




MEMORANDUM

To: Honorable Mayor, Vice-Mayor and Members of the Town Commission

From: Hector Gomez, Town Manager 

Date: February 29, 2024

Subject: Update on Change Orders Pertaining to 96TH Street Park

Currently, the 96th Street Park Construction Project is approximately 75% complete. This is based on the schedule milestone and payments made to date. The original contract amount for the project is \$7,744,207. As typical with large scale construction projects, unforeseen issues, delay in lead time items, delay in construction activities, permitting revisions and weather interruptions are expected to occur. These types of construction issues may come with costs, and it is the responsibility of the project management team to review, assess and negotiate effectively in the Town's best interests. Refer to **Attachment A** – “*Critical Path Schedule*” for the latest project critical path schedule.

The Town has composed **Attachment B** – “*Change Order Summary Detailed List*” that presents the additional costs and credits to date towards 96th Street Park. The Town administration has taken various change orders to the Town Commission for approval as they were critical to the development of the project. The previous approvals are highlighted in red. The first column, titled “Change Order,” is the official change order provided to the Contractor by the Town. It comprises a grouping of various change order requests. These change order requests, known as CORs, can be found in the third column labeled “Item No.”

It is worth noting that the additive change orders approved by the Town Commission underwent further negotiation by the Town after approval, with the aim of maximizing cost savings. The Town has finalized negotiations on all Change Orders up to Change Order 4 and is currently negotiating Change Order 5. Additional savings are anticipated, but the Town Administration will seek Town Commission approval as-is, in order to avoid further delays in construction activities.

Lastly, it is expected that Change Order 6 will incorporate cost savings resulting from work performed by the Town, credits for subcontractor buyouts, as well as material and additional costs incurred due to unforeseen. Order will be presented to the Town Commission at a later date.

Activity ID	Activity Name	Activity Status	Critical	Original Start Duration	Finish	Total Float	Duration %	2023	2024	2024	2024	2024	2024	2024	2024	
								Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	2025
Surfside 96th Street Park Monthly Update - January 2024																
Milestones																
BL01060	Apply for CO Inspection	Not Started	☑	08-Apr-24	10-May-24	-79	0%									10-May-24, Milestone
BL01062	Inspector on Site	Not Started	☑	08-Apr-24	10-May-24	-79	0%									10-May-24, Surmise with Sign
BL01070	Substantial Completion	Not Started	☑	10-Apr-24	10-May-24	-79	0%									Apply for CO Inspection
BL01060	Project Final Completion	Not Started	☑	10-May-24	10-May-24	-79	0%									Inspector on Site
Change Order #21																
AZ710	Step Light - Stairs Lighting Revision	Not Started	☑	14-Feb-24	08-Apr-24	-68	0%									Substantial Completion
AZ720	CO#21 Approved	Not Started	☑	14-Feb-24	14-Feb-24	-68	0%									Project Final Completion
Construction																
BL14710	Construction Day 1 to Substantial Completion	In Progress	☑	30-Jan-24	08-Apr-24	-78	77.51%									08-Apr-24, Change Order
BL14720	Punchlist Duration	Not Started	☑	10-Apr-24	10-May-24	-79	0%									08-Apr-24, Change Order #21
Procurement / Materials and Purchase Orders																
BL12470	Procurement of Materials and Purchase Order for Glass Railing	In Progress	☑	15-Mar-24	15-Mar-24	-68	35%									CO#21 Approved
BL13010	Material Deliveries for Glass Railing	Not Started	☑	15-Mar-24	21-Mar-24	-66	0%									10-May-24, Foods Areas
Construction / Material Deliveries																
BL14380	Aluminum Guard Rail Installation	Not Started	☑	26-Mar-24	26-Mar-24	-66	0%									21-Mar-24, Procurement / Material Deliveries
BL14390	Aluminum Screen Wall and Gate	Not Started	☑	25-Mar-24	25-Mar-24	-66	0%									15-Mar-24, Procurement and Purchase Orders
BL14420	Glass Railing Installation	Not Started	☑	01-Apr-24	01-Apr-24	-66	0%									Procurement of Materials and Purchase Order for
Interior Works																
BL15150	Aluminum Guard Rail Installation	Not Started	☑	06-Apr-24	06-Apr-24	-66	0%									21-Mar-24, Deliveries
BL15190	Glass Railing Installation	Not Started	☑	06-Apr-24	06-Apr-24	-66	0%									Material Deliveries for Glass Railing
Ground Level																
BL14680	Creation of Punchlist	Not Started	☑	15-Apr-24	15-Apr-24	-79	0%									08-Apr-24, Construction
BL14690	Completion of Punchlist Rectifications	Not Started	☑	10-May-24	10-May-24	-79	0%									08-Apr-24, Community Building

Attachment B

Change Order	Item No.	Description of Change	Contract Price (\$)		Contract Time (days)	
			Increase	Decrease	Increase	Decrease
Change Order 1	1	Owner Direct Purchase Program for Playground Equipment and Basketball Court & Multipurpose Area Lighting (Pay Items Affected: 53, 69-70, 88-95, and 97-99) <i>Approved by Town Commission by Resolution.</i>	\$ -	\$ (768,012.73)	0	0
	2	Clarify Articles 5.2.5 of Agreement as follows: Payment of the Contingency/Escalation Allowance (Pay Item #109) will be made monthly and based on the overall percentage of completion of the work. <i>Approved by Town Commission by Resolution.</i>	\$ -	\$ -	0	0
	Total Changes to Contract for CO #1		\$ -	\$ (768,012.73)	0	0
Change Order 2	1	Owner Direct Purchase Program for Kayak Launch Materials (Pay Items Affected: 56) <i>Approved by Town Commission by Resolution.</i>	\$ -	\$ (49,946.49)	0	0
	2	Owner Direct Purchase Program for the Site Furnishings Materials (Pay Items Affected: 72-87) <i>Approved by Town Commission by Resolution.</i>	\$ -	\$ (74,895.92)	0	0
	3	COR #2 for the change of elevator type from traction to hydraulic. <i>Approved by Town Commission by Resolution.</i>	\$ -	\$ (37,406.00)	0	0
	4	Additional time due to weather delays (NTP to 8/31/2023) <i>Approved by Town Commission by Resolution.</i>	\$ -	\$ -	11	0
	Total Changes to Contract for CO #2		\$ -	\$ (162,248.41)	11	0
Change Order 3	1	Owner Direct Purchase Program for Fitness Equipment	\$ -	\$ (14,881.49)	0	0
	2	COR #3 for the design changes required by the Building Department associated with Plan Revision 2, 3 & 4 <i>Approved by Town Commission by Resolution.</i>	\$ 207,406.12	\$ -	10	0
	3	COR #4 for the haunches on the architectural facing panels	\$ 7,129.44	\$ -	0	0
	4	COR #5 for relocation tree #21	\$ 1,338.82	\$ -	0	0
	5	COR #7 for Electrical Gear Revision	\$ 982.76	\$ -	0	0
	6	Additional time due to weather delays (8/31/2023 to 10/31/2023)	\$ -	\$ -	1	0
	Total Changes to Contract for CO #3		\$ 216,857.14	\$ (14,881.49)	11	0
Change Order 4	1	COR #09 - Directional Boring for FPL Service <i>Approved by Town Commission by Resolution.</i>	\$ 33,470.58	\$ -	0	0
	2	COR #11 for Additional Drinking Fountain	\$ 6,280.81	\$ -	0	0
	3	COR #12 for Concrete Roof Curb (Alternative A)	\$ 12,345.07	\$ -	0	0
	4	Additional time due to weather delays (11/1/2023 to 12/21/2023)	\$ -	\$ -	5	0
	Total Changes to Contract for CO #4		\$ 52,096.46	\$ -	5	0
Change Order 5	1	COR #13 - Proposed Additional Cost for Exterior & Interior Break Metal	\$ 11,847.27	\$ -	3	0
	2	COR #14 - Proposed Additional Cost for Exterior Concrete Curb	\$ 6,426.35	\$ -	0	0
	3	COR #15 - Proposed Additional Cost due to Drawing Revision #5	\$ 7,460.40	\$ -	0	0
	4	COR #16 - Proposed Additional Cost for Conduits In Lightning Protection	\$ 2,833.40	\$ -	0	0
	5	COR #17 - Proposed Additional Cost Due to Revised Door Schedule Due to Revision 5 Drawings	\$ 5,317.87	\$ -	0	0
	6	COR #20 - Proposed Additional Cost for Upgrade of Fabrics	\$ 1,204.94	\$ -	0	0
	7	COR #21 - Proposed Additional Cost Due Direction Regarding Step Light Fixture and Lighting Type for GF and 2F Stairs	\$ 1,822.67	\$ -	0	0
	8	COR #22 - Proposed Additional Cost on Aluminum Fences and Gates per Revision on Drawings	\$ 29,178.97	\$ -	0	0
	9	COR #23 - Proposed Additional Cost for Circular Window Based on RFI # 73	\$ 1,944.65	\$ -	0	0
	10	COR #25 - Proposed Additional Cost Due to Framing and Sheathing at Stairwell Concrete Beam	\$ 1,591.55	\$ -	0	0
	11	COR #26 - Proposed Additional Cost for Glass Railings	\$ 85,687.36	\$ -	13	0
	12	COR #27 - FPL Easement and Title Search	\$ 1,896.67	\$ -	0	0
	13	COR #28 - Additional Cost for Landscape Work Due to Revision 6 Drawings	\$ 1,125.95	\$ -	0	0
	14	COR #29 - Proposed Additional Costs for Secondary Service Cables	\$ 25,384.96	\$ -	0	0
	15	Additional time due to weather delays (12/28/2023 to 2/22/2024)	\$ -	\$ -	1	0
Total Changes to Contract for CO #5		\$ 183,723.01	\$ -	17	0	
Grand Total Changes to Contract for all CO			\$ 452,676.61	\$ (945,142.63)	44	0