



Orange County Government

Orange County
Administration Center
201 S Rosalind Ave.
Orlando, FL 32801

Legislation Text

File #: 26-0690, **Version:** 1

Interoffice Memorandum

DATE: May 26, 2026

TO: Mayor Jerry L. Demings and County Commissioners

THROUGH: N/A

FROM: Andres Salcedo, P.E., Deputy Director, Utilities

CONTACT: Troy Layton, P.E., BCEE, Manager, Field Services Division

PHONE: 407-254-9794

DIVISION: Field Services Division

ACTION REQUESTED:

Approval and execution of Change Order Number 25, Contract Y23-741-R2, Pine Hills Road Pedestrian Safety Improvements-Phase II, with RMS Constructors Group, LLC, in the amount of \$1,217,895.11, for a revised total contract amount of \$24,602,213.64. District 6. (Field Services Division)

PROJECT: N/A

PURPOSE: RMS Constructors Group, LLC submitted a price proposal for additional services under the terms of Contract Y23-741. The scope of work of this contract includes pedestrian safety and road improvements along Pine Hills Road from S.R. 50 (Colonial Drive) to Figwood Lane as well as septic to sewer improvements. The original scope of work did not include any utilities work.

After the contractor started construction, the County obtained three grants, including \$1,725,814.62 from American Rescue Plan Act (ARPA), \$4,290,000 from Florida Department of Environmental Protection (FDEP), and \$3,167,000 from St. Johns River Water Management District (SJRWMD). The grants, totaling of \$9,182,814.62, are for septic to sewer improvements including design, construction, and capital fees. These improvements were added to the contract via Change Order No. 12, to connect 93 parcels currently utilizing private septic tank systems to a centralized public gravity sewer system. The change order was necessary as it was not possible to bid the new work, overlap contractors and meet the grant's deadlines.

Due to the complexity of the work, age of the existing system and complications resulting from deep

utilities construction at night, Change Orders No.13 through 24 have been approved and are summarized below. However, proposed Change Order No. 25 requires Board of County Commissioners' approval.

Change Order No. 25 includes utilities work to connect 4 additional parcels, currently utilizing private septic tank systems, to a centralized public gravity sewer system; costs for extending 6-inch sewer laterals located under the road, curb, cleanouts, high-early concrete base, asphalt, maintenance of traffic, and concrete. It also includes quantity adjustment reconciliations to original schedule of value line items for law enforcement officers' costs for the required nightwork, additional maintenance of traffic during all work hours for safety of the public, and additional quantities for concrete and asphalt driveways. An existing manhole was found to be completely buried 4 feet below grade necessitating unforeseen work to bring the manhole to an accessible depth. Finally, there's a need for additional quantities of curb replacement, costs for repair and replacement of pedestrian safety barriers, additional hours for the public information officer, and additional quantities for performance turf (sod) replaced in areas disturbed by construction activity. Change Order No. 25 to Contract Y23-741 is in the amount of \$1,217,895.11.

Summary of Previous Change Orders.

Change Orders No.1 through No.3 required the Board of County Commissioners approval and increased the Contract 7.6% from the original contract of \$10,309,067 to \$11,090,450.73 in June 2023. The work consisted of additional hours for law enforcement services for safety concerns, new traffic control assembly, and additional pedestrian safety work for compliance with the Americans with Disabilities Act.

Change Orders No.4 through No.11 increased the Contract by \$495,989.32 to \$11,586,440.05 or 4.5%, and were approved prior to March 21, 2024. They included a deduction for office space, installation of additional signalization for a temporary left lane, removal and replacement of a damaged inlet top, installation of bollards to protect pedestrian crossings, additional work for differing site conditions, relocation of a traffic controller cabinet due to right of way clearances, and additional hours for law enforcement services for safety concerns.

Change Order No. 12 required the Board of County Commissioners approval and increased the Contract 93.3% from the original contract of \$11,586,440.05 to \$21,436,439.57 in August 2024. The change order consisted of utilities work to construct wastewater improvements to convert 93 parcels currently utilizing private septic tank systems to a centralized public gravity sewer system. Change Order No. 12 added this work to Contract Y23-741 in the amount of \$9,849,999.52.

Change Orders No. 13 through No. 21 increased the Contract by \$444,097.43 to \$21,880,537.00 or 2.07% and were approved between November 2024 and December 2025. They included asphalt repair, additional law enforcement officers for nightwork, concrete knee wall modifications, pedestrian channelization barrier, replacement of damaged railroad crossing solar powered assembly, additional maintenance of traffic, asbestos pipe removal, asphalt repairs, and pedestrian channelization hardware.

Change Order No. 22 through 23 increased the Contract by \$634,152.14 to \$22,514,689.14 or 5.03% and were approved in January 2026 and March 2026. These change orders were for additional quantities of asphalt to match the existing asphalt roadway thickness with up to 6 inches thickness.

Change Order No. 24 increased the Contract by \$869,629.39 to \$23,384,318.53 or 9.09% and was approved April 9, 2026. This change order included deductions to quantities of line items including unsuitable materials, fill dirt, fencing replacement, 8" sewer main installation and landscape establishment. The most significant line item for this change order was 17,500 square yards of additional thickness of asphalt. The contract required the contractor to match existing asphalt thickness which ranged from 4-inches to 8-inches thick to properly restore the roadway. Asphalt of these thicknesses was not anticipated in the utilities scope of work but was necessary due to existing field conditions.

The proposed Change Order No. 25 for \$1,217,895.11 increases the Contract value by 14.7% and revises the contract amount to \$ 24,602,213.64.

BUDGET: N/A

ORANGE COUNTY UTILITIES

Contractor: RMS Constructors Group, LLC

Change Order Number 25 Page 1 of 1

Vendor Code 73763

Date May 1, 2026

Contract No. Y23-741-R2

Original Contract Amount \$10,309,067.00

Project Name Pine Hills Road Pedestrian Safety
Improvements-Phase II

Revised Contract Amount \$24,602,213.64

Engineer Burgess & Niple Inc

Sequence No. _____

Item No.	Quantities	Unit	Description	Unit Price	Additions	Deductions
OCU-12	248	CY	CONCRETE PAVEMENT REPLACEMENT (4" THICKNESS)	\$162.15	\$40,213.20	
OCU-13	45	CY	CONCRETE PAVEMENT REPLACEMENT (6" THICKNESS)	\$195.65	\$8,804.25	
OCU-14	4362	LF	TYPE A - CONCRETE CURB AND/OR CURB AND GUTTER F	\$64.50	\$281,349.00	
OCU-29	509	LF	TYPE F - CONCRETE CURB AND/OR CURB AND GUTTER F	\$64.50	\$32,830.50	
OCU-36	10	LF	SANITARY SEWER MAIN 8-INCH DIAMETER (0' - 8' DEPTH)	\$208.50	\$2,085.00	
OCU-38	33	LF	SANITARY SEWER MAIN 8-INCH DIAMETER (10' - 12' DEPT)	\$213.00	\$7,029.00	
OCU-41	28	VF	SANITARY MANHOLE 4-FEET DIAMETER (ADDITIONAL MAN	\$512.50	\$14,350.00	
OCU-44	456	LF	INSTALL/REPAIR/REPLACE 6-INCH DIAMETER SANITARY S	\$260.65	\$118,856.40	
OCU-45	6	EA	INSTALL/REPAIR/REPLACE SANITARY SEWER CLEANOUT	\$748.20	\$4,489.20	
OCU-48	19	SY	ASPHALT REMOVAL AND REPLACEMENT ON PRIVATE PR	\$101.20	\$1,922.80	
OCU-49	111.5	SY	CONCRETE REMOVAL AND REPLACEMENT ON PRIVATE P	\$157.00	\$17,505.50	
OCU-50	86	SY	GRAVEL REMOVAL AND REPLACEMENT ON PRIVATE PRO	\$85.80	\$7,378.80	
OCU-51	-11	SY	PAVER REPLACEMENT ON PRIVATE PROPERTY	\$161.25		(\$1,773.75)
OCU-52	-247	SY	SOD REPLACEMENT ON PRIVATE PROPERTY	\$20.75		(\$5,125.25)
OCU-60	261	CY	HIGH EARLY STRENGTH CONCRETE (8" THICK)	\$333.45	\$87,030.45	
OCU-61	291.5	LF	REMOVE/STORE/REINSTALL PEDESTRIAN CHANNELIZATI	\$141.90	\$41,363.85	
OCU-62	3779	SY	PERFORMANCE TURF (MATCH EXISTING)	\$22.31	\$84,309.49	
Subtotal From Page 2 Quantities					\$475,276.67	\$0.00

Totals				\$1,224,794.11	(\$6,899.00)
Percent Complete Time 90%	Percent Complete Cost: 90%	Net Dollars This Change Order	\$1,217,895.11		
Total Time Previous Change Orders	0 Days	Net Dollars Previous Change Order	13,075,251.53		
Total Time This Change Order	10 Days	Net Dollar Changes to Date	\$14,293,146.64		
Original Contract Time	320 Days	Original Contract Dollar Amount	\$10,309,067.00		
Revised Contract Time	330 Days	Revised Contract Dollar Amount	\$24,602,213.64		

CONTRACTOR

This change order includes not only all direct costs of contractor such as labor, material, job overhead, and profit markup but also includes any costs for modifications or changes in sequence of work to be performed, delays rescheduling, disruptions, extended direct overhead, acceleration, material, or other escalation which includes wages, and other impact costs.

BY [Signature] Date 5/6/2026
Contractor's Signature

BY MALCOLME RAY / MANAGER
Accepted for Contractor By: Print Name & Title

ORANGE COUNTY UTILITIES

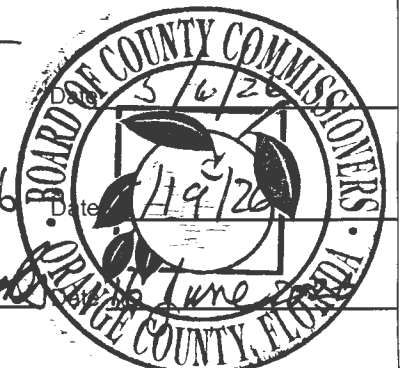
Approval Recommended:

By [Signature] Date 5/6/2026
Chief Inspector Name: James Montalvo

By [Signature]
Manager

By Andrés Salcedo
for Director Utilities

By [Signature]
for Orange County Mayor



ORANGE COUNTY UTILITIES

Change Order Number 25 Page 2 of

Date May 1, 2026

Original Contract Amount	\$10,309,067.00
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Revised Contract Amount	\$24,602,213.64
Engineer	Burgess & Niple Inc

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