

**CITY OF MIAMI BEACH
COMMISSION ITEM SUMMARY**



Condensed Title:

Award a Change Order of \$49,823.71 to Weatherrol Maintenance Corporation for unforeseen conditions for additional repairs to valves, pumps, motors, etc.

Issue:

Whether to Award Weatherrol Maintenance Corporation a Change Order for additional repairs to valves, pumps, motors, etc.

Item Summary/Recommendation:

On September 11, 2002 the City Commission approved that award of a contract for \$947,000 to Weatherrol Maintenance Corp. to provide the work for the replacement of the existing cooling towers at the Convention Center.

These towers, which were 13 years old, were extremely deteriorated due to the fact that they were constructed of fiberglass. Over the past several years the towers had weakened; therefore causing the structures to implode. This, in turn, created problems with the movement of the cooling tower blades. A Professional Engineer was secured by the City to provide plans and specifications for the Replacement of all 4 Cooling Towers. The specifications prepared for the new towers required stainless steel, this will avoid the problems that had been prevalent with the exiting fiberglass towers.

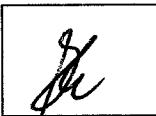
This is the first change order for this project for services that were not included in the original specifications. The work encompasses unforeseen conditions for additional repairs to valves, pumps, motors, etc., repairs that must be provided to allow maximum working efficiency of the Cooling Towers.

APPROVE THE AWARD.

Advisory Board Recommendation:

The Miami Beach Convention Center Capital Oversight Committee approved the project April 24, 2001.


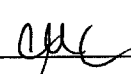
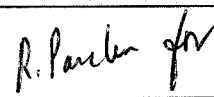
Financial Information:

Source of Funds:	Amount	Account	Approved
 Finance Dept.	1	\$49,823.71	441-2212-069358
	2		
	3		
	4		
	Total	\$49,823.71	

City Clerk's Office Legislative Tracking:

Gus Lopez

Sign-Offs:

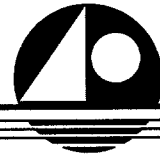
Department Director	Assistant City Manager	City Manager
GL  DT _____	CMC  _____	 _____

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AGENDA ITEM C7E
DATE 6-11-03

CITY OF MIAMI BEACH

CITY HALL 1700 CONVENTION CENTER DRIVE MIAMI BEACH, FLORIDA 33139
www.miamibeachfl.gov



COMMISSION MEMORANDUM

To: Mayor David Dermer and
Members of the City Commission

Date: June 11, 2003

From: Jorge M. Gonzalez *J. Gonzalez for*
City Manager

Subject: **A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, APPROVING A CHANGE ORDER TO CONTRACT NO. 32-00/01 FOR SUPPLY AND INSTALLATION OF FOUR (4) COOLING TOWERS AT THE MIAMI BEACH CONVENTION CENTER IN THE AMOUNT OF \$49,823.71, TO WEATHERTROL MAINTENANCE CORP., FOR ADDITIONAL WORK REQUIRED TO COMPLETE THE PROJECT.**

ADMINISTRATION RECOMMENDATION:

Adopt the Resolution.

FUNDING:

\$49,823.71 - Fund No. 441-2212-069358, Convention Center Capital Account

ANALYSIS:

Funding for construction in the amount of \$49,823.71 is available from the Convention Development Tax (CDT) Fund 441.

Total funding in the amount of \$34,717,033 has been appropriated from Fiscal Year (FY) 96/97 through 02/03, for the Convention Center and Jackie Gleason Theater of the Performing Arts (TOPA) Capital Projects. Pursuant to the City Commission request for balance updates to be current, preliminary figures through June 2, 2003 show \$21,564,597.31 disbursed, with an additional \$2,046,788.85 encumbered for projects in progress. The total funding available was \$35,000,000. It is estimated that the City will not need to expend funds from the \$10,000,000 held for the Cultural Arts Council before the end of FY2002/03.

On September 11, 2002 the City Commission approved the award of a contract for \$947,000 to Weathertrol Maintenance Corp. to provide the work for the replacement of the existing cooling towers at the Convention Center.

ANALYSIS (Cont.):

These towers, which were 13 years old, were extremely deteriorated due to the fact that they were constructed of fiberglass. Over the past several years the towers had weakened; therefore causing the structures to implode. This, in turn, created problems with the movement of the cooling tower blades. A Professional Engineer, Hernandez Consulting Engineers was secured by the City to provide plans and specifications for the Replacement of all 4 Cooling Towers. The specifications prepared for the new towers required stainless steel, this will avoid the problems that had been prevalent with the exiting fiberglass towers.

This is the first change order for this project for services that were not included in the original specifications. The work encompasses unforeseen conditions for additional repairs to valves, pumps, motors, etc., repairs that must be provided to allow maximum working efficiency of the Cooling Towers. The change order includes the following:

1. Furnish and install DDC Controls (Not included in original specifications).
 The original specifications did not include the DDC Controls as part of the scope of work. The cost breakdown below includes all costs for furnishing and installing all materials and equipment as required, to provide a complete working installation for the DDC control system.

SUBCONTRACTS

-Siemens (Controls hardware, and programming)	\$12,840.00
-Florida Electrical Contractors (Low voltage wiring)	\$ 1,750.00
DIRECT TOTAL	\$14,590.00
OVERHEAD AND PROFIT (10% / 10%)	\$ 2,918.00
SUBTOTAL:	\$17,508.00

2. Pump Modifications for CWP 1-5 (Not included in original specifications).
 The original specifications and drawings called for replacement of the condenser water pumps from the point of the suction and discharge flanges. The bases on the exiting pumps were custom made and not able to be matched by the manufacturer. The cost breakdown represents the additional work to modify the pipe risers to allow for the proper fitting of the new replacement condenser water pumps.

MATERIALS

LOT Miscellaneous (oxygen, acetylene, 25P+ welding rod)	\$ 150.00
Sales Tax (7%)	\$ 10.50

LABOR:

1 Disconnect & cut existing pipe risers, 2 men x 6 hrs x \$47.50	\$570.00	
1 Fit & reweld pipe risers (2-10" welds), 2 men x 5 hrs x \$47.50	\$475.00	
Labor per pump	\$1,045	
Subtotal labor (for 5 pumps)		\$ 5,225.00
Foreman 8 hrs x \$54.50		\$ 436.00

ANALYSIS (Cont.):

DIRECT TOTAL	\$ 5,821.50
OVERHEAD AND PROFIT (10% / 10%)	<u>\$ 1,164.30</u>
SUBTOTAL	\$ 6,985.80

3. Replacement of 1 – 100 hp motor for existing condenser water pumps and spare motor. The cost below is for the repair of existing pumps in the facility. They were not part of the original contract documents.

REPLACE 100 HP MOTOR AND PROVIDE SPARE

MATERIALS:

QTY	ITEM	UNIT PRICE	
2	50 hp, 230/460V motors	\$1,149.54	\$ 2,299.08
	Sales Tax, 7%		\$ 160.92

LABOR:

1	Remove & replace existing 50 hp pump motor		
	2 men x 8 hrs x \$47.50		\$ 760.00

DIRECT TOTAL: \$ 3,220.00

OVERHEAD & PROFIT (10% / 10%) \$ 644.00

SUBTOTAL: \$ 3,864.00

4. Repair of bearings and seals for 100 hp chilled water pump #4. The cost below is for the repair of existing pumps in the facility. They were not part of the original contract documents.

MATERIALS:

QTY	ITEM		
1	Replacement kit for PACO M#29-6012-3-210001		\$ 458.00
	Sales Tax, 7%		\$ 32.00

LABOR:

	Remove & replace existing 50 hp pump motor		
	2 men x 8 hrs x \$47.50		\$ 760.00

DIRECT TOTAL: \$1,250.00

OVERHEAD & PROFIT (10% / 10%) \$ 250.00

SUBTOTAL: \$1,500.00

5. Repair of starter/contacter for Chiller #2. The starter/contacter for the existing chiller #2 is damaged. This work was not part of the original contract for this project.

ANALYSIS (Cont.):

MATERIALS:

QTY	ITEM	
1	Replacement kit for 10-522 series C1, contactor for Chiller #2	\$ 4,654.21
	Sales Tax 7%	\$ 325.79

LABOR:

1 man x 8 hrs x \$47.50	\$ 380.00
DIRECT TOTAL:	\$ 5,360.00
OVERHEAD & PROFIT (10% / 10%)	\$ 1,072.00
SUBTOTAL:	\$ 6,432.00

6. Replacement of 12" Butterfly Valve for Chilled Water Pump #3, which has begun to leak. An existing valve in the condenser water discharge riser of CWP-3 is damaged. The valve was not shown to be replaced in the contract documents.

MATERIALS:

QTY	ITEM	
1	12" Lug Butterfly Valve	\$ 368.22
	Sales Tax 7%	\$ 25.78

LABOR:

Remove existing valve & replace new 12" valve 2 men x 2.5 hrs x \$47.50	\$ 237.50
DIRECT TOTAL:	\$ 631.50
OVERHEAD & PROFIT: (10% / 10%)	\$ 126.30
SUBTOTAL:	\$ 757.80

7. Replacement of 12" Butterfly Valve for Chiller #2, which has begun to leak. An existing valve in the chill water supply piping of chiller-2 is damaged. The valve was not shown to be replaced in the contract documents.

MATERIALS:

QTY	ITEM	
1	12" Lug Butterfly Valve	\$ 368.22
	Sales Tax 7%	\$ 25.78

LABOR:

Remove existing valve & replace new 12" valve 2 men x 2.5 hrs x \$47.50	\$ 237.50
DIRECT TOTAL:	\$ 631.50
OVERHEAD & PROFIT (10 % / 10%)	\$ 126.30
SUBTOTAL:	\$ 757.80

ANALYSIS (Cont.):

8. Fire Sprinkler Deluge Valve change out (Not included in original specifications).
The existing deluge valves on the fire sprinkler system serving the cooling towers were to remain as per the contract documents. They are deteriorated and need to be replaced.

SUBCONTRACT:

Arfran, Inc. \$ 11,282.00

DIRECT TOTAL: \$ 11,282.00

SUBTOTAL: \$ 11,282.00

SUBTOTAL: \$ 49,087.40

BOND PREMIUM (1.5%) \$ 736.31

GRAND TOTAL: \$ 49,823.71*

** This amount reflects a 5.3% increase of the original award amount of \$947,000.00*

CONCLUSION:

After reviewing the issues addressed by the Contractor, it was agreed by the Convention Center and Procurement Staff to accept the Contractors proposed changes as referenced above. The Miami Beach Convention Center Capital Projects Oversight Committee approved the project on April 24, 2001. The City Administration recommends that the City Commission approve the Resolution.

RESOLUTION NO. _____

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, APPROVING A CHANGE ORDER TO CONTRACT NO. 32-00/01 FOR SUPPLY AND INSTALLATION OF FOUR (4) COOLING TOWERS AT THE MIAMI BEACH CONVENTION CENTER IN THE AMOUNT OF \$49,823.71, TO WEATHERTROL MAINTENANCE CORP., FOR ADDITIONAL WORK REQUIRED TO COMPLETE THE PROJECT.

WHEREAS, on September 11, 2002, the City Commission approved the award of a contract, pursuant to Bid No. 32-00/01, for \$947,000 to Weathertrol Maintenance Corp., to provide the work for the replacement of the existing cooling towers at the Miami Beach Convention Center; and

WHEREAS, an engineer was secured by the City to provide plans and specifications for the replacement of all 4 cooling towers; and

WHEREAS, this is the first Change Order for this project for services that were not included in the original specifications; encompassing unforeseen conditions for additional repairs to valves, pumps, motors, etc., repairs that must be provided to allow maximum working efficiency of the cooling towers, and

WHEREAS, the total cost to complete the repairs to valves, pumps, motors, etc., is \$49,823.71; and

WHEREAS, after review of the issues addressed by the Contractor, the Administration would recommend that the Manager and the City Commission approve the proposal Change Order.

NOW, THEREFORE, BE IT DULY RESOLVED BY THE MAYOR AND THE CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, that the Mayor and City Commission herein approve a Change Order in the amount of \$49,823.71 to Weathertrol Maintenance Corp., pursuant to Contract No. 32-00/01 for supply and installation of 4 cooling towers at the Miami Beach Convention Center.

PASSED and ADOPTED this ____ day of _____, 2003.

ATTEST:

CITY CLERK

MAYOR

**APPROVED AS TO
FORM & LANGUAGE
& FOR EXECUTION**



City Attorney *RJA*

6-4-03
Date