

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

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