allowances**

Change Order #01 Item Descriptions	Actual Savings/Costs
Delete Skyfold	\$ (274,000.00)
Delete sound panels - Main Hall	\$ (82,000.00)
Eliminate Projector Allowance	\$ (15,000.00)
Add BDA Design Only	\$ 8,250.00
Utilize Permit Allowance	\$ (125,000.00)
Permit cost (Demo and Construction)	\$ 259,384.83
Arborist and tree trimming of existing trees	\$ 4,950.00
Relocate two (2) trees - Gumbo Limbo and Tamarino	\$ 4,100.00
Add back-in parking signs at Fort Street Parking and MOT	\$ 2,100.00
Mobilize bobcat drill rig to drill auger under tree	\$ 1,452.00
Root Prune Pomgamia at North	\$ 650.00
Utilize Allowance for finishes at Douglass Gym	\$ (20,000.00)
Repair stucco and paint Gym wall	\$ 24,771.87
Change restroom counters to quartz	\$ 2,664.00
Utilize Lightning Protection Allowance	\$ (38,000.00)
Lightning protection	\$ 40,707.86
Replace EIFS with stucco and interior VR Plus Fi-foil	\$ (35,223.00)
Eliminate Locker Allowance	\$ (10,000.00)
Change VAV units and controls to zones rather than individual control	\$ (90,000.00)
Change to 1 central water heater (80 gallon)	\$ (5,000.00)
Add individual grease trap sanitary line	\$ 3,500.00
Add hi low drinking fountain per Conformed plans	\$ 4,352.00
Credit lobby MDC accent wall	\$ (2,000.00)
Electronic access	\$ 176,571.00
Add fire sprinkler and associated underground	\$ 161,522.05
Add BDA rough-in cost (boxes, conduits, pull strings, 2 circuits)	\$ 12,241.00
Utilize portion of Water Softener System Allowance	\$ (10,994.00)
<b>Actual Savings/Costs</b>	<b>\$ (0)</b>

## Value Engineering, Alternate, and Allowance Log

Allowances included within Contract Total

Item Description	Allowances/Remaining Allowance	
Testing allowance	\$	13,000.00
Utility allowance	\$	25,000.00
Water softener system (original allowance \$15,000)	\$	4,006.00
<b>Total of Allowances:</b>	\$	<b>42,006</b>