

3H-2

Agenda Item #:

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM SUMMARY

Meeting Date: 9/9/08 [X] Consent [] Regular
[] Workshop [] Public Hearing

Department: Facilities Development and Operations

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to approve: Change Order No. 4 to the Contract with Suffolk Construction Company, Inc., (R2005-1078) in the amount of \$419,528.01 and a contract extension of 70 calendar days for Airport Center Building No. 1 Renovations.

Summary: Change Order No. 4 is for the cost to construct necessary interior modifications to the building due to existing unforeseen conditions and to add air conditioning and ventilating equipment due to a design omission. During the selective demolition of interior walls on floors one through four, lateral steel reinforcing was uncovered that interfered with new drywall and infrastructure layouts adjacent to the new mechanical rooms and several offices. Each floor plan was re-designed, including the associated mechanical, plumbing and electrical systems, a new roof top fresh air pre-treat unit was added, and a new stairway pressurization system and fan was added. The 70 day time extension is necessary to accommodate the redesign, pricing, procurement, and construction activities and affects the critical path of the work. The work associated with this change order has begun prior to Board consideration in order to mitigate the delay. The SBE participation for this Change Order is 25.9%. The SBE goal for this project is 15%. When combined with previous Change Orders, the participation to date is 15.9%. (Capital Improvements Division) District 2 (JM).

Background and Justification: On June 7, 2005, the Board entered into a contract with Suffolk Construction Company, Inc. for construction management services. Amendment No. 2 (R2007-1972) authorized Suffolk to provide for construction of interior renovations to HVAC, lighting, electrical and plumbing systems, tenant specific renovations and common area renovations as well as site improvements including a new fire pump building and chiller yard at the Airport Center Building No. 1 at 100 Australian Avenue.

Attachments:

- 1. Location Map
- 2. Budget Availability Statement
- 3. Change Order #4

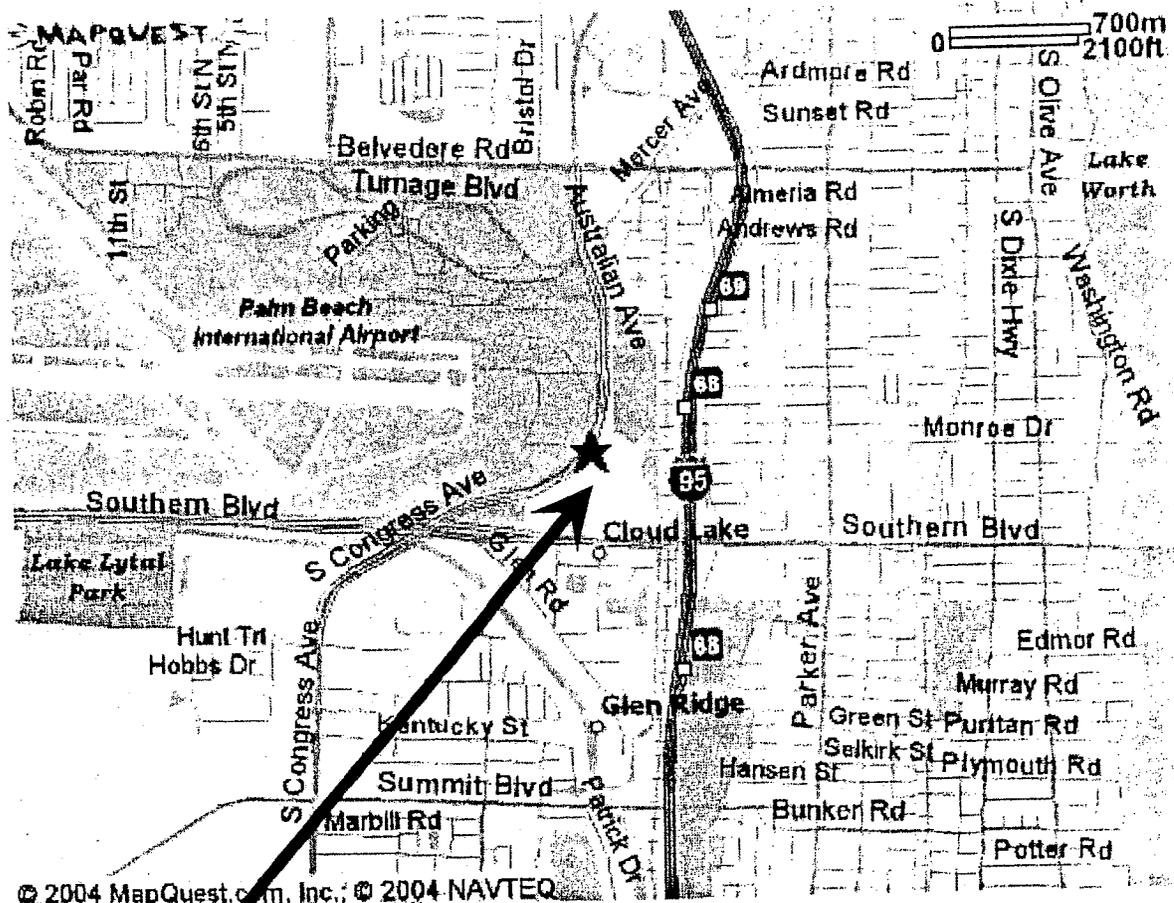
Recommended by: [Signature] Department Director Date: 7/28/08

Recommended by: [Signature] County Administrator Date: 8/6/08

Palm Beach County

Airport Center

C.E.P. Addition and Building Renovations



● Project Location

ATTACHMENT #1

**FACILITIES DEVELOPMENT & OPERATIONS
BUDGET AVAILABILITY STATEMENT**

REQUEST DATE: 7/16/08

REQUESTED BY: Dave Dolan

PHONE: 233-0280

FAX: 233-0270

PROJECT TITLE: Airport Center CEP - Renovations

PROJECT NO.: 03244

ORIGINAL CONTRACT AMOUNT: \$65,696.00

BCC RESOLUTION#: R2005-1078

REQUESTED AMOUNT: \$419,528.01

DATE:

CSA or CHANGE ORDER NUMBER: 4

CONSULTANT/CONTRACTOR: Suffolk Construction

PROVIDE A BRIEF STATEMENT OF THE SCOPE OF SERVICES TO BE PROVIDED BY THE CONSULTANT/CONTRACTOR:

Change Order #4:

CCP #16R2:

Modifications to the floor plan due to the buildings structural lateral bracing that was found within the drywall partitions. This includes the cost of all associated mechanical, plumbing, and electrical revisions to accommodate the new floor plan. Additionally this CCP includes the cost to install a roof top mounted outside air unit, hose bibs and floor drains in the new mechanical rooms on floors 2 thru 5\$419,528.01

CONSTRUCTION

\$419,528.01

PROFESSIONAL SERVICES

STAFF COSTS** (Design/Constr. Phase)

MISC. (permits, prints, advertising, etcetera)

TOTAL

\$419,528.01

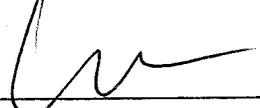
*** By signing this BAS your department agrees to these staff costs and your account will be charged upon receipt of this BAS by FD&O. Unless there is a change in the scope of work, no additional staff charges will be billed.*

BUDGET ACCOUNT NUMBER (IF KNOWN)

FUND: 3804 DEPT: 411 UNIT: B347 OBJ: 4907

FUNDING SOURCE (CHECK ALL THAT APPLY):

AD VALOREM OTHER
 FEDERAL/DAVIS BACON

BAS APPROVED BY: 

DATE: 7-24-08

ENCUMBRANCE NUMBER: 051605-938

CHANGE ORDER BRIEF
Airport Center Building #1
Project No. 03244
July 11, 2008

Prime Contractor Suffolk Construction
Change Order No. 4
Change Order Amount \$419,528.01
Changed Contract Time 70 calendar days

Description of CCP's:

1. CCP #16R2: Modifications to the floor plan due to the buildings structural lateral bracing that was found within the drywall partitions. This includes the cost of all associated mechanical, plumbing, and electrical revisions to accommodate the new floor plan. Additionally this CCP includes the cost to install a roof top mounted outside air unit, a stairway pressurization system, and hose bibs and floor drains in the new mechanical rooms on floors 2 thru 5 \$419,528.01

Explanation and Reason-for-Change Code:

1. CCP #16R2: (E/D) Lateral steel reinforcing was found within drywall partitions that were demolished. These findings interfered with the office layouts and corridor plan on floors one thru four. The floor plan was redesigned and new work in place removed to accommodate the changes. Exit stairway number two did not have a pressurization system as required by the building code and one was added. The existing pressurization system for stairway number one interfered with the ceiling height needed for the new shower compartment that is located in Risk Management. The system components were redesigned to accommodate the ceiling height design and a new fan unit was added. The consultant did not have in their HVAC design a mechanical unit to pre-treat the fresh air supply to the air-handling units. A roof-top pre-treat unit was added to minimize and decrease the moisture level within the building. The plans specify the condensate water from the air handling units to discharge into the sanitary waste system. PBC utilities does not allow condensate water to use the sanitary system. Therefore the overhead pumped piping system was eliminated and a floor drain system connection to a site catch basin was constructed.

Reason-for-change codes

D = Differing Site Conditions
E = Errors/Omissions in Design
O = Owner-Initiated
Q = Quantity Adjustments

R = Request by another Agency/Outside Party
X = Other (Specify:)
Z = Zoning/Code/Ordinance Change

Estimated premium value of errors/omissions for this change order: \$16,076

SUBMITTED:



David G. Dolan

7/24/08

Date

Project Manager, Capital Improvements Division

ATTACHMENT # 3

CHANGE ORDER HISTORY
AIRPORT CENTER BUILDING #1 RENOVATIONS
PROJECT #03244

CO #	Description	Date Approved	Sales Tax	Amount Approved by Director	Amount Approved by CRC	Amount Approved by BCC	Days Approved by Director	Days Approved by CRC	Days Approved by BCC	Code
1	CCP #2,3,4,7,10,11,12 & 13	5/21/2008			\$89,452.56		0			
2	CCP #20	7/2/2008			\$97,765.33		0			
3	CCP #21,22 & 23	6/24/2008	-\$712,082.30				0			
4	CCP #16R2	Pending				\$419,528.01			70	
				TOTAL \$ BY DIR	TOTAL \$ BY CRC	TOTAL \$ BY BCC	TOTAL DAYS BY DIR	TOTAL DAYS BY CRC	TOTAL DAYS BY BCC	
		Totals	-\$712,082.30	\$0.00	\$187,217.89	\$419,528.01	0	0	70	
				DIR + CRC DOLLARS TO DATE			DIR + CRC TOTAL DAYS TO DATE			
				\$187,217.89			0			

ORIGINAL CONTRACT PRICE	\$65,696.00
AMENDMENT NO. 1 & 2	\$8,386,265.00
PREVIOUS CHANGE ORDERS (1,2 & 4)	\$187,217.89
PREVIOUS SALES TAX (CO #3)	-\$712,082.30
THIS CHANGE ORDER (#5)	\$419,528.01
ADJUSTED CONTRACT PRICE	\$8,346,624.60

PALM BEACH COUNTY

CHANGE ORDER

ISSUED TO: Suffolk Construction
515 N Flagler Drive, 5th Floor
West Palm Beach, FL 33401

CHANGE ORDER NO.: 4
REFERENCE CCP NO.: 16R2

PROJECT: Airport Center, Building #1 Renovations

RESOLUTION NO.: R2005-1078

PROJECT NO.: 03244

DISTRICT NO.: 2

The completion date, contract price, and all terms, covenants, and conditions of the above referenced contract, except as duly modified by this and previous Change Orders, if any, shall remain in full force and effect.

DESCRIPTION OF CHANGE:

1. CCP #16R2: Modifications to the floor plan due to the buildings structural lateral bracing that was found within the drywall partitions. This includes the cost of all associated mechanical, plumbing, and electrical revisions to accommodate the new floor plan. Additionally this CCP includes the cost to install a roof top mounted outside air unit, hose bibs and floor drains in the new mechanical rooms on floors 2 thru 5.....\$419,528.01

CONTRACT PRICE

COMPLETION DATE

Original Contract Price:	\$65,696.00
Amendment No. 1 & 2	\$8,386,265.00
Previous CO # <u>1</u> & <u>2</u> :	\$187,217.89
Previous Sales Tax C. O. (CO3)	(\$712,082.30)
This Change Order No. <u>4</u> :	\$419,528.01
ADJUSTED Contract Price:	\$8,346,624.60

Contract Completion Date will be increased by 70 calendar days.
Contract Notice to Proceed Date: December 3, 2007
Contract Substantial Completion Date: December 2, 2008
ADJUSTED Substantial Completion Date: February 9, 2009

CONTRACTOR

Execution of this change order acknowledges final settlement of, and releases, all claims for costs and time associated, directly or indirectly, with the above stated modification(s), including all claims for cumulative delays or disruptions resulting from, caused by, or incident to such modifications(s), and including any claim that the above stated modification(s) constitutes, in whole or part, a cardinal change to the contract. The above changes are accepted:

Suffolk Construction
Contractor

By: [Signature]
Title: V.P. WEST PALM BEACH Date: 7/24/08

DESIGN PROFESSIONAL

The above changes are recommended for approval by the Owner:



Hanson Professional Services, Inc.
Design Professional

By: [Signature]
Title: Proj. Arch Date: 7/24/08

PALM BEACH COUNTY

Recommended By: [Signature]

By: [Signature] Title: Project Manager Date: 7/24/08

By: [Signature] Title: Director - CID Date: 7/24/08

By: [Signature] Title: Director, FD&O Date: 7/24/08

By: _____
Legal Sufficiency - CAO Date: _____

Approved By:

By: _____
Addie L. Greene
Title: Chairperson, BCC Date: _____

PALM BEACH COUNTY

CONSTRUCTION CHANGE PROPOSAL (CCP)

TO: Palm Beach county Capital Improvements Division
2633 Vista Parkway
West Palm Beach, Florida 33411-5604

CCP NUMBER: 16R2

DATE: 6/25/08

ATTENTION: Mr. David Dolan

PROJECT NAME: Airport Center Bldg. #1 Renovations

REFERENCE: Lateral Bracing Revised Floor Plans dated 2/21/08

PROJECT NUMBER: PBC #03244

CONTRACT NUMBER: _____

We propose to accomplish the MODIFICATIONS identified in REVISION 11 DRAWINGS and as described herein. Except as modified below, the original contract and all prior amendments shall remain in full force and effect.

DESCRIPTION:

Cost associated with revised Architectural floor plan drawings for layout and Mechanical, Electrical and Plumbing Work all associated with Lateral Bracing, including new Outdoor Air Unit, Miscellaneous Duct work changes, added Stair Pressurization System, Structural Support for Unit, and all associated Electrical and Plumbing support.

Added Demolition at 1 st , 2 nd , and 5 th floor	\$4,400.00
Added Drywall and Metal Framing---.....	\$16,207.84
Associated Electrical -----	\$13,655.00
Added Mechanical -----	\$ 137,708.00
Added Structural Support, Penetrations and Roof Patching	\$ 56,843.93
Allowance not to exceed amount for final Structural and Roof Design details.....	\$ 25,000.00
Added Plumbing – Floor Drains, Hose Bibs, Condensate line and Sanitary Risers.....	\$ 35,750.00
Extended General Conditions (10 weeks) 70 calendar days for additional MEP work	\$ 98,000.00
Sub Total.....	\$ 387,564.77
6%.OH & Profit.....	\$ 23,253.88
Sub Total.....	\$ 410,818.65
.91% Bond.....	\$ 3,738.44
1.02% GLPD.....	\$ 4,190.35
.19% Builders Risk.....	\$ 780.55
TOTAL COST	\$ 419,528.01

NOTE – This does not include any Added HMF and Doors costs at this time.

PROPOSED CONTRACT PRICE CHANGE (increase) \$ 419,528.01
(decrease)
(unchanged)

PROPOSED CONTRACT TIME CHANGE (increases) 70 Calendar Days
(unchanged)

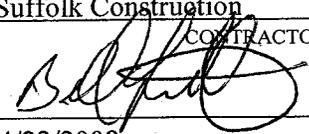
PROPOSED NEW SUBSTANTIAL COMPLETION Remains as 2/19/08

RECEIVED
CAPITAL IMPROVEMENTS DIV.

DISTRIBUTION: JUN 25 2008

FROM: Suffolk Construction
CONTRACTOR

FILE: _____
CC: _____

SIGNED:  SPM
DATE: 4/22/2008

SCHEDULE 1

LIST OF PROPOSED SBE-M/WBE SUBCONTRACTORS

Change Order Work

PROJECT NO. 03244

PROJECT NAME: Airport Center – Building #1 Renovations

NAME OF PRIME BIDDER: Suffolk Construction Company, Inc.

CONTACT PERSON: Jeremy Sullivan

PHONE NO: (561) 424-1275 FAX NO: (561) 832-6775

CCP # 16R2

DEPARTMENT: Capital Improvements Department

PLEASE IDENTIFY ALL APPLICABLE CATEGORIES OF SUBCONTRACTORS

Name, Address and Phone Number	(Check one or both Categories)				Subcontract Amount		
	Minority Business	Small Business	Black	Hispanic	Women	Caucasian	Other (SBE)
1. . Applegate Interiorors, Inc. 2100 2 nd Avenue North, Office #1 Lake Worth, Florida 33461 (561) 586-6156		✓ <input type="checkbox"/>	\$	\$	\$	\$	\$ <u>16,207.84</u>
2. . Renco Plumbing, Inc. 903 NW 13 th Street Belle Glade, Florida 33430 (561) 996-1159		✓	\$	\$	\$	\$	\$ <u>35,750.00</u>
3. Cabot Construction Company 2581 Jupiter Park Dr Suite E-18 Jupiter, Fl 33458 561-748-3330		✓	\$	\$	\$	\$	\$ <u>56,843.93</u>
4		✓	\$	\$	\$	\$	\$
5.		✓	\$	\$	\$	\$	\$
(Please use additional sheets if necessary)			Total	\$	\$	\$	\$ <u>108,801.77</u>

Change Order Price \$ 419,528.01

Total Value of SBE Participation \$ 108,801.77