



## Legislation Text

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**File #:** 16-0278, **Version:** 1

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**ITEM: AUTHORIZATION TO EXECUTE A CHANGE ORDER WITH PIRTLE CONSTRUCTION, INC. FOR REQUESTED MODIFICATIONS TO THE COMMUNITY CENTER PROJECT INCLUDING EXTERIOR MODIFICATIONS, INTERIOR MODIFICATIONS AND STRUCTURAL REPAIR TO THE GAZEBO/OBSERVATION DECK DUE TO UNFORSEEN CONDITIONS**

**REQUEST:** Authorization to execute a change order with Pirtle Construction, Inc., for requested modifications to the community center project as follows:

1. Exterior modifications - Not To Exceed \$29,963.12, this modification was to add a concrete pad to the mechanical equipment yard. The approved design used rock, the life of the equipment can be extended by changing to concrete and the life time maintenance expense savings will exceed the projected cost.
2. Interior modifications - Not To Exceed \$9,533.00, for the relocation of doorways to improve functionality in the green room for the main ball room. The wall is a fire rated wall which contributed to the cost.
3. Structural repair not to exceed \$ 18,000. This is for a repair to the observation deck. The gazebo was an add-on to the deck. The gazebo supports did not meet code and this condition was not known until demolition was started. This cost is to bring the gazebo pilings and support up to code. This problem could not have been identified prior to demolition of the sections of the deck that required replacement.

**EXPLANATION:** Over the course of the Wellington Community Center project, staff has worked with the design-build team to review and the project elements as design and construction progressed on the project. As the project evolved and during the course of construction, staff has developed its operating plan for the programs and overall operations at the facility. As such, staff discussed and required modifications to the design and construction. The design-build team proceeded on these requested modifications in order to minimize schedule impact to the overall project. Specifically, the exterior modifications that form a part of this change order address a post design problem identified in the mechanical equipment yard where rock was used in lieu of concrete. Over time that equipment maintenance and service life is improved as a result of the entire yard area being concrete. Unfortunately, this was missed in our design review and evaluation of the project. Interior modifications requested came about as a result of ongoing operational reviews by the staff for programs and events at the facility. As construction progressed, staff determined that a space previously designated as a conference room could also function well as a green room for the Grande Ballroom. Accordingly we requested that a connection to the second floor lobby space be provided in order to allow use of the conference room without having to access the staff offices. Lastly, a previous change order approved by Council assigned the contract with JRawn Enterprises for the gazebo/observation deck renovations and repair to Pirtle. Once work on the gazebo/observation deck commenced and demolition of portions of the structure was completed, an unforeseen condition was evident and requires additional work beyond the original scope of the renovation/repair work. This work was not contemplated in the original design as no demolition or destructive testing was completed as part of the design. When the designer observed the gazebo before demolition, a splice between the deck piling and gazebo piling was not visible. Post demolition, our review indicates that the connection (now visible) between the vertical piling is insufficient and not code compliant. The scope of the repairs is based on the design revision provided by the engineer of record.

Accordingly, staff recommends executing a change order with Pirtle Construction, Inc., for interior and exterior

modifications as well as structural repairs to the gazebo/observation deck.

**BUDGET AMENDMENT REQUIRED:** YES

**PUBLIC HEARING:** NO

**QUASI-JUDICIAL:**

**FIRST READING:**

**SECOND READING:**

**LEGAL SUFFICIENCY:** YES

**FISCAL IMPACT:** The cost of this change order will be offset by receipts from the Florida Land and Water Conservation Fund and the Cultural Affairs Fund grants. The two grants total \$700,000 in funding for the WCC project.

**WELLINGTON FUNDAMENTAL:** Responsive Government

**RECOMMENDATION:** Authorization to execute a change order with Pirtle Construction, Inc., for requested modifications to the community center project including exterior modifications - Not To Exceed \$29,963.12, interior modifications - Not To Exceed \$9,533.00, and structural repair to the gazebo/observation deck due to unforeseen conditions - Not To Exceed \$18,880.00.