



**PROJECT NAME:** FLAMINGO PARK LODGE  
**A/E CONSULTANT:** Wolfberg, Alvarez & Partners, Inc.  
**CONTRACTOR:** AVR Contractors Corp.  
**RPR/CEI:**  
**DATE:** 03/03/2025

**CHANGE ORDER NO. 1**

**You are hereby directed to make the following changes to the Contract Documents:**

**DESCRIPTION OF CHANGE:** INCREASE CONTRACT TIME BY 272 CALENDAR DAYS FOR UNFORESEEN SCOPE AND REPLENISH THE PROJECT CONTINGENCY IN THE AMOUNT OF \$65,000 TO ADDRESS FUTURE UNFORESEEN SCOPE OF WORK

**REASON FOR CHANGE:** During the course of the renovation, AVR found evidence of live termite infestation and significant deterioration and damage to the existing wood roof rafters, sheathing, wooden floor structural members and flooring. The structural engineer, Bliss and Nyitray, Inc. (BNI), determined that both the existing roof and floor structural members had significant termite damage that degraded the structural integrity of both the existing roof and flooring. The report recommended complete replacement of both the wooden roof structure and wood flooring.

Addressing the additional scope of work has reduced the Owner's Contingency to \$3,462.64. The project has expended more than ninety-six percent (96%) of the Owner's Contingency, whereas the project is seventeen percent (17%) completed.

In addition to the cost, the unforeseen condition has resulted in significant delays to the project requiring a time extension. The time required to analyze the issues, determine the best course of action, revise the construction drawings, negotiate with the contractor and resubmit the drawings for permit has resulted in an additional 272 calendar days to complete the project.

A change order to the contract with AVR Contractors, Corp., is required to replenish the Project's Owner's Contingency and increase the contractual duration to allow for the performance of the additional scope and the delays associated with its resolution. The requested amount of \$65,000, will increase the available project contingency balance to \$68,462.64.

**CLASSIFICATION:** Unforeseen Situation **IF OTHER:** na

**ATTACHMENTS:**

CHANGE IN CONTRACT SUM		CHANGE IN CONTRACT TIME		
Original Contract Sum:	\$1,019,639.30	Original Contract Time to Substantial Completion:	240	DAYS
Net change by previously authorized Change Orders:	\$0.00	Net change from previous Change Orders:	0	DAYS
Contract Sum prior to this Change Order:	\$1,019,639.30	Contract Time to Substantial Completion prior to this Change Order is:	240	DAYS
<b>Contract Sum will be increased/decreased by this Change Order in the amount of:</b>	<b>\$65,000.00</b>	<b>Contract Time will be increased/decreased by the following calendar days:</b>	<b>272</b>	<b>DAYS</b>
New Contract Sum including this Change Order is:	\$1,084,639.30	New Contract Time to Substantial Completion is:	512	DAYS

IF NO ADJUSTMENTS IS MADE, THE CONTRACT AMOUNT REMAINS UNCHANGED.

**ADJUSTMENTS TO TIME FOR PERFORMANCE:** In connection with the change(s) noted in this document, CONTRACTOR'S TIME FOR PERFORMANCE REMAINS UNCHANGED unless specifically noted herein.

This Change Order is an amendment to the Agreement between the Contractor and City. The amount and time change designated herein are the maximum agreed to by both the City and Contractor for this Change Order. Contractor attests that the Contract adjustment provided herein is reasonable, and constitutes compensation in full for all costs, claims, markup, and expenses, direct or indirect, attributable to this or any other prior Change Orders, including but not limited to compensation in full for any delays, acceleration, or loss of efficiency encountered by Contractor in the performance of the Work through the date of this Change Order, and for the performance of this and any prior Change Orders by or before the date of Substantial Completion. In consideration of the compensation and time, if any, in this Change Order, the Contractor hereby releases the City from all Claims, demands, or causes of action arising out of the transactions, events and occurrences giving rise to this Change Order. This written Change Order is the entire agreement between the City and Contractor with respect to this Change Order. No other agreements or modifications shall apply to this contract amendment unless expressly provided herein.

EXCEPT AS EXPRESSLY MODIFIED HEREIN, THE TERMS AND CONDITIONS OF THE CONTRACT DOCUMENTS REMAIN UNCHANGED.

**Approved by RPR/CEI:** **Approved by CIP Project Manager:** **Approved by CIP Division Director:**

