

R7 G A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, APPROVING AND AUTHORIZING THE CITY MANAGER AND CITY CLERK TO NEGOTIATE AND EXECUTE CHANGE ORDER NO. 1 TO THE CONTRACT BETWEEN THE CITY OF MIAMI BEACH, FLORIDA AND AVR CONTRACTORS, CORP., PURSUANT TO ITB-2023-321-DF, FOR CONSTRUCTION SERVICES AT THE COLLINS PARK PERFORMING ARTS VENUE - ROTUNDA, WITH SAID CHANGE ORDER IN THE NOT TO EXCEED AMOUNT OF \$2.1 MILLION, PLUS A 10% OWNER'S CONTINGENCY, AND 300 CALENDAR DAYS INCREASE IN THE PROJECT CONSTRUCTION TIME, TO ADDRESS UNFORESEEN STRUCTURAL DEFICIENCIES AND REPAIRS TO THE EXISTING SANDCAST PANELS AROUND THE EXTERIOR OF THE BUILDING, WATERPROOFING TO ADDRESS WATER INFILTRATION AND REPAIRS TO THE EXTERIOR STRUCTURAL WALLS, SUBJECT TO THE APPROVAL OF THE SECOND CAPITAL BUDGET AMENDMENT TO THE FY 2025 CAPITAL BUDGET.

Applicable Area:

MIAMI BEACH

COMMISSION MEMORANDUM

TO: Honorable Mayor and Members of the City Commission

FROM: Eric Carpenter, City Manager

DATE: December 11, 2024

TITLE: A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, APPROVING AND AUTHORIZING THE CITY MANAGER AND CITY CLERK TO NEGOTIATE AND EXECUTE CHANGE ORDER NO. 1 TO THE CONTRACT BETWEEN THE CITY OF MIAMI BEACH, FLORIDA AND AVR CONTRACTORS, CORP., PURSUANT TO ITB-2023-321-DF, FOR CONSTRUCTION SERVICES AT THE COLLINS PARK PERFORMING ARTS VENUE - ROTUNDA, WITH SAID CHANGE ORDER IN THE NOT TO EXCEED AMOUNT OF \$2.1 MILLION, PLUS A 10% OWNER'S CONTINGENCY, AND 300 CALENDAR DAYS INCREASE IN THE PROJECT CONSTRUCTION TIME, TO ADDRESS UNFORESEEN STRUCTURAL DEFICIENCIES AND REPAIRS TO THE EXISTING SANDCAST PANELS AROUND THE EXTERIOR OF THE BUILDING, WATERPROOFING TO ADDRESS WATER INFILTRATION AND REPAIRS TO THE EXTERIOR STRUCTURAL WALLS, SUBJECT TO THE APPROVAL OF THE SECOND CAPITAL BUDGET AMENDMENT TO THE FY 2025 CAPITAL BUDGET.

RECOMMENDATION

The Administration recommends that the Mayor and City Commission (City Commission) adopt the Resolution.

BACKGROUND/HISTORY

Designed by Herbert A. Mathes, the Collins Park Rotunda (Rotunda) was completed in 1961 and originally functioned as a reading room and auditorium for the local Miami Dade County Library. The Rotunda's distinctive cylindrical form is clad in textured sand cast concrete panels, created by artist Albert Vrana. These panels, which encircle the building, feature an abstract design called The Story of Man. Vrana crafted the panels by casting concrete into wet sand which he molded by hand.

In the 1990s, the library and the walkway connecting to the Rotunda were demolished, leaving the Rotunda. However, the building became uninhabitable after the removal of its plumbing, HVAC, electrical systems, and all interior finishes during the library demolition. The building has not been used since then, except for a few events through special event permits.

On April 26, 2017, the City Commission directed the Administration to proceed with the Cultural Arts Council's plan to convert the Rotunda into a performing arts space. The City contracted M.C. Harry Associates to design an addition and connection that would seamlessly integrate with the existing structure. The scope of work consists of renovating the interior of the existing 1,960-square-foot Rotunda, which will include selective demolition, new interior finishes, and upgrades to mechanical, electrical, and ADA systems within the existing structure. An 895-square-foot addition features an entrance lobby and restrooms. The project also includes the installation of new exterior glazing and doors, a new roofing system, accessible exterior concrete walkways,

pedestrian-scale exterior LED lighting, as well as landscaping and irrigation improvements. The new design aims to support various functions, enhance accessibility, and ensure a thoughtful, aesthetic integration with the original Rotunda building.

To engage a contractor for the renovation and addition, ITB 2023-321-DF was issued on August 24, 2023. AVR Contractors, Corp (AVR) was selected as the lowest responsive and responsible bidder and a contract was awarded on January 26, 2024 with a construction cost in the amount of \$2,237,664.50 plus a 10% owners contingency of \$223,766.45 for a total of \$2,461,430.95.

Upon issuance of all required permits, Notice to Proceed (NTP) with construction was issued on April 1, 2024, and mobilization to the site for commencement of construction work began on April 8, 2024. Construction is currently underway and is approximately 25% complete.

ANALYSIS

On June 12, 2024, while performing interior framing at the Rotunda, AVR encountered water infiltration at the interior perimeter of the existing Rotunda building as a result of heavy rainfall. The Facilities and Fleet Department (Facilities), responsible for maintenance of the existing building, engaged a roofing contractor to address a suspected roof leak.

An assessment by roofing contractor, A & J Roofing, Corp. concluded that the roof was not the source of the water infiltration. They identified areas along the building perimeter where water was entering the building through the exterior walls, behind the sand cast panels. The water that entered the building damaged the new materials and finishes that were being installed as a part of the renovation of the Rotunda.

Facilities contacted consultants Wood/O'Donnell & Naccarato Structural Engineers (WON), who were already under contract to provide the professional services required for the 40/10 year recertification of the existing building. Further investigation by WON revealed significant structural issues with the panels and their connections to the building, including cracks, spalling, and corroded anchors, which required repair. See attached report including photos (Exhibit A). These panels, exposed to the elements near the ocean for 62 years, have experienced extensive deterioration and WON has expressed concern that panels could dislodge from the building's façade.

Several concrete columns, tie beams and edge of slabs behind the panels are cracked and spalled, requiring repair as well. To ensure the building's structural integrity, WON has provided preliminary construction documents and details for the replacement of the damaged connectors. All 162 sand cast panels will have to be removed from the building's façade to replace the connectors, repair the panels, repair the concrete wall and beams, and apply proper waterproofing to the exterior masonry walls.

The extent of the structural issues and damages on the panels and their connections to the building were not evident during the design of the renovation project, and only became noticeable after the June 2024 rain event and water infiltration which led to further investigations. The renovation and addition to the Rotunda project only included minor spall repairs at the bottom of the panels. The structural and waterproofing repairs to the building, and the removal, repair and reinstallation of the panels were not part of the scope for the renovation project.

The project was initially expected to be substantially complete in February 2025. An extension of the project construction period will be required to complete the additional scope of work.

COST

AVR has provided a proposal (Exhibit B) to remove the panels, repair the damage to the panels, replace the connectors with new stainless-steel anchors, repair the masonry walls and columns, waterproof the existing concrete masonry walls and reinstall the panels at a construction cost of \$2,160,277. This change order is subject to final negotiation with the contractor in the not to exceed amount of \$2,100,000 plus 10% owner's contingency for a total of \$2,310,000.

The total impact to the project cost includes the change order, 10% owner's contingency, additional construction administration services and project management fees resulting in an additional project cost of \$2,640,000.

AVR has estimated that these structural and waterproofing repairs will increase the construction time by 300 calendar days.

City staff has reviewed the preliminary estimate and scope and find them appropriate for the level of development of the construction documents, and the contractor's initial concept of the means and method for executing the work. WON has reviewed the documents and suggests further negotiations of the cost based on possible efficiencies in means and methods, and the final documents. The final proposal shall be negotiated upon completion of the construction documents by WON.

Change Order No.1 will be negotiated and finalized, not to exceed an amount of \$2,100,000, plus a 10% owner's contingency, and an increase in the contract time not to exceed 300 calendar days.

FISCAL IMPACT STATEMENT

The total amount of the Change Order is \$2,100,000, plus a 10% owner's contingency, for a grand total of \$2,310,000.

Does this Ordinance require a Business Impact Estimate?

(FOR ORDINANCES ONLY)

If applicable, the Business Impact Estimate (BIE) was published on:

See BIE at: <https://www.miamibeachfl.gov/city-hall/city-clerk/meeting-notices/>

FINANCIAL INFORMATION

Subject to the 2nd Capital Budget Amendment to the FY2025 Capital Budget.

CONCLUSION

The Administration recommends that the City Commission approve the resolution.

Applicable Area

Middle Beach

Is this a "Residents Right to Know" item, pursuant to City Code Section 2-17?

Is this item related to a G.O. Bond Project?

Yes

No

Was this Agenda Item initially requested by a lobbyist which, as defined in Code Sec. 2-481, includes a principal engaged in lobbying? No

If so, specify the name of lobbyist(s) and principal(s):

Department

Capital Improvement Projects

Sponsor(s)

Co-sponsor(s)

Condensed Title

Execute Change Order 1, Collins Park Performing Arts Venue - Rotunda Project. CIP



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OFFICERS

Anthony Naccarato, PE, SE, Chairman, CEO
Dennis Mordan, PE, SE, President
Scott Bauer, PE, SE, LEED AP, Vice President, CEngO
Michael Herrmann, PE, SE, Vice President, CMO
Paul Panzarino, PE, SE, Vice President
Melissa Pastras-Brugler, PHR, SHRM-CP, CFO, CHRO

PRINCIPALS

James Behler, PE, SE
Alan Miller, PE, SE
Michael Miller, PE, SE
Tom Miltner, PE
Mark Orsini, PE, SE
Brian Rawlings, PE, SE
Kyle Terry, PE
Douglas Wood, PE

July 30, 2024

Ms. Olga Sanchez, E.I., C.G.C., LEED AP
Senior Facilities Capital Projects Coordinator
City of Miami Beach
Facilities Management Division
Facilities and Fleet Management Department
1833 Bay Road
Miami Beach, Florida 33139
Via email: olgasanchez@miamibeachfl.gov
Cc: ColetteSatchell@miamibeachfl.gov

Reference: Rotunda Building at Collins Park
Proposed Structural Repairs for Recertification
Exterior Art Panels
Miami Beach, Florida

Dear Olga:

As you know, as part of our engineering services for structural repairs in preparation for structural Recertification of the Rotunda Building, we have conducted observations of the exterior precast concrete art panels that clad the building.

Also, as you know, there is an on-going project through the CIP office to renovate the interior of the building and add an exterior entry and semi-attached restrooms (W/O&N is not currently involved in that project). While conducting the work of that project, it was discovered that there is moisture intrusion into the building's interior. We understand that some water testing was conducted and that it confirmed moisture intrusion in the area of the existing entry and in other locations. W/O&N was not involved in the testing and has not been provided a report relative to that testing.

Our recent observations of the panels revealed the following:

- Except for two full-height windows and the existing entry, the exterior of the building is clad with precast concrete art panels. There are three horizontal rows of panels. The tops and bottoms of the panels are supported (gravity) and anchored (wind) by steel angle/plate brackets anchored to concrete members in the building and with anchor rods/threaded inserts to the panels.



- There is considerable corrosion at most of the brackets and anchor rods/inserts along the bottoms of the panels (above the reflecting pool). There is a lesser, but still significant, degree of corrosion of the brackets at the tops (at roof level) of the panels. The brackets at the intermediate levels are not sufficiently accessible to accurately assess their conditions.
- The bottoms of the bottom row of panels (above the reflecting pool) are spalled for much of the perimeter of the building due to corrosion of the anchor rods/inserts and corrosion of the panel reinforcement. There are a few other locations of spalled concrete and physical damage. There is also some concrete spalling at the tops of the panels (at roof level).
- There is an approximate 2-inch gap between the exterior face of the building and the backs of the panels. It appears that the roofing in the area above the existing entry may have previously extended over the gap. The current roofing does not span the gap. In other areas, there is no firm evidence that the roofing ever extended over the gap. Some of the joints between panels were previously caulked (although it is now, in poor condition). Most joints, however, are not caulked. Therefore, rainwater is persistently in contact with the exterior face of the building wall (behind the panels), the backs of the panels, and the support/anchor brackets.
- It appears that there may be an original damp-proofing material on the exterior face of the building wall (CMU and concrete). Currently, this can only be observed by looking into the 2-inch gap. Therefore, observation is very restricted.

Major issues and concerns:

- Water intrusion into a newly renovated and sensitive space.
- Acceleration of structural deterioration due to water intrusion.
- Corrosion of support brackets, anchor rods and inserts at the top and bottom of the panel installation.
- Uncertainty of the conditions of the two intermediate rows of brackets.
- Concrete spalling at the bottoms of the panels and to a lesser degree spalling at the tops of the panels. Uncertainty of the conditions of the panels at the two intermediate rows of brackets.
- Preservation of the art for some period into the future.

Action Alternatives Relative to the Art Panels

1. Panels Remain in Place

- a. Shore and brace existing panels for work.
- b. Sequentially remove all brackets, anchors, and inserts at the top and bottom of the panel installation. Replace with stainless steel brackets and anchors.
- c. Anchor the panels at the two intermediate joints with large-diameter (likely 1" +/- diameter) stainless steel rods. This will require drilling through the faces of the panels, inserting sleeves, and inserting epoxy adhesive, followed by insertion of rods and patching of the faces of the panels. The existing intermediate support/anchor brackets



will remain in place (with the likely prospect of future corrosion and damage to the panels).

- d. Repair concrete spalls where accessible at the tops and bottoms of the panels and at other visible locations.
- e. Patch, repair, and restore the faces of the art panels (by art/architectural conservator).
- f. We recommend the City consult with a waterproofing consultant. We assume, however, that at the least the City would want to extend the roofing over the gap along the perimeter of the roof. The City may also want to consider caulking the joints between the panels (could be set back from the faces of the panels to minimize visibility).

2. Remove and Replace Panels

- a. Remove all existing panels (progressing from top to bottom). Lay panels out (considerable space required) on the ground (with appropriate support as may be required). The City may want to hire an art handler/rigger for removing and replacing the panels.
- b. Remove all existing brackets, anchors, and inserts. Repair spalled concrete. As may be accessible while on the ground, patch and restore art surface as required. These functions will be more easily accomplished on the ground as opposed to on the building.
- c. Prepare new stainless-steel brackets, anchors, and inserts.
- d. In consult with a waterproofing consultant, apply a waterproofing system to the exposed exterior face of the building. Consider extending the roofing over the gap at the roof level and consider caulking the panel joints. To possibly provide some protection to the panels themselves, it may be desirable to apply a clear, breathable sealer to the backs and/or fronts of the panels.
- e. Re-install panels with new stainless steel brackets throughout.

Alternative 2 will obviously provide the more reliable and longer-lasting results. There is a risk, however, of damage to the panels during the handling. It should be expected that alternative 2 will have a higher initial construction cost.

Please let us know if you'd like to discuss these issues further. Please let us know how the City would like to proceed.

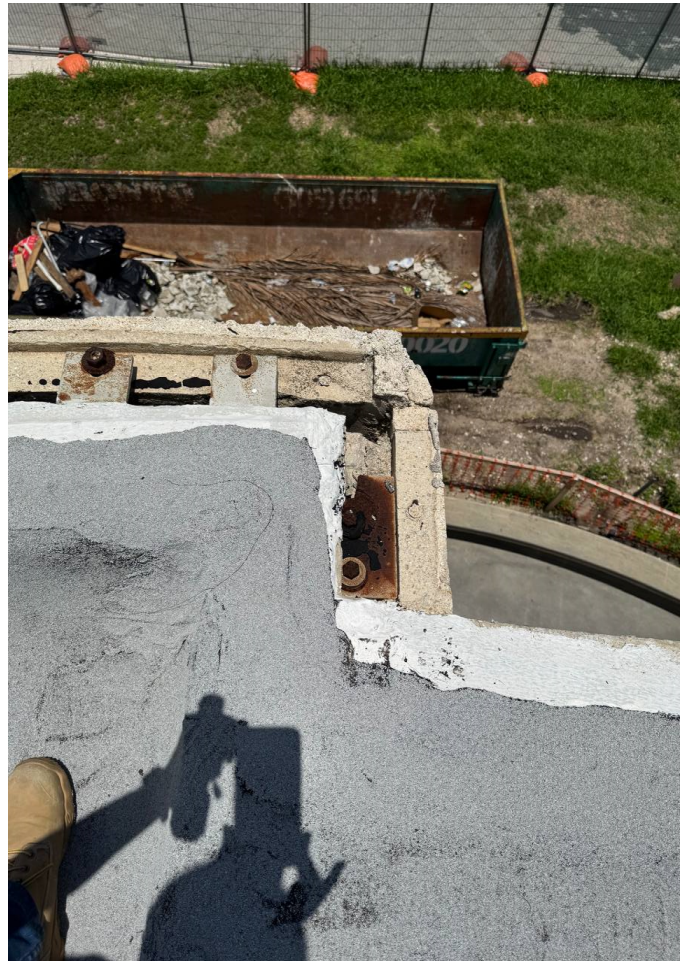
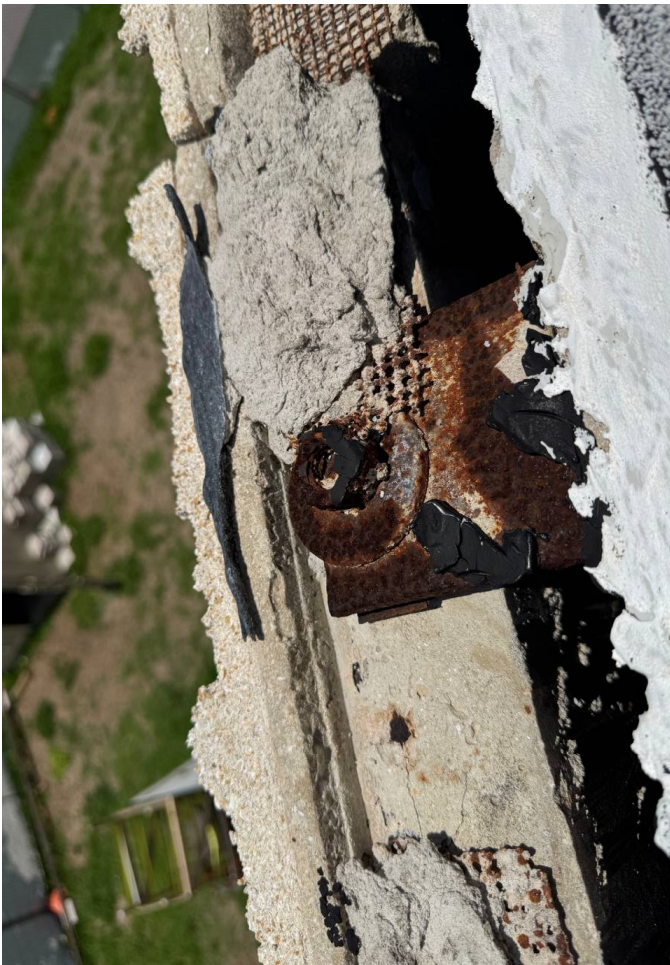
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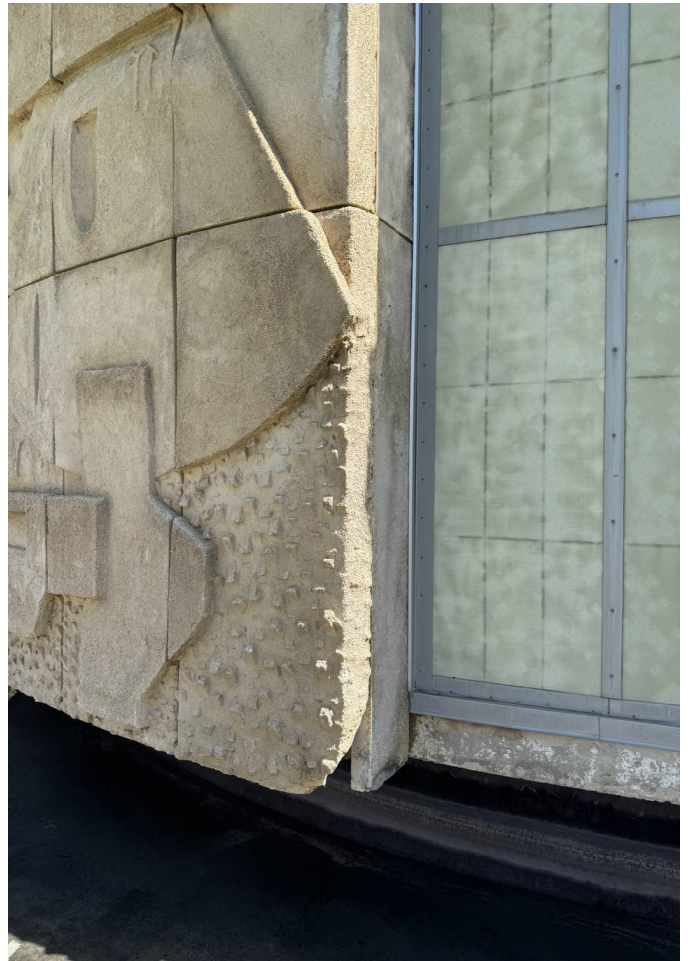
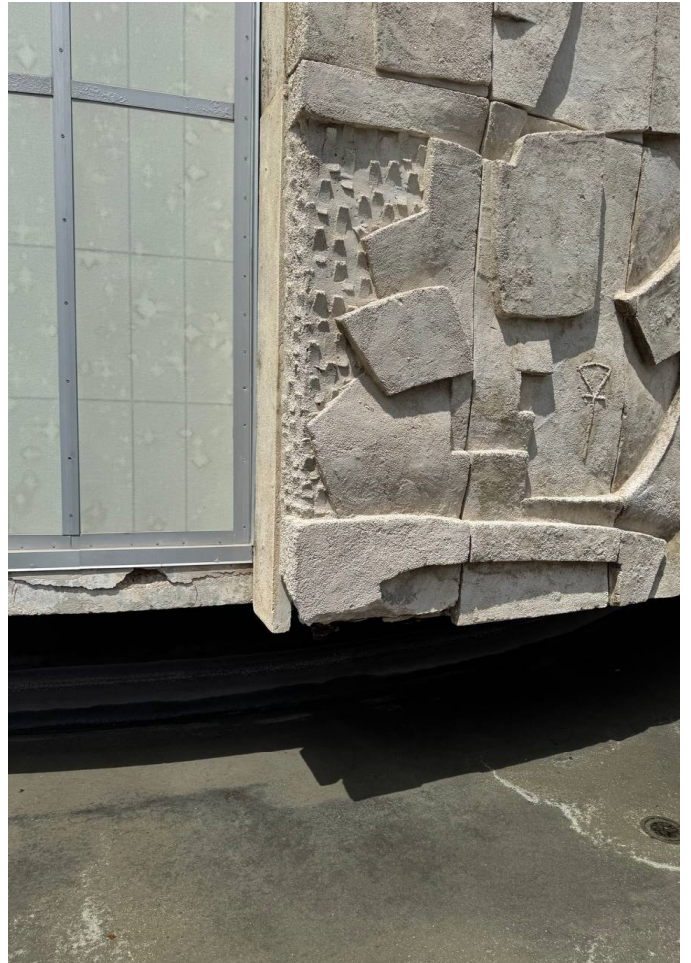
WOOD/O'DONNELL & NACCARATO

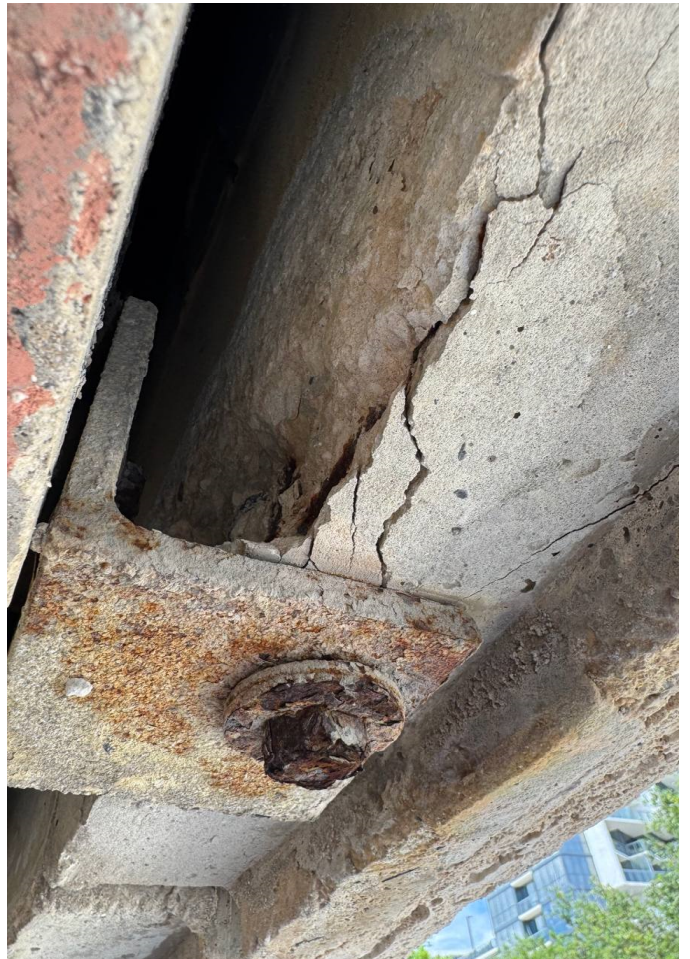
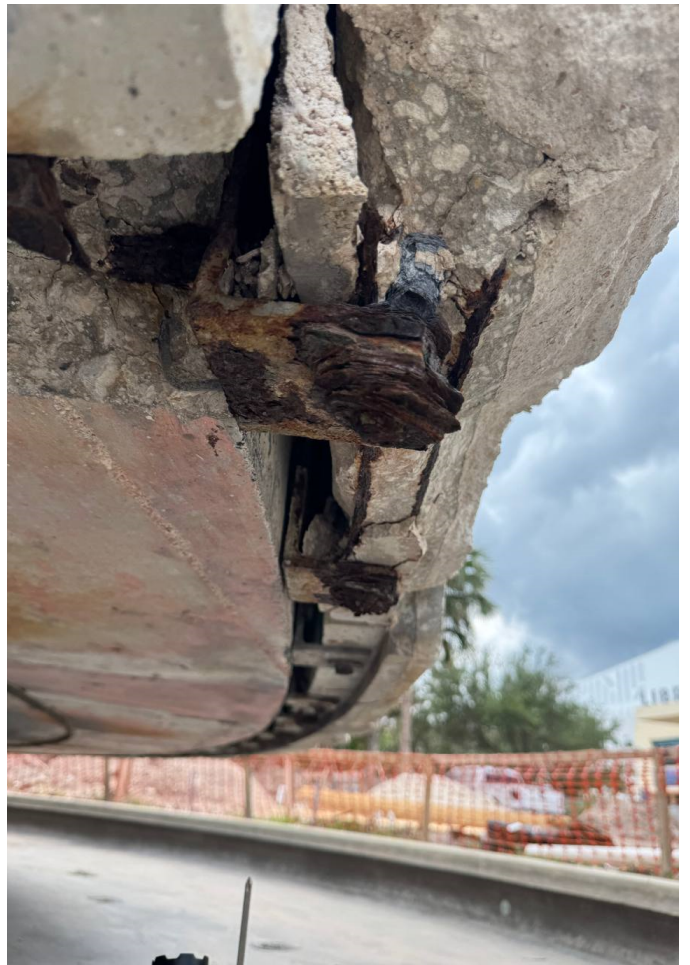
Douglas S. Wood

Douglas S. Wood, P.E., FRSE

Principal







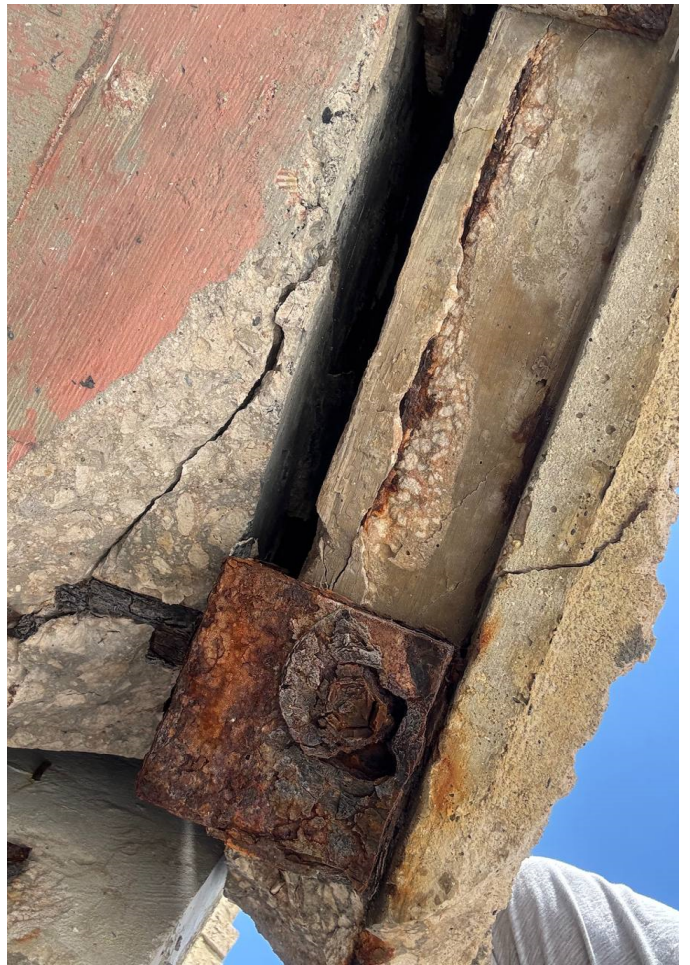


EXHIBIT A





November 19, 2024

Larisa Vargas, Project Manager
City of Miami Beach
Office of Capital Improvement Projects (CIP)
1700 Convention Center Drive, Miami Beach, FL 33139

RE: Estimate # 1078 - R - Art Panels Restoration and Waterproofing at Collins Park Rotunda

This price is based on the preliminary drawings from Wood/O'donnells Nacarato, dated 10/25/2024. Sheets S-000, S-001, S-002, S-100, S-101& S-102 provided by CIP.

These are progress drawings; therefore, they are issued prior to completion of the structural design; and as such, are incomplete by nature for the comprehensive scope of the project.

Allowances for structural elements required due to the completion.

AVR Contractors is treating this change order as an as-built project since nobody knows what are the existing conditions behind the existing precast façade panels. Any further extent of concrete repairs will be determined later after Engineer examine the exposed concrete structural members.

Price does not include:

- Special Inspector cost
- Permits

Project Estimated Duration: 10 – 12 Months.

Total Change Order \$ 2,160,277.00 See attached breakdown.



EXHIBIT B

General Conditions		
1	\$ 25,000.00	Shop Drawing (Structural Steel / fabrication of structural steel
2	\$ 25,000.00	Temporary Fence and Privacy Screen
3	\$ 15,000.00	Portable Toilet, Garbage Dumpster and Storage Container
4	\$ 40,000.00	Building Risk & Pollution Policies
5	\$ 20,000.00	Liability Insurance
6	\$ 33,000.00	Bond
7	\$ 3,000.00	Landscaping Maintenance
8	\$ 10,000.00	Primavera - Construction work schedule
9	\$ 100,000.00	Extended Office Costs
	\$ 271,000.00	Sub-total
Demolition and Temporary Protection		
11	\$ 28,000.00	Bump Lift Rental 10 month
12	\$ 3,240.00	Pool Protection (approximate 90 sheet of plywood)
13	\$ 1,120.00	Pool Protection hand rail (approximate 140 2X4)
14	\$ 60,000.00	Shooting, bracing, scaffolding and equipment / tools (all structural work by AVR Cont.)
	\$ 92,360.00	Sub-total
Site Work		
16	\$ 8,000.00	Roof Flashing Replace SS.
17	\$ 365,000.00	Supervision, man power and materials for demolition, construction, spalling restauration before apply water proofing (patching concrete member); cutting, extraction / drilling for reconnection on new position 656 anchor bolts for panels connection. (164 Panels x 4 Bolts ea)
18	\$ 8,200.00	Epoxy anchor --use two component epoxy base -use Hilti HY -200 (is discontinued -- replacement HIT-HY 100 cost HD) for 656 anchor bolts connector to panels
19	\$ 50,000.00	Water Proofing around Rotunda area (Block Wall/ Concrete Water Proofing sikalastic HLM 5000 GC (This price is based in 25 mobilizations)
20	\$ 130,000.00	Materials metal connection, structural steel- stainless steel, anchor bolts, threaded rods, nuts, washers
21	\$ 1,085,000.00	Artist repair and Art riggers.
	\$ 1,646,200.00	Sub-total
	\$ 2,009,560.00	Total
	\$ 150,717.00	Profit 7.5%
	\$2,160,277.00	Grand Total

Ricardo Vera

President - AVR Contractors Corp.

RESOLUTION NO. _____

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, APPROVING AND AUTHORIZING THE CITY MANAGER AND CITY CLERK TO NEGOTIATE AND EXECUTE CHANGE ORDER NO. 1 TO THE CONTRACT BETWEEN THE CITY OF MIAMI BEACH, FLORIDA AND AVR CONTRACTORS, CORP., PURSUANT TO ITB-2023-321-DF, FOR CONSTRUCTION SERVICES AT THE COLLINS PARK PERFORMING ARTS VENUE – ROTUNDA, WITH SAID CHANGE ORDER IN THE NOT TO EXCEED AMOUNT OF \$2.1 MILLION, PLUS A 10% OWNER’S CONTINGENCY, AND 300 CALENDAR DAYS INCREASE IN THE PROJECT CONSTRUCTION TIME, TO ADDRESS UNFORESEEN STRUCTURAL DEFICIENCIES AND REPAIRS TO THE EXISTING SANDCAST PANELS AROUND THE EXTERIOR OF THE BUILDING, WATERPROOFING TO ADDRESS WATER INFILTRATION AND REPAIRS TO THE EXTERIOR STRUCTURAL WALLS, SUBJECT TO THE APPROVAL OF THE SECOND CAPITAL BUDGET AMENDMENT TO THE FY2025 CAPITAL BUDGET.

WHEREAS, designed by Herbert A. Mathes, the Collins Park Rotunda (“Rotunda”) was completed in 1961 and originally functioned as a reading room and auditorium for the local Miami Dade County Library; and

WHEREAS, the Rotunda's distinctive cylindrical form is clad in textured sand cast concrete panels, created by artist Albert Vrana; and

WHEREAS, these panels, which encircle the building, feature an abstract design called The Story of Man. Vrana crafted the panels by casting concrete into wet sand which he molded by hand; and

WHEREAS, in the 1990s, the library and the walkway connected to the Rotunda were demolished; and

WHEREAS, the building became uninhabitable after the removal of its plumbing, HVAC, electrical systems, and all interior finishes during the library demolition; and

WHEREAS, the building has not been used since then, except for a few events through special event permits; and

WHEREAS, on April 26, 2017, the City Commission directed the Administration to proceed with the Cultural Arts Council’s plan to convert the Rotunda into a performing arts space; and

WHEREAS, the City contracted M.C. Harry Associates to design an addition and connection that would seamlessly integrate with the existing structure; and

WHEREAS, the scope of work consists of renovating the interior of the existing 1,960-square-foot Rotunda, which will include selective demolition, new interior finishes, and upgrades to mechanical, electrical, and ADA systems within the existing structure, and an 895-square-foot addition features an entrance lobby and restrooms; and

WHEREAS, the project also includes the installation of new exterior glazing and doors, a new roofing system, accessible exterior concrete walkways, pedestrian-scale exterior LED lighting, as well as landscaping and irrigation improvements; and

WHEREAS, the new design aims to support various functions, enhance accessibility, and ensure a thoughtful, aesthetic integration with the original Rotunda building; and

WHEREAS, to engage a contractor for the renovation and addition, ITB 2023-321-DF was issued on August 24, 2023, and AVR Contractors, Corp (“AVR”) was selected as the lowest responsive and responsible bidder and a contract was awarded on January 26, 2024, with a construction cost in the amount of \$2,237,664.50 plus a 10% owners contingency of \$223,766.45 for a total of \$2,461,430.95; and

WHEREAS, upon issuance of all required permits, Notice to Proceed (“NTP”) with construction was issued on April 1, 2024, and mobilization to the site for commencement of construction work began on April 8, 2024; and

WHEREAS, construction is currently underway and is approximately 25% complete; and

WHEREAS, on June 12, 2024, while performing interior framing at the Rotunda, AVR encountered water infiltration at the interior perimeter of the existing Rotunda building as a result of heavy rainfall; and

WHEREAS, the Facilities and Fleet Department (“Facilities”), responsible for maintenance of the existing building, engaged a roofing contractor to address a suspected roof leak; and

WHEREAS, an assessment by roofing contractor, A & J Roofing, Corp. concluded that the roof was not the source of the water infiltration; they identified areas along the building perimeter where water was entering the building through the exterior walls, behind the sand cast panels; and

WHEREAS, the water that entered the building damaged the new materials and finishes that were being installed as a part of the renovation of the Rotunda; and

WHEREAS, Facilities contacted consultants Wood/O'Donnell & Naccarato Structural Engineers (“WON”), who were already under contract to provide the

professional services required for the 40/10 year recertification of the existing building;
and

WHEREAS, further investigation by WON revealed significant structural issues with the panels and their connections to the building, including cracks, spalling, and corroded anchors, which required repair; and

WHEREAS, these panels, exposed to the elements near the ocean for 62 years, have experienced extensive deterioration and WON has expressed concern that panels could dislodge from the building's façade; and

WHEREAS, several concrete columns, tie beams and edge of slabs behind the panels are cracked and spalled, requiring repair as well; and

WHEREAS, to ensure the building's structural integrity, WON has provided preliminary construction documents and details for the replacement of the damaged connectors; and

WHEREAS, all 162 sand cast panels will have to be removed from the building's façade to replace the connectors, repair the panels, repair the concrete wall and beams, and apply proper waterproofing to the exterior masonry walls; and

WHEREAS, these structural and waterproofing repairs are currently not part of the scope for the renovation and addition to the Rotunda; and

WHEREAS, the project was initially expected to be substantially complete in February 2025 and an extension of the project construction period will be required to complete the additional scope of work; and

WHEREAS, AVR has provided a proposal to remove the panels, repair the damage to the panels, replace the connectors with new stainless-steel anchors, repair the masonry walls and columns, waterproof the existing concrete masonry walls and reinstall the panels at a construction cost of \$2.16 million; and

WHEREAS, this change order is subject to final negotiation with the contractor in the not to exceed amount of \$2,100,000 plus 10% owner's contingency for a total of \$2,310,000; and

WHEREAS, the total impact to the project cost includes the change order, 10% owner's contingency, additional construction administration services and project management fees resulting in an additional project cost of \$2.64 million; and

WHEREAS, the cost of the repairs exceeds the existing project contingency and will require allocation of additional funds; and

WHEREAS, AVR has estimated that these structural and waterproofing repairs will increase the construction time by 300 calendar days; and

WHEREAS, City staff has reviewed the preliminary estimate and scope and find them appropriate; and

WHEREAS, the final proposal shall be negotiated upon completion of the construction documents by WON; and

WHEREAS, Change Order No.1 will be negotiated and finalized, not to exceed an amount of \$2.1 million, plus a 10% owner's contingency, and an increase in the contract time not to exceed 300 calendar days; and

WHEREAS, the Administration recommends that the Mayor and City Commission approve Change Order No. 1.

NOW, THEREFORE, BE IT DULY RESOLVED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, that the Mayor and City Commission hereby approve and authorize the City Manager and City Clerk to execute Change Order No. 1 to the contract between the City of Miami Beach, Florida and AVR Contractors, Corp., pursuant to ITB-2023-321-DF, for Construction Services at the Collins Park Performing Arts Venue – Rotunda, with said change order in the not to exceed amount of \$2.1 million, plus a 10% owner's contingency, and 300 calendar days increase in the project construction time, to address unforeseen structural deficiencies and repairs to the existing sandcast panels around the exterior of the building, waterproofing to address water infiltration and repairs to the exterior structural walls, subject to the approval of the second Capital Budget Amendment to the FY2025 Capital Budget.

PASSED and ADOPTED this ____ day of _____, 2024.

ATTEST:

Eric Carpenter, City Manager

Rafael E. Granado, City Clerk

APPROVED AS TO
FORM & LANGUAGE
& FOR EXECUTION



City Attorney *D.H.* Date 12/31/2024