



MEMORANDUM

Date: May 06, 2024

To: Bahama Village Redevelopment Advisory Committee

From: Karen A Wilman, CRA Manager

Subject: **Frederick Douglass Community Center – Change Order 3**
File ID 24-5879

The Frederick Douglass Community Center project is under construction and the construction team has 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 hand dryers, added services to repair and replace parts on the existing generator that feeds the gym, revision to the roof parapet, deduction for eliminated casework, revision to main hall ceiling to improve acoustics, revision to the main hall HVAC, 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 for \$7,985,927.86
Resolution 24-024 Keystar, Inc. Change order for \$181,614.58
Change Order 1
Change Order 2
Change Order 3