

**RESOLUTION NO. 25-06-50**

**A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, APPROVING A PROPOSED CHANGE ORDER FOR THE GENERATOR STORAGE BUILDING PROJECT; AUTHORIZING THE VILLAGE MANAGER TO EXPEND BUDGETED FUNDS; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, on August 9, 2024, the Village issued Request for Proposals ("RFP") 24-15 to solicit proposals from qualified contractors to construct the Generator Storage Buildings (the "Project"); and

**WHEREAS**, one (1) proposal was received in response to RFP 24-15 by the bid submittal deadline and an Evaluation Committee (the "Committee") was established to review the responsive proposal and make a recommendation to the Village Council; and

**WHEREAS**, the Committee reviewed the one (1) proposal for qualifications and responsiveness to the criteria detailed in RFP 24-15 and recommends approval of CDWRE Construction LLC ("CDWRE") for the Project; and

**WHEREAS**, on October 8, 2024, the Village Council approved Resolution No. 24-10-118, awarding CDWRE the Generator Storage Building project for an amount not to exceed One Million Seven Hundred Nineteen Thousand One Hundred and Sixty-Two and 00/100 Dollars (\$1,719,162.00) and to complete the Project by the June 30, 2025, grant funding deadline; and

**WHEREAS**, during the course of the project, necessary adjustments to the steel fabrication, concrete work, project management and doors costs and installation were identified; and

**WHEREAS**, the proposed change order from CDWRE amounts to Two Hundred Twenty-Six Thousand Three Hundred Sixty-Five and 00/100 Dollars (\$226,365.00) and the additional

work by Tong Engineering Group amounts to Four Thousand, Four Hundred Fifty-One and 25/100 Dollars (\$4,451.25) for a combined total of Two Hundred and Thirty Thousand, Eight Hundred and Sixteen and 25/100 Dollars (\$230,816.25) ("Proposed Change Order"); and

**WHEREAS**, the Village Council finds that partial approval of the Proposed Change Order in the amount of Thirty-Eight Thousand Two Hundred Forty-Nine and 00/100 Dollars \$38,249.00 is in the best interest of the Village and its residents.

**NOW, THEREFORE, BE IT RESOLVED BY THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, AS FOLLOWS:**

**Section 1. Recitals.** The above recitals are true and correct and incorporated into this Resolution by this reference.

**Section 2. Partial Approval of Proposed Change Order.** The Village Council hereby partially approves the Proposed Change Order, attached hereto as Exhibit "A", in the amount of \$38,249.00. The remaining balance included in the Proposed Change Order is rejected.

**Section 3. Authorization of Fund Expenditure.** Notwithstanding the limitations imposed upon the Village Manager pursuant to the Village's Purchasing Procedures Ordinance, the Village Manager is authorized to expend budgeted funds for the Services and to present budget amendments to the Village Council as necessary and appropriate.

**Section 4. Effective Date.** This Resolution shall take effect immediately upon its adoption.

**Remainder of the page intentionally left blank.**

Motion to adopt by Deb Gillis, second by Anna Richards.

**FINAL VOTE AT ADOPTION**

**VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS**

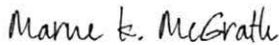
Mayor Sharon Mahoney	Yes
Vice Mayor Don Horton	Yes
Councilman Steve Friedman	Yes
Councilwoman Deb Gillis	Yes
Councilmember	Yes

**PASSED AND ADOPTED ON THIS 10th DAY OF JUNE, 2025.**

  
SHARON MAHONEY, MAYOR

ATTEST:

DocuSigned by:



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MARNE MCGRATH, VILLAGE CLERK

APPROVED AS TO FORM AND  
LEGALITY FOR THE USE AND BENEFIT  
OF ISLAMORADA, VILLAGE OF ISLANDS:

Signed by:



362BFAA7F000417

JOHN J. QUICK, VILLAGE ATTORNEY



**Generator Storage Facilities for Islamorada FL  
New construction of Two New 2 story Buildings  
Change Order #1**

Contract Total: \$1,719,162.00

**Change Order #1 Descriptions:**

- Steel Production Change Order, factory material charges from steel supplier, and project delays of approvals.
  - \$118,883.00
- As per Approved plans based on permit set provided on February 7, 2025, for 103 Key Heights Drive, an additional required concrete slab in front of building. Recommended by engineers to properly remove equipment based in wet or adverse weather conditions to avoid issues of getting equipment stuck in soil.
  - \$54,050.00
- Tree Services, removal of trees not located on plan set and was required to remove for the construction of the projects.
  - \$0.00
- Management and additional costs associated with managing two projects at different times due to delays in permitting from the building department and planning review periods as indicated in letters provided. Material testing and other related fees. Additional costs for project extension from approval delays.
  - \$5,061.00 Monthly past June 30<sup>th</sup>.
- Adjustments of Doors and Installation, plan differential of budgeting from architectural and structural. Doors provided at a later time after date of bid plan sets, engineer review and additions to include additional features and pressure points.
  - \$38,249.00
- Contingency Budget for recessed slab of \$20,000 to be used for the recessed slab details received, planning, and preparation of the thickened edge of both locations. Funds allocated will be used to this purpose in the entirety.
  - \$0.00 (Credit \$-1,882.00)

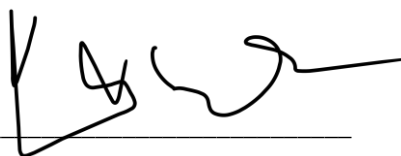
**TOTAL CHANGE ORDER #1: \$209,300.00**

**NEW CONTRACT TOTAL: \$1,928,462.00**

**Project Completion Date: September 15, 2025**

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AUTHORIZED SIGNOR



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General Contractor