



COUNCIL AGENDA STATEMENT

Date: December 14, 2021  
To: Honorable Mayor and City Council  
From: Carlos A. Solis, P.E., Director of Public Works and Engineering  
Through: George Garrett, City Manager

Agenda Item: **Resolution 2021-121**, Approving Change Order No. 2 To Contract Between The City And Pedro Falcon Electrical Contractors, Inc. In The Contract Amount Of \$282,368.44 For The Marina Office Modifications; Increasing The Contract In An Amount Not To Exceed \$54,814.95 For Addition Of A Fire Alarm System; Authorizing The City Manager To Execute The Change Order And Expend Budgeted Funds and Appropriate Funds On Behalf Of The City; And Providing For An Effective Date.

BACKGROUND & JUSTIFICATION:

During the Building review process, it was determined that the entire building is required to install a fire alarm system as part of the modification of the facility’s office. This change order encompasses the cost for the new fire alarm system for the entire marina building, and the associated electrical work for the system. Details of the change order are attached.

CONSISTENCY CHECKLIST:

	Yes	No
1. Comprehensive Plan:	_____	_____
2. Other: _____	_____	_____
3. Not applicable: X		

FISCAL NOTE:

Approval will appropriate additional funding in the FY21 Adopted Marina Budget for this project.

RECOMMENDATION:

Approval of Resolution

**CITY OF MARATHON, FLORIDA  
RESOLUTION 2021-121**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MARATHON, FLORIDA, APPROVING CHANGE ORDER NO. 2 TO THE CONTRACT BETWEEN THE CITY AND PEDRO FALCON ELECTRICAL CONTRACTORS, INC. IN THE CONTRACT AMOUNT OF \$282,368.44 FOR THE MARINA OFFICE MODIFICATIONS; INCREASING THE CONTRACT IN AN AMOUNT NOT TO EXCEED \$54,814.95 FOR ADDITION OF A FIRE ALARM SYSTEM; AUTHORIZING THE CITY MANAGER TO EXECUTE THE CHANGE ORDER AND EXPEND BUDGETED FUNDS AND APPROPRIATE FUNDS ON BEHALF OF THE CITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City is has contracted with Pedro Falcon for the Marina Building Improvement Project; and

**WHEREAS**, during the building review process, it was determined that the entire building is required to install a fire alarm system as part of the modification of the facility's office; and

**WHEREAS**, this change order encompasses the cost for the new fire alarm system for the entire marina building, and the associated electrical work for the system; and

**WHEREAS**, this Change Order amount is \$54,814.95, requiring Council approval.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MARATHON, FLORIDA, THAT:**

**Section 1.** Change Order 2 for the Project in an amount not to exceed \$54,814.95, a copy of which is attached as Exhibit "A," together with such non-material changes as may be acceptable to the City Manager and approved as to form and legality by the City Attorney is approved. The City Manager is authorized to sign the Change Order and expend budgeted funds.

**Section 2.** This resolution shall take effect immediately upon its adoption.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MARATHON, FLORIDA, THIS 14TH DAY OF DECEMBER, 2021.**

**THE CITY OF MARATHON, FLORIDA**

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**Mayor John Bartus**

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

**ATTEST:**

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Diane Clavier, City Clerk

(City Seal)

**APPROVED AS TO FORM AND LEGALITY FOR THE USE  
AND RELIANCE OF THE CITY OF MARATHON, FLORIDA ONLY:**

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Steve Williams, City Attorney

CHANGE ORDER #2 -

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TO: City of Marathon  
PROJECT: Marina Office Expansion and Improvements  
CEI ENGINEER: City of Marathon  
CONTRACTOR: Pedro Falcon Electric Contractors, Inc.  
DATE: December 7, 2021

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This Change Order will authorize the following change to the Agreement:

The Work as set forth in the Agreement is hereby amended to include the items set forth in Exhibits "B" attached hereto and by this reference made a part hereof.

This Change Order constitutes full, final, and complete compensation to **Pedro Falcon Electric Contractors, Inc.** for all costs, expenses, overhead, and profit, and any damages of every kind that **Pedro Falcon Electric Contractors, Inc** may incur in connection with the above referenced changes in the Construction Work under this Agreement. **Pedro Falcon Electric Contractors, Inc.** acknowledges and agrees that (a) the Guaranteed Maximum Price of \$282,368.44 under the Agreement will be **changed** by this Change Order. **Pedro Falcon Electric Contractors, Inc.** expressly waives any claims for any additional compensation, damages or time extensions in connection with the above-referenced changes. Except as herein or heretofore expressly modified, all terms of the Agreement shall remain in full force and effect and shall cover the performance of, and payment for, any work authorized hereunder. Any defined terms not defined in this Change Order shall have the meanings set forth in the Agreement.

By signing below the parties indicate acceptance of this Change Order as set forth herein.

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CITY OF MARATHON  
A Florida municipal corporation

Pedro Falcon Electric Contractors, Inc.

By: \_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

## Exhibit "A"

### CHANGE ORDER SUMMARY

Change Order No. 2

**Project Title:** Marina Office Expansion and Improvements

Bid No. 2021-003

Owner: City of Marathon

Contractor: **Pedro Falcon Electric Contractors, Inc**

Agreement Date: December 7, 2021

This Change Order is necessary to cover changes in the work to be performed under this Agreement. The GENERAL CONDITIONS, SUPPLEMENTARY CONDITIONS, and STANDARD SPECIFICATIONS apply to and govern all work under this Change Order.

#### THE FOLLOWING CHANGES ARE MADE TO THE CONTRACT DOCUMENTS:

(1)	Original Contract Price	<u>\$274,867.00</u>
(2)	Current Contract Price (Adjusted by Previous C.O.)	<u>\$282,368.44</u>
(3)	Total Proposed Change in Contract Price	<u>\$54,814.95</u>
(4)	New Contract Price (Item 2 + Item 3)	<u>\$337,183.39</u>
(5)	Original Contract Time	<u>180 Days</u>
(6)	Proposed Change in Contract Time	<u>30 Days</u>
(6)	Current Contract Time (Adjusted by Previous C.O.)	<u>180 Days</u>
(7)	Total Proposed Change in Contract Time	<u>30 Days</u>
(8)	New Contract Time (Item 6 + Item 7)	<u>210 Days</u>
(9)	Original Contract Final Completion Date	<u>June 4th, 2022</u>
(10)	New Contract Final Completion Date	<u>July 4, 2022</u>

MARINA OFFICE EXPANSION AND IMPROVEMENTS

ORDER HISTORY

Item No.	Description	Current Contract Amount	Additive Change	Deductive Change	Net Change Contract Price	Net Change in Contract Time
<b>1.</b>		<u>\$274,867.00</u>	<u>\$11,003.44</u>	<u>&lt;\$3,502&gt;</u>	<u>\$7,501.44</u>	0 Days
<b>2.</b>		<u>\$282,368.44</u>	<u>\$54,814.95</u>	<u>&lt;\$0.00&gt;</u>	<u>\$54,814.95</u>	30 Days
Total		\$282,368.44	\$65,818.39	<\$3,502.00>	\$62,316.39	30 Days

## **Exhibit "B"**

### **CHANGE ORDER JUSTIFICATION**

The City Marina was required to have an improved life safety plan. The life safety plan included a fire alarm system to be installed. Pedro Falcon is proposing to use Barnes Alarms as a subcontractor to furnish and install the fire alarm system. The change order also constitutes for Pedro Falcon to install accessories including the wiring for the alarm system. A breakdown of the costs and hours have been provided with the proposed change order.



31160 Avenue C, Big Pine Key, FL 33043-4516  
(305) 872-2200 Fax: (305) 872-2219  
EC 13003416 / CGC 1507617  
[www.PedroFalcon.com](http://www.PedroFalcon.com)

## **(Revised) Request for Change Order Breakdown with Unit Cost**

Date Submitted: 12/08/2021

Project: Marina Building Remodel for City of Marathon Marina

Change Order Request No: **Two (2)**

The building department drawing review determined that a fire alarm system needed to be installed. Weiler Engineering Corporation revised the drawings and provided a new fire alarm system. Pedro Falcon Contractors, Inc. had the fire alarm system priced based on these revised drawings.

**Scope of Work:** Furnish and install a new fire alarm system including all devices, conduit, alarms as shown on the revised drawings dated 10/28/2021.

### **Subcontractors – Barnes Alarm**

Furnish and install Fire Alarm System .....	\$21,806.14
• Addressable fire alarm panel	
• Universal digital communicator transmitter	
• Surge protector	
• 18-amp battery	
• Notifier Annunciator	
• Addressable pull station	
• Notifier multi criteria PTIR	
• Fire alarm engineering services stamped and sealed drawings	

We added unit costs to each line items in our work breakdown below. All estimated labor units were taken from the NECA (National Electrical Contractors Association) **Manual of Labor Units book**. We estimate all of our electrical projects in this fashion even when we are competitively bidding. Please keep in mind that most of the work is elevated and we will be working off step ladders and manlift in a building with multiple items in the way and very difficult to safely reach. These unit cost also included pick-up and delivery, unloading and storing. We have estimated a total of 346 manhours to perform this work. This is equating two teams of two workers for 2.16 weeks at 40 hours per week. We believe, we have provided a fair estimate of what it will take to perform this work.

I hope this explanation helps to provide peace of mind and gives you the tools to explain how we arrived at this cost.

### **PFC Electrical Branch**

Furnish and install accessories for the fire alarm system .....	\$25,160.99
Materials: \$6,202.75	



Labor: \$13,567.25

Others: \$5,390.99

- All conduits, boxes, wires, wall penetrations and fire proofing
- Exit and Emergency signs
- Start-up and coordination
- Equipment, small tools and consumables

Breakdown cost for Electrical above:

**Lighting**

- 7 ea exit signs - 2 hours each Total 14 hours
  - 13 ea Emergency signs - 2 hours each Total 26 hours
  - 30 Junction boxes – 0.4 hours each Total 12 hours
  - 750 feet ¾” EMT conduit – 0.05 hours/ft Total 37.50 hours
  - 75 ea ¾” couplings – 0.15 hours each Total 11.25 hours
  - 75 ea ¾” connectors – 0.15 hours each Total 11.25 hours
  - 75 ea ¾” supports – 0.15 hours each Total 11.25 hours
  - 1,000 feet pull string – 0.005 hours/ft Total 5 hours
  - 3,000 feet #12 AWG THWN copper wire – 0.006 hours/ft Total 18 hours
  - Foreman - 21.75 hours
- Materials: \$3,939.88  
Labor: 168 hours (\$6,558.30)

**Fire Alarm:**

- 1,200 feet pull string - 0.005 hours/ft – Total 6 hours
  - 1,000 feet ¾” EMT conduit – 0.08 hours/ft - Total 80 hours
  - 100 ea ¾” couplings – 0.15 hours each Total 11.25 hours
  - 100 ea ¾” connectors – 0.15 hours each Total 11.25 hours
  - 100 ea EMT supports – 0.15 hours each Total 11.25 hours
  - 50 ea 4” junction boxes and paint red -0.5 hours each Total 25 hours
  - Foreman - 33.25 hours
- Materials: \$2,262.87  
Labor: 178 hours (\$7,008.95)

**Others:**

- Equipment (man lift): \$2,728.50
- Truck and fuel: \$2,160.00
- Small tools and consumables: \$502.49

Pedro Falcon Field Coordination:	
4 Hours @ \$60.00 .....	\$240.00
Pedro Falcon Site General Conditions.....	\$0.00
<b>SUBTOTAL.....</b>	<b>\$47,207.13</b>
Overhead @ 10%.....	\$4,720.71
<b>Subtotal .....</b>	<b>\$51,687.84</b>
Profit @ 5%.....	\$2,584.39

**Subtotal** .....\$54,272.23  
Payment & Performance Bond @ 1%.....\$542.72  
**TOTAL ALL OF THE ABOVE:** .....\$54,814.95

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**Net Amount of Request for Change Order:** .....\$54,814.95

**Additional Time Requested for Change:**

We request a 30 calendar day time extension to be able to provide the shop drawings, get approval on system, order parts and finally install the system.

**This proposal only encompasses the item(s) specifically outlined above and does not include any other items, whether stated or inferred, in any other documents. The terms set forth in this proposal shall have precedence over any other agreement and this proposal shall be included in any modification agreement.**

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Respectfully Submitted,



Christian Brisson  
Project Manager