



Legislation Text

File #: 25-072, **Version:** 1

Interoffice Memorandum

DATE: December 16, 2024

TO: Mayor Jerry L. Demings and County Commissioners

THROUGH: Anne Kulikowski, Director, Administrative Services Department

FROM: Sara Flynn-Kramer, Manager, Capital Projects Division

CONTACT: Sara Flynn-Kramer

PHONE: 407-836-0048

DIVISION: Capital Projects Division

ACTION REQUESTED:

Approval of Change Order No 8, Contract Y20-766 Michigan Campus GOV Cottage Restroom & Kitchen Renovations, with Café Construction & Development Inc in the amount of \$510,951.89, for a revised lump sum contract amount of \$2,446,872.77. District 3. (Capital Projects Division)

PROJECT: Michigan Campus GOV Cottage Restroom & Kitchen Renovations

PURPOSE: To provide funding for additional construction services to complete the capital improvements.

BUDGET: Accounting Line Number: 1023-043-0263-3810

JUSTIFICATION/DISCUSSION:

This project is a renovation of five cottages that are a home to some of the children who live at Great Oaks Village on the Michigan Street Campus. The scope of this project is to renovate the existing restrooms and kitchens in these five cottages and to bring them up to code and to comply with the Americans with Disabilities Act of 1990. Three of the cottages sit in a lower lying area of the campus and two of the cottages sit in a higher location. During the design of this project field investigative work was done by the consultants to identify the as-built and existing conditions as much as possible. They were unable to do any real destructive investigative work inside the cottages because the cottages are a home for these children. This change order is for additional work required for the third of the five cottages, the Owles Cottage. After the construction contract was awarded and during the

initial demolition for the contract work, substantial hidden water damage was discovered that had destroyed the underlying materials in most of the interior of the Owles Cottage. This work includes the wall and ceiling framing, insulation, electrical wiring, fire alarm work, shelving, water lines, HVAC, ductwork, door and window frames, and the flooring underlayment. In this cottage significantly more electrical work had to be replaced than the first two cottages to be in compliance with code. This damage was not visible and was not accessible prior to this demolition work that was not able to start until after the children were relocated on campus. All this hidden damage had to be repaired by replacing the damaged areas with all new materials and finishes including painting. The majority of the work in this change order is limited to the Owles Cottage, which is the third of the three cottages in the lower lying area of the campus to be renovated. This type of hidden water damage is not anticipated in the two newer cottages that are located at a higher elevation. This change order also contains work in the first three cottages including extra work to remove the brick under the flooring and prepare the subfloor for the new flooring, and some exterior work site work around the three cottages. After this cottage is complete and put back into service for the children, work will start in the fourth cottage which is in the higher-lying area.

PREVIOUS ACTIONS TO THIS CONTRACT:

The Contract award was approved on November 12, 2019.

Original Contract dated February 4, 2021 Lump sum amount - \$ 1,248,000.00

Change Order No. 1 dated December 20, 2021 Lump sum amount - \$ 62,400.00

Fire alarm upgrades and transom removal

Change Order No. 2 dated April 8, 2022 Lump sum amount - \$ 252,838.53

Unforeseen required renovations to Cottage 1,
the Day Cottage, including wall and ceiling framing,
insulation, electrical, fire alarm, shelving, water lines,
HVAC, ductwork, door and window frames,
and flooring underlayment

Change Order No. 3 dated July 20, 2022 Lump sum amount - \$ 8,949.64

Permit fees

Change Order No. 4 dated September 1, 2022 Lump sum amount - \$ 3,640.88

Fire alarm revisions for code compliance

Change Order No. 5 dated January 4, 2023 Lump sum amount - \$ 7,035.43

Shelving for DCF compliance

Change Order No. 6 dated May 16, 2023 Lump sum amount - \$ 8,466.90

Attic access to meet code

Change Order No. 7 dated November 2, 2023 Lump sum amount - \$ 344,589.50

Unforeseen required renovations to Cottage 2, the Highsmith Cottage, including wall and ceiling framing, insulation, electrical wiring, fire alarm work, shelving, water lines, HVAC, ductwork, door and window frames, and the flooring underlayment.

Proposed Change Order No. 8 Lump sum amount - \$ 510,951.89

Unforeseen required renovations to Cottage 3, The Owles Cottage, including wall and ceiling Framing, insulation, electrical wiring, fire alarm Work, shelving, water lines, HVAC, ductwork, door and window frames and the flooring underlayment, floor preparation and site work for the first three cottages

Proposed Final Contract Amount \$ 2,446,872.77



**ORANGE COUNTY PROCUREMENT DIVISION
CHANGE ORDER REQUEST FORM**

5

| | | | |
|--------------|-----------|---|---|
| REQUEST DATE | BUDGET FY | GRANT FUNDING | |
| 11/26/24 | 24/25 | <input checked="" type="checkbox"/> N/A | <input type="checkbox"/> THIS REQUEST COMPLIES WITH COST PRINCIPLES |

| | | | |
|--|--------------|---------------|------------------|
| DEPARTMENT/DIVISION | CONTACT NAME | CONTACT PHONE | BUYER/PA/CA NAME |
| Administrative Services / Capital Projects | Jose Canas | 407-836-0081 | |

| | | | | | |
|-------------------------------------|------------------|----------------------------------|------|-----------------|--|
| VENDOR | CHANGE ORDER NO. | DOCUMENT NO. (ATTACH FIRST PAGE) | TYPE | CONTRACT NUMBER | <input type="checkbox"/> CANCEL ENTIRE PO/DO |
| CAFE CONSTRUCTION & DEVELOPMENT INC | 8 | C20766 | POOC | Y20-766 | <input type="checkbox"/> DO NOT MAIL VENDOR COPY |

INCREASE, DECREASE OR DELETE COMMODITY LINE

| CMDTY. LINE NO. | ACTION | | PREVIOUS LINE DOLLAR AMOUNT | NEW LINE DOLLAR AMOUNT | COMMODITY LINE DESCRIPTION/COMMENTS | NET DOLLAR CHANGE |
|-----------------|-------------------|----------------------------------|-----------------------------|------------------------|---|-------------------|
| 1 | Increase Quantity | FROM 1935920.88 TO 2446872.77 | \$ 1,935,920.88 | \$ 2,446,872.77 | Project Michigan Campus GOV Cottage Restroom & Kitchen Renovations (1803) | \$ 510,951.89 |
| | Select Action | FROM TO | | | | \$ 0.00 |
| | Select Action | FROM TO | | | | \$ 0.00 |

ADD COMMODITY LINE

| CMDTY. LINE NO. | CMDTY. CODE | DESCRIPTION | | QTY. | UNIT OF MEAS. | UNIT COST | ACCOUNTING LINE | CHANGE |
|-----------------|-------------|--------------------------------------|---------|------|---------------|-----------|-----------------|---------|
| | | FOR D.O. YOU MUST SPECIFY AN MA LINE | | | | | | |
| | | | MA LINE | | | | | \$ 0.00 |
| | | | | | | | | \$ 0.00 |
| | | | | | | | | \$ 0.00 |

FUNDING: ACCOUNTING LINE OR REPORTING CODE CHANGE

| CMDTY. LINE NO. | ACCTG. LINE NO. | FROM AMOUNT | TO AMOUNT | FROM ACCOUNTING LINE | TO ACCOUNTING LINE | FROM REPORTING CODE | TO REPORTING CODE |
|-----------------|-----------------|-------------|-----------|----------------------|--------------------|---------------------|-------------------|
| | | | | | | | |

ENCUMBERED/DE-ENCUMBERED (REQUIRED FOR ALL TRANSACTIONS)

| | | | | |
|------------------------|---|---|-------------------------------|---|
| ORIGINAL PO/DO AMT. | NET DOLLARS PREVIOUS C/O <input type="checkbox"/> ADD <input type="checkbox"/> SUBTRACT | NET DOLLARS FOR THIS C/O <input checked="" type="checkbox"/> ADD <input type="checkbox"/> SUBTRACT | DOCUMENT TOTAL AFTER THIS C/O | OTHER CHANGES: DESCRIBE No Additional Time. |
| \$ 1,248,000.00 | \$ 687,920.88 | \$ 510,951.89 | \$ 2,446,872.77 | |
| CONTRACT AMOUNT | | | | |
| AWARD AMOUNT | NET DOLLARS PREVIOUS C/O <input checked="" type="checkbox"/> ADD <input type="checkbox"/> SUBTRACT | NET DOLLARS FOR THIS C/O <input checked="" type="checkbox"/> ADD <input type="checkbox"/> SUBTRACT | CONTRACT TOTAL AFTER THIS C/O | |
| \$ 1,248,000.00 | \$ 687,920.88 | \$ 510,951.89 | \$ 2,446,872.77 | |

JUSTIFICATION (REQUIRED FOR ALL TRANSACTIONS)

Miscellaneous changes for compliance. BCC District 3

By signing this agreement, the Contractor hereby releases the County, its agents and employees from any and all liabilities under this contract for further equitable adjustments and/or claims associated with this change order.

VENDOR/ CONTRACTOR AUTHORIZATION

DATE: 12/9/24

DEPARTMENT APPROVAL SIGNATURE

DATE: 12/7/24

OFFICIAL PROCUREMENT DIVISION USE ONLY

PROCUREMENT APPROVAL: _____

DATE: _____

ADD THE FOLLOWING TEXT TO PO/DO:

TRACK CHANGES: YES NO

CHANGE AWARD AMOUNT TO :