

INDIAN RIVER COUNTY, FLORIDA

M E M O R A N D U M

TO: Jason E. Brown; County Administrator

DEPARTMENT HEAD CONCURRENCE:

THROUGH: Phil Matson, AICP; Community Development Director

FROM: Scott McAdam, Building Official

DATE: July 2, 2021

SUBJECT: Change Order No 3 and additional funding to Hedrick Brothers Agreement for Building Division Renovation

It is requested that the data herein presented be given formal consideration by the Board of County Commissioners at its regular meeting of July 13, 2021.

DESCRIPTION & CONDITIONS

On October 6, 2020, the County Administrator approved Interior Renovation of the Indian River County Building and Fire Departments project Bid No. 2020057 to Hedrick Brothers Construction, in the amount of \$763,442.00. Change orders 1 and 2 increased the contract price to \$819,808.49.

ANALYSIS

Change order 3 is for an extension of the General Conditions per Article 12 of the Standard General Conditions of the Construction Contract due to the schedule delay at no fault of the contractor. Cause of the delay was due to the owner's separate contract with the furniture vendor, which led to delays with getting the quotes, verifying the price of hundreds of items against the contract before purchase orders could be issued, as well as and lead time for material. County staff could not move into Phase II of the project without completed employee work stations. Cost of the 19 day delay is \$19,920. It is anticipated that an additional \$26,077.00 will be needed, in addition to the contingency of \$69,403.00, to cover Change Order No. 3 and two categories of unforeseen additional work scope, bring existing electrical up to code and relocate hard duct HVAC in order to align with new ceiling grid layout, at a cost of \$6,300.00. For informational purposes, the third item requiring the increase in the contract price at a cost of \$3,598.00 (already in the approved status on the Contingency Log attachment 3) is the painting of the main corridor in Community Development. Currently the approximately 14 year old paint, the new added walls and the relocation and closures of various doors and openings for security purposes and the touch up over the years requires a re-paint in order to address the overall appearance and completeness of the project.

The originally approved Contingency was \$69,403, while the approved Contingency Use Directives (CUD) decreased the original Contingency by \$69,260. The remaining Contingency then totaled \$143. The additional Pending CUD of \$26,220, less the \$143 balance requires the additional requested Contingency of \$26,077.

The total increase requested of the contract price is \$26,077.

FUNDING

Funding for change order 3 in the amount of \$26,077 will be funded by the Building Department Fund/Building Department Expansion account number 441-169000-20019.

RECOMMENDATION

Staff recommends the Board approve Change Order No 3 and additional funding to Hedrick Brothers Agreement for Building Division Renovation and authorize the Chairman to execute the amendment, after the County Attorney has approved it as to form and legal sufficiency.

Attachments:

1. Hedrick Brothers letter dated May 25, 2021 (reference delay)
2. Change Order No. 3 w/Revised Schedule/Original Schedule
3. Contingency Log