

# CONTRACT CHANGE ORDER

(For Adjustment Amounts Less Than \$1,000,000.)

PROJECT:


Manatee County

Medical Examiner / EMS Building





Change Order No.: 3

Contract Amount:  
(Present Value) \$2,049,260.17

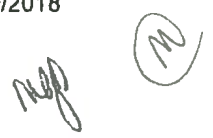
Project Number: 6071902

NO. OF ITEM	DESCRIPTION OF ITEM AND CHANGE	DECREASE	INCREASE
1	<p>Contract Change Order No. 3</p> <p>Increase Contract Completion Time 102 days</p> <p>Original Completion Date March 11, 2018 New Completion Date June 21, 2018</p> <p><b>No change to contract amount</b></p> <p>BY EXECUTION OF THIS CHANGE ORDER THE CONTRACTOR AGREES THAT ALL CLAIMS FOR ADDITIONAL CONTRACT TIME AND FEES FOR THE ITEMS IN THIS CHANGE ORDER HAVE BEEN SATISFIED.</p>		
		TOTAL DECREASE:	TOTAL INCREASE:
<p><b>Contractor:</b> Jon F. Swift Construction <b>Address:</b> 2221 8th Street <b>City / State:</b> Sarasota, FL 34237</p>		<p>THE NET CHANGE OF ADJUSTS THE CURRENT CONTRACT AMOUNT FROM \$2,049,260.17 TO \$2,049,260.17</p>	
<p><b>Contractor Signature:</b>  <b>Date:</b> 3/9/18</p>		<p>102 MTD</p> <p>CALENDAR DAYS ARE ADDED TO THE SCHEDULE WHICH CHANGES THE FINAL COMPLETION DATE TO JUNE 21, 2018.</p>	

## RECOMMENDATION, CONCURRENCES AND APPROVALS

	SIGNATURES	DATE
Consultant / Engineer		3-9-18
Project Manager:		3/9/18
Department Head:		
Manatee County Purchasing		4/10/18

Theresa Webb, CPPO, CPPB, CPSM, C.P.M.  
Authority to execute this contract per Manatee County Code, Chapter 2-26,  
and per the delegation by the County Administrator effective 1/26/2009



JUSTIFICATION FOR CHANGE

Change Order No : 3

Project Number: 6071902

1. NECESSITY FOR CHANGE:

We are requesting 102 additional days, at no extra cost to the County due several reasons. Storm Irma, we lost approximately 7 to 8 days. The project site didn't have power for 4 days. Workmen couldn't get to the project because of the need to take care of their family's or the need to clean up. The construction manager had extra demolition than anticipated when the GMP was accepted. The construction manager lost approximately 42 to 60 days. We had County forces doing as much of the demolition as possible because of the tight budget we had. We didn't get as much done as we thought we could do in the time we had. When the project went to bid and the GMP was accepted, we negotiated the cost of the demolition but not the time needed to complete it. Please note that we are asking for extra days at no cost to the County. The construction manager ran into several other issues renovating an existing building, some of which were hidden conditions. A under slab vault and pipe chase was uncovered. During the demolition, we uncovered a number of masonry walls that wer not built correctly. The same with some of the roof steel. One of the steel columns was damaged and needed to be replaced, which meant the footing needed to be replaced. With just these issues the construction manager lost approximately 34 days.

2. Is change an alternate bid? (If yes, explain)

NO

3. Does change substantially alter the physical size of the project? (If yes, explain)

NO

4 Effect of this change on other "Prime" contractors?

NONE

5 Has the Surety and insurance company been notified, if applicable? CONTRACTOR RESPONSIBILITY

YES

Manatee County Government Administrative Center  
First Floor, Commission Chambers  
9:00 a.m. - April 10, 2018

April 10, 2018 - Regular Meeting  
Agenda Item #20

Approved in Open Session 4/10/18  
Manatee County  
Board of County Commissioners

Subject

Change Order No. 3 to Guaranteed Maximum Price Addendum to Agreement 16-2572CD, Construction Management at Risk Services for Manatee County Health Department Medical Examiner's Office Building

Briefings

None

Contact and/or Presenter Information

Contact: Jacob Erickson, Contracts Negotiator - Procurement Division, x3053

Presenter: Tom Yarger, Construction Services Division Manager - Property Management Department, x3003

Action Requested

Authorize the County Administrator or designee to execute Contract Change Order No. 3 to Guaranteed Maximum Price Addendum to Agreement 16-2572CD, Construction Management at Risk Services for Manatee County Health Department Medical Examiner's Office Building with Jon. F Swift, Inc. of Sarasota, Florida adding 102 days to the contract time, for a revised project time of 312 days.

Enabling/Regulating Authority

Manatee County Code of Laws

Background Discussion

Contract Change Order No. 3 to Guaranteed Maximum Price Addendum to Agreement 16-2572CD adds contract days to allow for circumstances including Hurricane Irma, additional demolition by County forces, unforeseen hidden conditions, and damaged components in the existing building. The additional days requested allow the Construction Manager time to complete the project. The new completion date is June 21, 2018. This change does not increase the project cost.

Procurement History

On October 11, 2016, the Board of County Commissioners approved Agreement 16-2572CD with Jon F. Swift, Inc. to provide Construction Management at Risk Services for the Manatee County Health Department Medical Examiner's Office Building in the not to exceed Preconstruction Services fee of \$18,464.00.

On July 25, 2017, the Board of County Commissioners approved the Guaranteed Maximum Price (GMP) Addendum to Agreement 16-2572CD, in the not to exceed amount of \$2,499,198.00.

On October 19, 2017, the County approved Contract Change Order No. 1 for an Owner Direct Purchase of an

Manatee County Government Administrative Center  
First Floor, Commission Chambers  
9:00 a.m. - April 10, 2018

aluminum canopy, hollow metal doors, frames & hardware, air conditioning equipment, a walk-in cooler and a vertical lift which deducted \$233,088.94 for a revised not to exceed amount of \$2,266,109.06.

On November 30, 2017, the County approved Contract Change Order No. 2 for an Owner Direct Purchase of SESCO light fixtures, Eaton gear, and conduit and wire which deducted \$216,848.89 for a revised not to exceed amount of \$2,049,260.17.

This Contract Change Order No. 3 to the Guaranteed Maximum Price Addendum adds contract days to allow for unforeseen circumstances, extending the completion time for an additional 210 days through June 21, 2018.

County Attorney Review

Not Reviewed (No apparent legal issues)

Explanation of Other

Reviewing Attorney

N/A

Instructions to Board Records

Original to Board Records.

Email copies to:

Jon F. Swift, Inc. - Ross Russo ([ross@jonfswiftinc.com](mailto:ross@jonfswiftinc.com))

Property Management Department - Michael DiPinto ([michael.dipinto@mymanatee.org](mailto:michael.dipinto@mymanatee.org))

Procurement Division - Jacob Erickson ([jacob.erickson@mymanatee.org](mailto:jacob.erickson@mymanatee.org))

**Distributed 4/11/18, RT**

Cost and Funds Source Account Number and Name

N/A

Amount and Frequency of Recurring Costs

N/A

Attachment: [Department Memo - Contract Change Order No. 3.pdf](#)

Attachment: [Contract Change Order No. 3.pdf](#)

# MEMORANDUM



**To:** Dennis Wallace, Procurement Contract Buyer  
Purchasing Division

**From:** Tom Yarger, Construction Services Division Manager  
Property Management Department

**Date:** March 16, 2018

**Subject:** Manatee County MEEMS Building  
Added days to the contract -Change Order #3

---

Contract Change Order Number 3 with Jon Swift Construction Co. is for adding 102 days to allow for completion of the project, at no extra cost to the County due several reasons.

Storm Irma, we lost approximately 7 to 8 days. The project site didn't have power for 4 days. Workmen couldn't get to the project because of the need to take care of their family's or the need to clean up.

The construction manager had extra demolition than anticipated when the GMP was accepted. The construction manager lost approximately 42 to 60 days. We had County forces doing as much of the demolition as possible because of the tight budget we had. We didn't get as much done as we thought we could do in the time we had. When the project went to bid and the GMP was accepted, we negotiated the cost of the demolition but not the time needed to complete it.

The construction manager ran into several other issues renovating an existing building, some of which were hidden conditions. A under slab vault and pipe chase was uncovered. During the demolition, we uncovered several masonry walls that were not built correctly. The same with some of the roof steel. One of the steel columns was damaged and needed to be replaced, which meant the footing needed to be replaced. With just these issues the construction manager lost approximately 34 days.

The new contract completion date is June 21, 2018 This change does not increase the project costs.

If you have any questions, feel free to contact Michael DiPinto or myself.

cc: Charlie Bishop, Director, Property Management

Michael DiPinto, Project Manager  
Project File

Property Management Department  
Construction Services Division  
1112 Manatee Avenue West, Ste. 802  
Phone number: (941) 749-3017