



THE CITY OF KEY WEST

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

EXECUTIVE SUMMARY

Date: February 2, 2022

To: Patti McLaughlin, City Manager

From: Albiona Balliu, Sr. Project Manager

Subject: **Approve Change Order #5 for the Construction of Phase IB of Truman Waterfront Park.**

ACTION STATEMENT

Approve a change order (change order five) to Charley Toppino and Sons, Inc. (CTS) in the amount of \$67,144.56 for Truman Waterfront Park (TWP) Phase IB and authorize the City Manager to execute necessary documents

BACKGROUND

Resolution 19-296 accepted the proposal of CTS for construction of TWP Phase 1B in the amount of \$4,765,712.00. Notice to Proceed (NTP) 1 was issued for construction of the building and NTP 2 for site work. Change orders one (\$9,325.35) and two (\$30,375.76) did not require Commission approval since both together were under the \$50,000.00/5% threshold. Resolutions 20-070 and 21-102 approved change orders three (\$94,299.63) and four (\$81,286.35) respectively. It is anticipated that change order five will be the final change order. Project totals are shown in the below table:

CTS Original Contract Amount:	\$4,765,712.00
Total Change Orders (1,2,3,4&5):	\$ 282,431.65 (5.9% of construction)
New CTS Contract Amount:	\$5,048,143.65

The following lists itemize unforeseen conditions and value engineering opportunities that make up the change order five total of \$67,144.56:

Unforeseen Conditions:

- Per Field Directive Change (FCD) Item 1, CTS constructed and installed additional gates around the soccer field to prevent motor vehicle access. Original design included grass that would be used as additional event parking. (\$8,465.00 add)
- Per FCD Item 2, CTS purchased and installed additional blue granite rock around the artificial field, in lieu of grass. (\$7,382.00 add)
- Per FCD Item 3, CTS was directed to add a secondary wooden fence around the horse run for public

safety. The new stables have more and younger visitors than the old stables. (\$25,678.00 add)

- Per FCD Item 4, CTS was directed to modify the wood barn doors to allow cross air circulation inside the horse barn. (\$1,500.00 add)
- Per FCD Item 5, CTS was directed to purchase and install (4) commercial fans in the four new horse barns. (\$2,995.00 add)
- Per FCD Item 6, CTS and the electrical contractor installed additionally wire for the four new field lights needed to handle the power requirement. The charge reflects only the material needed for the additional work. (\$23,204.00 add)
- Per FCD Item 7, CTS was directed to install a secondary gate at the dog entrance, not included in the original design and bid documents. (\$3,300.00 add)
- Item 8, CTS installed a new scoreboard not included in the design and added electrical power to run it. (\$14,485.00 add)
- Per FCD Item 9, CTS was directed to infill window openings on the rear side of the building, not included in the original bid or design. The openings were covered with only painted plywood on the outside and allowed rainwater into the building. (\$13,000.00 add)
- Per FCD Item 10, CTS was directed to extend the concession countertop past openings covered by two garage doors. The original design of the concession stand countertop allowed rainwater into the building. (\$3,640.00 add)

Total Unforeseen Conditions Cost: \$103,649.50 (add)

Value Engineering & Construction Changes:

- Per FCD Item 11, CTS provided a cost credit of \$6,580.00 when City eliminated new sink in the rear of the horse barn and used the existing sink that was in good condition. (\$6,580.00 credit)
- Per FCD Item 12, CTS provided a cost credit of \$6,998.00 for eliminating water fountain adjacent to the concession stand. CTS already installed water fountain near the new public restroom close to the concession stand. CTS installed plumbing if City decides to add a secondary fountain in the future. (\$6,998.00 credit)
- Per FCD Item 13, CTS is installing the fruit trees they were able to locate in nurseries. City will explore installing the additional fruit trees through donations, near the ones CTS installed. (\$1,175.00 add)
- Per FCD Item 14, City eliminated two sides of dog park fencing shown in the bid documents. This allowed a larger dog park and use of existing fence to enclose the area. (\$15,300.00 credit)
- Per FCD Item 15, CTS provided a credit for changing to in-stock tile for employee bathroom, due to time constraints in ordering the bid specified tile. (\$2,113.00 credit)
- Per FCD Item 16, CTS provided a credit after City advised to change the brand of the dog fountain to match existing already installed in Truman Waterfront Phase IA. (\$3,645.00 credit)
- Per FCD Item 17, CTS provided a credit changing from St. Augustine grass to Bahia in the rear side of

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

the building and dog park area. (\$1,800.00 credit)

Total Unforeseen Conditions: \$103,649 (add)

Value Engineering & Construction Changes: \$37,821.00 (credit)

Performance/Payment Bonds: \$1,316.56

Net Total Cost: \$67,144.56

PURPOSE AND JUSTIFICATION

As with every construction project unforeseen condition were expected and City addressed these different situations through field change directives. Addressing conditions identified in this summary are required to complete the work and maintain project schedule.

Construction of the Truman Waterfront Park is consistent with the City's Strategic Plan, *Key West Forward*, goal of weaving Youth & Families into all six priorities.

FINANCIAL ISSUES

This change order will be funded from the Truman Waterfront Phase IB project budget account 101-4303-543-63, Project # IS43031801.

The total contract time remains unchanged.

RECOMMENDATION

Staff recommends approving change order number five in the amount of \$67,144.56, to complete construction and closeout of Phase IB of the Truman Waterfront Park and authorize the City Manager to execute necessary documents.