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Project: 649565 - Van Buren Radius Garfield Emergency Repair
251 N 19th Ave., FL
Hollywood, Florida 33020

CHANGE EVENT #8R1-BR1 - Budgetary ROMs & Associated Schedule for Additional Scope - Opt. BR1

Origin:

Date Created:

6/11/2025

Created By:

Kelly Luhr

Status:

1. Draft

Scope:

TBD

Type:

TBD

Change Reason:

New Scope

Description:

It is understood that this proposed Change Order includes Budgetary ROMs/Allowances and associated schedule increase for known additional scope based on the information received/discovered to date, as of June 11th, 2025. The following items are included based on Owner requests, WJE recommendations, and/or infield conditions observed and requiring additional scope, as shown in the provided WJE Priority table attached:

- **General - Project General Conditions & Overall Duration**

- SPS anticipates the following durations related to the scope described below:
 - (6) Weeks for the completion of the Van Buren Double Tee Connection Drawing Package, Radius Garage 5th Floor Repair Drawing Package, and corresponding Delegated Shoring Design Package from the issuance of NTP 3.
 - (8) Weeks for the submission and review of the drawing packages by the City of Hollywood Building Department.
 - (12) Weeks from the date of City of Hollywood Building Department approvals for the Permit Revisions for both Radius and Van Buren Garages.
 - **Total Anticipated Duration: (26) Weeks**
- The General Conditions include the additional Field Supervision, Project Management, and Equipment required on a weekly basis, above and beyond the original Construction Phase Duration and previously executed CUAs. *The General Conditions is to be billed against at the in-field start of the additional scope (NTP 3).*
- **12 Weeks X \$4,860.00/WK = \$58,320.00**

- **General - Engineering Threshold Inspections & EOR Construction Phase Services**

- The allowance for this work item is for completed construction phase services associated with NTP 2 work and newly identified conditions, as well as upcoming engineering fees to be utilized for Radius and Van Buren that are critical to continued progress. The actual inspection and construction phase fees will be billed under this allowance based on the actual cost from WJE (EOR) and BNI (threshold inspector) plus the allotted contractual 10% mark-up. This allowance will also be utilized for the final completion letter for each garage for the closeout of the permits. These fees are separate from the engineering services below.
- **ALLOWANCE = \$30,150.00 (12 Weeks X \$2,100.00/WK and \$4,950.00 assumed for closeout.)**
- **Radius Garage - Column Line P-1 Repair (Lump Sum)**
 - The item includes only the partial depth concrete repairs required on the interior and exterior crash walls on the 2nd and 6th floors at the P-1 column line utilizing the partial depth concrete repair detail included in the base contract drawings.
 - Repair of the cracked and delaminated concrete on the interior and exterior crash walls at Levels 2 and 6, up to 5 CF.
 - It is assumed that the P-1 panel installed between the top of the crash wall and the underside of the beam at each level will not be fully undermined during demolition. Stabilization of the panel is not included.
 - SPS anticipates the scope above to be completed in 2 Weeks.
 - **Lump Sum: \$11,500.00**
 - **Anticipated Duration: 2 Weeks from City Change Order Approval**
- **Radius Garage - Lump Sum PT Repairs**
 - The Lump Sum for the PT repairs at Radius Garage is per WJE's recommendations in the PT Investigation Report dated May 6th, 2025. Option B is based on WJE's recommendation for a proper concrete repair (de-tensioning repair) at the 5th floor drive lane location and includes the high and medium priority items recommended/requested by WJE and the City, and that specifically need to be completed in order to close out the current project. The repairs included in Option B and per WJE are as follows:
 - **Location 1: 1-2 Floor Ramp**
 - 1A. Perform sheathing repairs per pertinent project details at the three openings related to Location 1 (top surface opening at this location and overhead openings #1 and #2)

- 1B. Perform the previously specified (in the repair documents) top surface partial-depth concrete repair at Location 1, with the edges of the repair routed and sealed, and perform partial-depth concrete repairs per pertinent project details at overhead openings #1 and #2, up to 5 SF of overhead partial depth repair, and 5 SF of topside partial depth repair.
- 1C. Provide traffic-bearing waterproofing membrane over the repair at Location 1, up to 20 SF of the approved Neogard material.
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Location 3: 5th Floor Stairwell Landing & Adjacent Repairs

- Perform the previously specified (in the repair documents) exposed PT tendon repair near the column at gridlines O-6.2 involving:
 - Sheathing repairs
 - Partial-depth concrete repair, including mounding concrete overlay to provide at least one inch of cover over the tendons, up to 6 SF.
 - Rout and seal around the edges of the repair
 - It is assumed that the repair area does not extend into the danger zone of the embedded dead end anchors that are shown in the original structural drawings. The de-tensioning of cables is not included. If de-tensioning of the cables to complete a proper repair is necessary, additional engineering drawings, details, and shoring will be required.
- Perform the previously specified (in the repair documents) top surface concrete repairs in front of/to the east of the stairwell—near the column at gridlines P-6.1—involving:
 - Removing concrete on the west side of the column (this area is anticipated to be repaired as part of the large delamination in front of the stairwell) to confirm the presence of continuous banded tendons through column line P with a high point at the column (instead of fixed anchors at slab mid-depth), as inferred from our limited investigation. GPR scanning the slab to identify uniform tendons (in the north-south direction) in the vicinity of the subject repair, to avoid damaging these tendons and/or significant concrete removal in front of/close to their anchors on the north edge of the slab. It is assumed that the repair area does not extend into the danger zone of the embedded dead end anchors that are shown in the original structural drawings. The de-tensioning of cables is not included. If de-tensioning of the cables to complete a proper repair is necessary, additional engineering drawings, details, and shoring will be required.
 - Limit the depth of concrete removal in the delaminated area in front of the stairwell to a maximum of 2-½ inches to avoid potential lateral rolling of the swept tendons. Deeper removal may alter the horizontal sweep and/or lead to a potentially dangerous breakout. This limitation may preclude chipping below the

conventional reinforcing bars, which was specified in the original repair details. Includes up to 60 SF of partial depth repair as described above. Adjustment of the door frame base plate or sloping into the stairwell landing is not included.

- Locally mound/slope the repair patch to provide ¾-inch minimum cover on the hairpin reinforcement, taking care to avoid a potential tripping hazard in this area with pedestrian traffic.

General Repairs:

- Remove the grout from the stressing pockets at the 2nd and 3rd floor slab edge locations, as applicable. Assess exposed encapsulation caps and remove any that are poorly seated. Replace ineffective encapsulation caps and replace grout in the stressing pockets to provide protection against water ingress and corrosion. Includes up to 14 EA pockets, up to 15 SF of stucco and paint repair.

6th/7th Floor Exposed PT Cables & Sidewalk Build-out:

- Repair (2) locations on the 6th floor slab at exposed post tension cables uncovered during the overlay removal per the established repair details for exposed post tension cables, up to 20 SF.
- Surface prep, form, and pour the area along the North crash wall on the 7th floor to achieve proper cover over exposed post tension cables, as well as provide a continuous sidewalk, up to 48 SF.

◦ **Lump Sum for All PT Repairs Described Above: \$71,050.00**

◦ **Anticipated Duration: 5 Weeks**

• Radius Garage - Location 2: 5th Floor Drive Lane PT Repairs

- The 5th Floor Drive Lane PT repairs at Radius Garage is per WJE's recommendations in the PT Investigation Report dated May 6th, 2025. Option B is based on WJE's recommendation for a proper concrete repair (de-tensioning repair) at the 5th floor drive lane location. The repairs included in Option B at this location and per WJE are as follows:
- **PT Repair Design Package & Delegated Shoring Design (LS):** Includes an allowance for the completion of post tension repair drawings and specifications package as well as the delegated shoring design and calculations to support the portion of the slab following the de-tensioning of the 13 add tendons.
 - PT Repair Design Drawings (WJE): \$19,800.00
 - WJE will design and/or specify the recommended repair(s) to address the currently identified distress/conditions at the 5th floor drive lane location, which will likely include concrete/PT repairs, replacement/reconstruction of tendon stressing end grease caps/grout plugs, and waterproofing, as needed.
 - WJE will provide a limited set of repair drawings (calculations are not included), suitable for construction, which will include general notes, repair plan location(s), repair details, and specifications/recommendations for repair materials, procedures, and sequencing, as applicable.

- WJE will perform calculations to establish required shoring loads for delegated design of partial shoring of the 5th floor slab (and slabs below, as needed), and will provide a table and/or short letter with the shoring loads for the delegated shoring engineer's use. WJE's review of the delegated shoring design package will be billed against under the Construction Phase Services Allowance.

- Delegated Shoring Design Package & Threshold Inspection: \$6,050.00

◦ **PT Repair & Delegated Shoring Design Packages Total (Lump Sum): \$25,850.00**

◦ **De-tensioning Repair & Shoring Installation Removal Allowance (NTE):**

- Remove the remaining grout pockets exposed at Location 2. At all 13 added tendon stressing ends, replace poorly engaged encapsulation caps and grout plugs to provide protection from moisture exposure, up to 13 EA.
- Prior to the removal of loose or delaminated concrete in the area with delamination and spalls over the added tendon anchors, complete partial shoring of the 5th floor slab (assumed up to 12 shoring towers) and de-tensioning of the added tendons. Complete partial or full depth concrete repair of the distressed area over the anchors per pertinent project details, up to 8 SF at full depth, installation of new splice chucks, up to 8' of new cable per existing cable, installation of new encapsulated anchors at stressing block, re-tensioning of the added tendons, rout and seal around the edges of the repairs, installing traffic-bearing waterproofing membrane over the repair areas, up to 30 SF. MOT related requirements and cost to be determined upon issuance of the PT and shoring design packages.
- Based on limited exploratory demolition completed on June 2nd, 2025, it was determined that the (13) add tendons sweep towards the North from the add anchors, and we believe that each of the (13) have corresponding intermediate anchors at the nearby construction joint (assuming the 12 shoring towers to be installed to support the de-tensioned section of slab from the add anchors to the joint - to be later confirmed through the delegated shoring engineer). Due to the sweep, SPS anticipates up to 32 SF of full depth windows to be opened for proper installation of the splice chucks.
- Perform a partial-depth concrete repair per pertinent project details at the stressing block-out opening at Location 2, and rout and seal the edges of the repair, up to 25 SF of partial depth topside repair.
- Perform sheathing repair and partial-depth concrete repair per pertinent project details at the opening on the soffit of the 5th floor slab to the west of Location 2 (overhead opening #3), up to 2 SF of overhead partial depth repair.
- If at anytime, a severe unforeseen condition arises, above and beyond the scope that is described above, SPS reserves the right to perform the temporary repair at this location described in the previously submitted Option A for a Lump Sum of \$11,300.00 in addition to related costs incurred for Option B scope described above.

◦ **Location 2, 5th Floor Drive Lane De-tensioning Repair & Shoring Installation/Removal ALLOWANCE NTE: \$36,200.00**

◦ **Anticipated Duration: 4 Weeks from City of Hollywood Building Department Permit Revision Approval**

• **Van Buren Garage - 1st Floor & 5th Floor Double Tee/Bearing Repairs**

- - At this time WJE has provided the recommendation (attached) for the two double tee stem and bearing repair locations. For budgetary purposes, SPS has assumed the completion of partial depth concrete

repairs at the corbels and as needed, routing and sealing of cracks, utilizing the established details in the Garfield, Radius, and Van Buren drawing packages, as recommended at the conclusion of WJE's response.

- SPS has included \$4,400.00 within the allowance to account for the potential need for a shoring design.

- **ALLOWANCE (NTE) = \$17,250.00**

- **Anticipated Duration: 2 Weeks (not including development and submission of shoring design if required)**

- **Van Buren Garage - Double Tee Connection Repair Design Package**

- This item includes WJE's design for the recommended repair(s) to address the currently identified five failed DT flange-to-flange (edge) connections on the 5th floor of the garage. WJE will prepare a limited set of engineered repair drawings, suitable for construction, which will include a Project Information Sheet with general notes, identify plan locations for the repairs, include detail(s) of the repair(s), and specify repair materials and procedures, as applicable. WJE will perform limited design calculations/verifications, as needed, to confirm the adequacy of the proposed repair detail(s). However, WJE will not prepare a calculation package or a design report.

- **Lump Sum: \$9,900.00**

- **Anticipated Duration: 2 Weeks from City Change Order Approval**

- **Van Buren Garage - Double Tee Connection Repair Allowance**

- This allowance is based on an assumption of \$2,000.00 per failed connection to cover any of the three options proposed by WJE in RFI #13. The final repair price will be determined following the issuance of the Double Tee Connection Repair Design Package.

- **ALLOWANCE (NTE): \$10,000.00**

- **Anticipated Duration: 2 Weeks**

TOTAL VALUE FOR ROM & ALLOWANCES FOR KNOWN ADDITIONAL SCOPE: \$270,220.00

OWNER CONTINGENCY FOR UNFORESEEN SCOPE: \$25,000.00

BOND ALLOWANCE: \$3,000.00

TOTAL: \$298,220.00

Additional Notes:

- This proposed change order is a budgetary ROM, where several scope details above are unknown and based on limited assumptions. SPS has proposed a 12 week duration for the above listed scopes as follows:
 - The completion of the Radius Garage P-1 and Post Tension-related Repairs concurrently, followed by Van Buren Double Tee connection & Bearing Repairs. All WJE related analysis and repair packages are assumed to take place prior to the start of in-field scopes once City Change Order approval is received.
- **SPS reserves their right to equitable adjustment to contract value and time as the above scope details are finalized through further investigation and Engineer recommendations and specifications.**

Attachments:

CHANGE EVENT LINE ITEMS

			Revenue					Cost						Budget			
Budget Code	Vendor / Contract	UOM	QTY	Unit Cost	ROM	Prime PCO	Latest Price	QTY	Unit Cost	ROM	RFQ	Commit.	Latest Cost	Over/ Under	Qty	Unit Cost	ROM
		LS	1.0	\$270,220.00	\$270,220.00		\$270,220.00	1.0	\$270,220.00	\$270,220.00			\$270,220.00		1.0	\$270,220.00	\$270,220.00
Description: Total ROM/Allowances for Known Additional Scope																	
		LS	1.0	\$25,000.00	\$25,000.00		\$25,000.00	1.0	\$25,000.00	\$25,000.00			\$25,000.00		1.0	\$25,000.00	\$25,000.00
Description: Owner Contingency Allowance for Unforeseen Scope																	
		LS	1.0	\$3,000.00	\$3,000.00		\$3,000.00	1.0	\$3,000.00	\$3,000.00			\$3,000.00		1.0	\$3,000.00	\$3,000.00
Description: Bond Allowance																	
Grand Totals					\$298,220.00	\$0.00	\$298,220.00			\$298,220.00	\$0.00	\$0.00	\$298,220.00	\$0.00			