

RESOLUTION NO. 24-115

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF KEY WEST, FLORIDA APPROVING CHANGE ORDER 4 TO KEYSTAR INC. IN A TOTAL AMOUNT NOT TO EXCEED \$214,108.56 FOR THE FREDERICK DOUGLASS COMMUNITY CENTER PROJECT; AUTHORIZING ANY NECESSARY BUDGET TRANSFERS AND AMENDMENTS; AUTHORIZING THE CITY MANAGER TO EXECUTE DOCUMENTS UPON ADVICE AND CONSENT OF THE CITY ATTORNEY; PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, in Resolution No. 23-193 a contract in the amount of \$7,985,927.86 was awarded to Keystar, Inc. for the Frederick Douglass Community Center Project, in response to ITB #23-005; and

WHEREAS, additional amendments to furnish and install audio-visual equipment for the main hall and conference rooms along with low voltage IT systems through-out the building, \$71,463.99; and a Bi-Directional Amplifier (BDA) System to be added to the project to ensure Emergency Responder radios will work within the building, \$142,644.57; for a total change order amount of \$214,108.56.

WHEREAS, City staff recommends approval of Change Order 4, which will bring the total project cost to \$8,505,354.77;

(inclusive of additional Change Order 3 brought before the City Commission on June 6, 2024); and

NOW, THEREFORE, BE IT RESOLVED BY CITY COMMISSION OF THE CITY OF KEY WEST, AS FOLLOWS:

Section 1: That the attached Change Order in the amount of \$214,108.56, for additional amendments to the Frederick Douglass Community Center, under the contract awarded to Keystar, Inc. (ITB 23-005) in Resolution 23-193, is hereby approved.

Section 2: That funds for this change order will be provided from account #601-5502-555-6200 (Project BV55021701) (CRA Bahama Village Capital Improvements). Any necessary budget transfers or amendments are hereby authorized.

Section 3: That the City Manager is authorized to execute documents related to this Change Order, upon the advice and consent of the City Attorney.

Section 4: That this Resolution shall go into effect

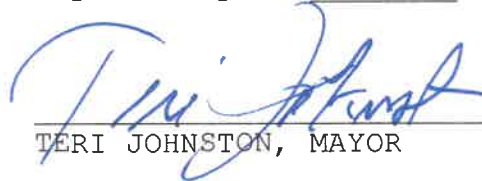
immediately upon its passage and adoption and authentication by the signature of the Presiding Officer and the Clerk of the Commission.

Passed and adopted by the City Commission at a meeting held this 6th day of June, 2024.

Authenticated by the Presiding Officer and Clerk of the Commission on 6th day of June, 2024.

Filed with the Clerk on June 6, 2024.

Mayor Teri Johnston	<u>Yes</u>
Vice Mayor Sam Kaufman	<u>Yes</u>
Commissioner Lissette Carey	<u>Yes</u>
Commissioner Mary Lou Hoover	<u>Yes</u>
Commissioner Clayton Lopez	<u>Yes</u>
Commissioner Billy Wardlow	<u>Yes</u>
Commissioner Jimmy Weekley	<u>Yes</u>

  
TERI JOHNSTON, MAYOR

ATTEST:

  
KERI O'BRIEN, CITY CLERK



THE CITY OF KEY WEST

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

CHANGE ORDER

CHANGE ORDER NO. 4

CHANGE ORDER DESCRIPTION See attached change order for adding a Bi-directional Amplifier (BDA) system and IT package

PROJECT NAME: Frederick Douglass Community Center

PROJECT CODE: BV55021701

CONTRACTOR NAME: Keystar, Inc

THE FOLLOWING MODIFICATIONS TO THE CONTRACT ARE HEREBY ORDERED:

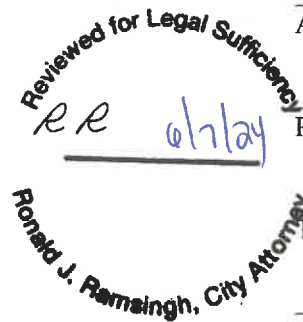
(Detail provided on additional page(s). Yes [checked] or No [ ] )

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]
Printed Name: Albert P. Childress
City Manager
Title
Date: June 7, 2024

By:
Contractor Name
Authorized Signature
Printed Name
Title
Date



Key to the Caribbean - average yearly temperature 77 ° Fahrenheit.



THE CITY OF KEY WEST  
 Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3883

**CHANGE ORDER**

CHANGE ORDER NO. 4

CHANGE ORDER DESCRIPTION See attached change order for adding a Bi-directional Amplifier (BDA) system and IT package

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  or No  )

CONTRACT VALUE		CONTRACT TIME (CALENDAR DAYS)	
ORIGINAL CONTRACT	\$ <u>7,985,927.86</u>	ORIGINAL CONTRACT	<u>545</u> DAYS
PREVIOUS CHANGE ORDERS	\$ <u>305,318.35</u>	PREVIOUS CHANGE ORDERS	<u>0</u> DAYS
THIS CHANGE ORDER	\$ <u>214,108.56</u>	THIS CHANGE ORDER	<u>0</u> DAYS
REVISED CONTRACT VALUE	\$ <u>8,505,354.77</u>	REVISED CONTRACT TIME	<u>545</u> DAYS

REVISED CONTRACT COMPLETION DATE: N/A

By: City of Key West  
 \_\_\_\_\_  
 Authorized Signature  
Albert P. Childress  
 \_\_\_\_\_  
 Printed Name  
City Manager  
 \_\_\_\_\_  
 Title  
 \_\_\_\_\_  
 \_\_\_\_\_  
 Date

By: Keystar, Inc  
 Contractor Name  
[Signature]  
 Authorized Signature  
Charles Spottswood  
 Printed Name  
President  
 Title  
5/31/24  
 Date

*Key to the Caribbean – average yearly temperature 77 ° Fahrenheit.*



**PCCO #004**

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

### Prime Contract Change Order #004: BDA System and IT Package

<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>	5/16/2024	<b>CREATED BY:</b>	Jeremy Mosher (Keystar Inc)
<b>CONTRACT STATUS:</b>		<b>REVISION:</b>	0
<b>DESIGNATED REVIEWER:</b>		<b>REVIEWED BY:</b>	
<b>DUE DATE:</b>		<b>REVIEW DATE:</b>	
<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>	\$214,108.56

**DESCRIPTION:**

Add BDA System per Check Electric/Pro-Tech proposal #23-1031FDCC2 dated October 30, 2023.  
Provide & install parts below for 800 MHz & 700 MHz BDA system

- System Components – Public Safety
- 80dB Gain, 30dBm Power 700/800MHz Bi-Directional Amplifier (Public Safety)
- 48V Backup Battery for Public Safety Amplifier
- 1/2" Aircell Plenum Coaxial Cable with Connectors
- 1/2" Foam Helix Coaxial Cable with Connectors
- Indoor Ceiling Mounted Omni Directional Distribution Antennas per plan
- Directional Donor Antenna 796-896 Mhz Yagi Antenna
- Lightning Protection Per Donor Antenna
- 3 feet jumper cables and extensions
- Assorted couplers, power dividers, duplexers, splitters and directional couplers per plan

1. Provide & install cabling, conduits, junction boxes, fire stoppings, core drills.
2. Provide & install fire alarm relays for fire alarm monitoring.
3. Provide electrical power requirements in BDA room.
4. Provide lbwave and heatmap studies required by county and city.
5. Permit process and running
6. Permit fees
7. Final signal strength approval.

Furnish and install all AV and IT Systems and equipment in accordance with marked up First Floor RCP with speakers, Floor Plan\_Elec IT 4.18.24, and FDCC\_IT AV, and Check Electric Proposal #23-59FDCC revised 5.14.24.

1. Provide & install additional cat.6 drops - Room 122, 124, and AV rack in hall.
  - (5) cat. 6 circuits from IT IDF closet to positions by plans.
  - (2) duplex wall plate + connectors.
2. Provide & install additional cat.6 runs for whips - Studio Eq. room, kitchen, conference rooms 105 and 106.
  - (4) cat. 6 circuits from IT IDF closet to positions by plans.

3. Provide & install speaker circuits for 4 zones.

(20) 16/2 speaker circuits from AV rack in hall by plans.

4. Provide & install AV equipment.

(20) Martin Logan MC6 speakers /w retrofit backboxes, ceiling brackets.

(1) Alesis Multi Mix 10 Wireless Rackmount (Mixer).

(1) Whirlwind DA-2 - Audio Distribution Amplifier.

(1) Crown Audio CT 8150 Eight-channel, 125W @ 4Ohm Power Amplifier.

(1) NEC P627UL – Projector.

(1) Projector ceiling mount (White).

(1) Da-Lite 37602LS - Projector screen.

(1) Middle Atlantic Rack cabinet MMR-1824, vented door, lock, wall bracket.

(1) Rack drawer 2U.

(1) Rack power distribution.

(2) Microphone system connection /provided by others.

(1) Misc (wiring, patch cables, audio cables).

5. Provide & install additional equipment for IDF IT closet.

(1) Change from original 27U 2 post rack to 42U 4 post Middle Atlantic rack with shelves and active cooling.

(1) SMT2200RM2UC (Battery backup).

(1) Cable tray inside IDF IT closet.

(2) Additional cat. 6 patch panels for rack cabinet.

(10) Additional cat. 6 jacks for rack cabinet.

6. Provide & install floor HDMI and USB power for conference room 106.

(1) HDMI wire between TV location and floor box by plans.

(1) USB power receptacle for floor box.

(1) HDMI plate for floor box.

(1) HDMI wall plate for TV location.

7. Provide & install cat. 6 runs from projector location to A/V rack, floor box in main hall and HDMI over cat. 6 interfaces.

(2) cat. 6 circuits from projector location to A/V rack, floor box in main hall.

(1) audio circuit from projector to A/V rack. (Projector audio to speaker system)

(1) cat. 6 module for floor box.

(2) HDMI over cat. 6 interfaces. Metra CS-HDC6EXT4K

(1) Misc (HDMI wires, connectors)

Excludes: Permit costs, access points, network equipment, security cameras  
 Note: We reserve our rights in the event this added scope of work impacts the project schedule

**ATTACHMENTS:**

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

PCO #	Title	Schedule Impact	Amount
013	Add BDA System		\$142,644.57
014	AV and IT Systems		\$71,463.99
<b>Total:</b>			<b>\$214,108.56</b>

**CHANGE ORDER LINE ITEMS:**

**PCO # 013: Add BDA System**

#	Budget Code	Description	Amount
1	16-005.SUB Electrical.Subcontractor	Add BDA System	\$111,738.00
2	90-210.BUR Senior Project Manager.Burden	General Requirements	\$4,469.52
3	90-210.LAB Senior Project Manager.Labor	General Conditions	\$7,262.97
4	90-500.OTH Contractor Fee.Other	Fee	\$12,347.05
5	90-475.OTH P & P Bonds.Other	Bond	\$1,358.18
6	90-450.OTH General Liability - On Site.Other	General Liability	\$2,057.63
7	90-460.OTH Builders Risk Policy.Other	Builder's Risk	\$3,411.22
<b>Grand Total:</b>			<b>\$142,644.57</b>

**PCO # 014: AV and IT Systems**

#	Budget Code	Description	Amount
1	16-005.SUB Electrical.Subcontractor	AV and IT Systems	\$55,980.00
2	90-210.BUR Senior Project Manager.Burden	General Requirements	\$2,239.20
3	90-210.LAB Senior Project Manager.Labor	General Conditions	\$3,638.70
4	90-500.OTH Contractor Fee.Other	Fee	\$6,185.79
5	90-475.OTH P & P Bonds.Other	Bond	\$680.44
6	90-450.OTH General Liability - On Site.Other	General Liability	\$1,030.86
7	90-460.OTH Builders Risk Policy.Other	Builder's Risk	\$1,709.00
<b>Grand Total:</b>			<b>\$71,463.99</b>

The original (Contract Sum)	\$7,985,927.86
Net change by previously authorized Change Orders	\$181,614.68
The contract sum prior to this Change Order was	\$8,167,542.54
The contract sum would be changed by this Change Order in the amount of	\$214,108.56
The new contract sum including this Change Order will be	\$8,381,651.10
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

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