

REQUEST FOR LEGAL SERVICES

To: County Attorney's Office
Attention: Noah Milov

From: Bill Cantwell Drawer No. PW05

Dept: Facilities Management Division Ext. 5528

Date: September 25, 2025

Request (in detail): Change Order No. One to Contract No. 2024-076

Requesting Board approval of Change Order No. One to Contract No. 2024-076 for unforeseen concealed conditions.

For County Attorney office use only:

Assign to: Noah

Date:

County Attorney Project No.: 25-650

Logged out: 10/3/2025

County Attorney
SEP 30 2025



CHANGE ORDER

County X
Engineer _____
Contractor _____

Project: Construction of New Sally Port and Demolition of the Lawrence Crow Building

Polk County, a political subdivision of the State of Florida

Change Order No: One (01)

Contractor: Strickland Construction, Inc.

Contract No.: 2024-076

Architect/Engineer: Furr, Wegman & Banks Architects, PA

Description of Change Order:

1. Add for the removal of unforeseen concealed concrete foundation conditions \$115,526.25
 - Unforeseen concealed condition not-in-contract.
2. Credit unused Owners Allowance <\$70,928.90>
 - Credit of remaining unused Owners Allowance.

Total Change Order No. One (01): \$44,597.35

Contract is changed as follows:

Architect/Engineer: [Signature] (Signature) Date: 9/25/25

Original Contract Sum: \$ 3,785,679.00

Net change by previously authorized Change Order \$ 0.00

Contract Sum prior to this Change Order \$ 3,785,679.00

Contract Sum will be increased/decreased by this Change Order in the amount of \$ 44,597.35

New Contract Sum including this Change Order will be \$ 3,830,276.35

Contract. Time will be increased by 0 days.

Date of Substantial Completion as of the date of this Change Order therefore is December 5, 2025

The above changes are accepted by:

Contractor: [Signature] Date: 9-25-25

You are hereby authorized to make the changes noted above:

Division Director: [Signature] Date: 9/30/25

Reviewed as to form and legal sufficiency:

[Signature]

County Attorney's Office Date 10/3/25

County Manager/Designee Date _____

(Change order increases require Board approval)

Attest: **STACY M. BUTTERFIELD, CLERK**

By: _____

Polk County, a political subdivision of the State of Florida

By: _____

T.R. Wilson, Chairman

Polk County Board of County Commissioners

By: _____

Deputy Clerk

Date Signed by Chairman: _____



September 25, 2025

Mr. Steve McMillan
Architectural Services Manager, Facilities Management Division, Polk County BoCC

Construction of New Sally Port and Demolition of the
Lawrence Crow Building

Contract No: 2024-076

RE: Construction of New Sally Port – Change Order #1

Mr. McMillan,

Attached is Change Order #1, which includes the credit for the remaining unused Owner's Allowance and an add for the removal of unforeseen, concealed concrete foundation conditions that were not included in the original contract.

Respectfully,

Michael L. Myers
Director of Construction
Strickland Construction, Inc.

(P) 863.683.8048 (F) 863.683.8349

1441 E. Gary Road Lakeland, FL 33801

StricklandConstructionInc.com

CGC1523900 | CBC060165 | CBC1258667



September 19, 2025

Mr. Steve McMillan
Architectural Services Manager
Facilities Management Division
Polk County BoCC

RE: Construction of New Sally Port and Demolition of the Lawrence Crow Building - Contract No. 2024-076
Notice of Unforeseen Conditions: Extra-Large Footers Encountered During Demolition

Dear Mr. McMillan,

I am writing to formally notify you of the unforeseen, significantly oversized footers encountered during the demolition of the jail and the northeast corner of the administration building. These footers were not identified in the original scope of work or in the as-built drawings that were provided during the bidding process.

Our contracted scope of work included removal of the known 6" concrete floor within the complex, the 12' x 12' x 12" deep concrete footer pads, and standard-sized stem wall footings. To date, our demolition contractor, Steve Bivens Contracting, Inc., has removed all footings encountered up to 24" thick at no additional cost.

However, due to the substantial size and depth of the newly uncovered footings, Steve Bivens Contracting, Inc. is respectfully requesting additional compensation to cover the demolition and hauling costs, as outlined below.

1. Jail Area

- Six (6) footings that are approximately 18' wide and over 3' thick
- One (1) footing that is approximately 36' wide and over 3' thick
- A 3' x 3' x 3' thick perimeter footing connecting the strip footings

We have initiated removal of the first footing located near N. Broadway Avenue. Based on current progress, each 18' wide footing will take approximately five (5) days to remove using a Hydraulic 210 Komatsu excavator with hammer attachment and a Komatsu 360 excavator with bucket and hydraulic thumb.

Estimated Additional Cost: \$105,000.00

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Itemized Cost Breakdown:

- Excavator with hammer:
40 hrs. per footer $\$150/\text{hr.} = \$6,000/\text{ea.} \times 7 = \$42,000.00$
($\$100/\text{hr. onsite discount} = \$4,000.00 \text{ savings}$)
- Excavator with bucket & thumb:
40 hrs. per footer $\$175/\text{hr.} = \$7,000/\text{ea.} \times 7 = \$49,000.00$
($\$100/\text{hr. onsite discount} = \$4,000.00 \text{ savings}$)
- Trucking/Hauling:
20 loads per footer $\times 7 = 140 \text{ loads}$ $\$100/\text{load} = \$14,000.00$
($\$200/\text{load onsite discount} = \$28,000.00 \text{ savings}$)

See photos below of the footers that were found in the jail area.



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2. Northeast Corner of Administration Building

In the northeast corner of the administration building, we uncovered a footer approximately 6' wide, over 3' thick, and running north-south approximately 120' long.

Using the same equipment listed in item one, the estimated cost for removal and hauling is \$5,025.00.

Itemized Cost Breakdown:

- Excavator with hammer:
67 hrs. @ \$150/hr. = \$10,050.00
(*\$100/hr. onsite discount = \$6,700.00 savings*)
- Excavator with bucket & thumb:
57 hrs. @ \$175/hr. = \$9,975.00
(*\$100/hr. onsite discount = \$5,700.00 savings*)
- Trucking/Hauling:
50 loads @ \$100/load = \$5,000.00
(*\$200/load onsite discount = \$10,000.00 savings*)
- Price reduction = <\$20,000.00>

See photos below of the footers that were uncovered at the Northeast corner of the Admin Bldg.



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Summary of Additional Costs:

Description	Amount
Jail Area Footer Removal	\$105,000.00
Admin. Bldg. Footer Removal	\$5,025.00
Subtotal	\$110,025.00
General Contractor Fee (5%)	<u>\$5,501.25</u>
Total Additional Cost	\$115,526.25

The total proposal amount of \$115,526.25 reflects a \$85,901.25 in savings by completing the work at current rates while the contractor is already mobilized on site. We estimate that if this work were deferred and rebid in two years, costs could exceed \$200,000.00 due to inflation, additional mobilization, and increased demolition rates.

Please let us know how you would like us to proceed. We appreciate your prompt attention to this matter.

Respectfully,

Michael L. Myers
Director of Construction
Strickland Construction, Inc.

SUBJECT

Approve Change Order No. One (1) to Contract No. 2024-076 with Strickland Construction, Inc. for the Construction of the New Sally Port and Demolition of the Lawrence Crow Building. (\$44,597.35 onetime fiscal impact)

DESCRIPTION

On November 5, 2024, the Board approved Contract No. 2024-076 with Strickland Construction, Inc. for the Construction of the New Sally Port and Demolition of the Lawrence Crow Building.

During demolition, the contractor encountered existing oversized building foundations that were not identified in the contract's original scope of work or the provided as-built drawings. The foundations were larger than anticipated and require additional work to remove.

Strickland Construction, Inc. has requested approval of Change Order No. One (1) to Contract No. 2024-076 in the amount of \$44,597.35 for this out-of-scope work.

RECOMMENDATION

Board approve Change Order No. One (1) to Contract No. 2024-076, in the amount of \$44,597.35, with Strickland Construction, Inc. for the Construction of the New Sally Port and Demolition of the Lawrence Crow Building.

FISCAL IMPACT

Funding in the amount of \$44,597.35 is available in the.....