

**TOWN OF GOLDEN BEACH, FLORIDA**

**RESOLUTION NO. 3010.25**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF GOLDEN BEACH, FLORIDA, APPROVING AMENDMENT #1 TO THE WELLNESS CENTER CONSTRUCTION AGREEMENT WITH JOHN BELL CONSTRUCTION, INC. FOR THE TOWN WELLNESS CENTER PROJECT; PROVIDING FOR CONDITIONS; PROVIDING FOR IMPLEMENTATION AND AN EFFECTIVE DATE.**

**WHEREAS**, on March 18, 2025, the Town of Golden Beach (the "Town") entered into a Construction Contract (the "Contract") with John Bell Construction, Inc. ("John Bell"); and

**WHEREAS**, under the terms of the Contract, John Bell is obligated to construct a new Town Wellness Center(the "Project") for a Total Contract Price of \$5,229,513.05; and

**WHEREAS**, to accommodate design changes and specifications required during the permitting process, the projected cost of the Project will exceed the Total Contract Price and Terms by \$140,000.00; and

**WHEREAS**, the Town has agreed to increase the Total Contract Price to \$5,369,513.05; and

**WHEREAS**, the Town Council wishes to approve Amendment #1 to the Contract and adopt this Resolution to reflect the agreed upon changes between the Town and John Bell.

**NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF GOLDEN BEACH, FLORIDA, AS FOLLOWS:**

**Section 1. Recitals Adopted.** That each of the above stated recitals are hereby adopted, confirmed and incorporated herein.

**Section 2. Total Contract Price.** The Total Contract Price shall be increased to \$5,369,513.05.

**Section 3. Terms.** The Contract terms will remain the same.

**Section 4. Implementation.** The Mayor is hereby authorized to execute an amendment to the Contract after approval by the Town Attorney reflecting the new Total Contract Price, and the Mayor and Town Manager are hereby authorized to take all steps reasonably necessary to implement the amendment to the Contract and this Resolution.

**Section 5. Effective Date.** That this Resolution shall be effective immediately upon adoption.

Sponsored by **Town Administration.**

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The Motion to adopt the foregoing Resolution was offered by Vice Mayor Lusskin, seconded by Councilmember Bernstein and on roll call the following vote ensued:

Mayor Glenn Singer	<u>Aye</u>
Vice Mayor Judy Lusskin	<u>Aye</u>
Councilmember Bernard Einstein	<u>Aye</u>
Councilmember Jessie Mendal	<u>Aye</u>
Councilmember Kenneth Bernstein	<u>Aye</u>

PASSED AND ADOPTED by the Town Council of the Town of Golden Beach, Florida, this 20<sup>th</sup> day of May, 2025.

  
\_\_\_\_\_  
MAYOR GLENN SINGER

ATTEST:

  
\_\_\_\_\_  
LISSETTE PEREZ  
TOWN CLERK

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

  
\_\_\_\_\_  
STEPHEN J. HELFMAN  
TOWN ATTORNEY



## TOWN OF GOLDEN BEACH

100 Ocean Boulevard  
Golden Beach, FL 33160

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### MEMORANDUM

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**Date:** May 20, 2025

**To:** Honorable Mayor Glenn Singer &  
Town Council Members

**From:** Alexander Diaz, Town Manager *Alex B.*

**Subject:** Resolution No. 3010.25 – Approving Amendment #1 to the  
Wellness Center Construction Agreement with John Bell  
Construction, Inc.

Item Number:

5

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#### Recommendation:

It is recommended that the Town Council adopt the attached Resolution No. 3010.25 as presented.

#### Background:

We are recommending approval of this Resolution, which will increase the contract value with John Bell Construction, Inc. by \$140,000. This adjustment is necessary to accommodate design changes and specifications required during the permitting process, ensuring compliance with state and local ordinances.

At the March 18<sup>th</sup>, 2025 Regular Town Council Meeting, via Resolution 2998.25 you approved the award of the Request for Proposal (RFP) for the Construction of the Town's Wellness Center to John Bell for an amount not to exceed \$5,229,513.05. During the permitting process, several design adjustments and specifications were required to ensure full compliance with state and local regulations. These adjustments were necessary for the project's successful completion, ensuring that all aspects meet safety, structural, and regulatory standards.

The \$140,000 increase is directly attributed to design changes required by the permitting authorities, including:

- Structural adjustments to align with site specific Geo Tech Report.
- Final engineering adjustments based on the review of permitted drawings.

This adjustment is necessary to ensure the project meets all regulatory requirements before construction begins, protecting the Town's interests and ensuring a successful project outcome.

**Fiscal Impact:**

An increase of \$140,000 to the contract for a new contract total of \$5,369,513.05.



## **GOLDEN BEACH WELLNESS CENTER**

### **PCO #01 Piles**

This Proposed Change Order is issued to address changes to the Piles scope of work resulting from updated geotechnical and structural design requirements dated 03/24/2025.





POTENTIAL CHANGE ORDER

AIA DOCUMENT G701

OWNER  
ARCHITECT  
CONTRACTOR  
FIELD  
OTHER

PROJECT:	Golden Beach Wellness Center 1 Golden Beach Drive Golden Beach, FL 33160	PCO #:	01 Piles
		DATE:	5/2/2025
		DATE OF COMMENCEMENT:	TBD
CONTRACTOR:	John Bell Construction 4000 SW 60th Court Miami, FL 33155	CONTRACT DATE:	TBD
		CONTRACT FOR:	Golden Beach Wellness Center 1 Golden Beach Drive Golden Beach, FL 33160

Not valid until signed by the Owner, Architect and Contractor.

The Costs Associated with this Change Order are:		\$	82,100.00
1 Addtl. Piles per Geotechnical Report Dated 03/24/25		\$	65,600.00
2 Addtl. Test Piles		\$	15,000.00
3 Addtl. Grout Testing		\$	1,500.00
Insurance (GL & Workers Comp)	1.0%	\$	821.00
Standard Overhead & Management Fee	14.0%	\$	11,494.00
Bond Cost	2.0%	\$	1,642.00
The Contract Sum will be increased by this Change Order in the amount of		\$	96,057.00

The Contract Time will be increased by	0 days
The date of Substantial Completion as of the date of this Change Order therefore is	TBD

NOTE: This summary does not reflect changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which have been authorized by Construction Change Directive.

Eric Dempsey	John Bell Construcion, Inc	Town of Golden Beach
ARCHITECT	CONTRACTOR	CONTRACTED
700 S. Rosemary Ave. Suite 204 West Palm Beach, Florida 33401	4000 SW 60th Court, Miami FL 33155	100 Ocean Boulevard Golden Beach, FL 33160
Address	ADDRESS	ADDRESS
	Jay Castellanos	
BY	BY	BY
SIGNATURE	SIGNATURE	SIGNATURE
	5/2/2025	
DATE	DATE	DATE

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G701-1987



## **GOLDEN BEACH WELLNESS CENTER**

### **POST AWARD REVISED DRAWING SET (RECEIVED 04/02/25)**

Today's Date: 04/24/2025

#### **ARCHITECTURAL:**

- A101 (Rev. 2; 04/02/25) & A802 (Rev. 1; 03/11/25):
  - Addition of One (1) High-Low Drinking Fountain on First Floor behind Kitchen.

#### **STRUCTURAL:**

- S100 (04/02/25) – New Pile Layout Plan. New Pile Quantities (80 Each).
- S101 (04/02/25) – Change in Footing Dimensions.
- S103 (04/02/25) – Change to Roof Framing Plan. Hoist Beam Shown.
- S300 (04/02/25) – Change in Pile Diameter, increase (14" to 16").
- S312 (04/02/25) – Change in Ramp Section, Detail 6 & Exterior Slab Step Section, Detail 8 - Additional Reinforcement.
- S320 (04/02/25) – Change in Concrete Column Schedule – Two (2) Additional Tie Columns (TC0824 & TC0836).
- S340 (04/02/25) – New Typical Concrete Beam Elevation Detail 6. Reinforcement is now shown.
- S341(04/02/25) – Change in Detail 3 (Top Bar Placement at Columns) – Deleted Note 4.
- S400 – Change in Detail 7 (Non-Load Bearing CMU Infill Wall at Concrete Slabs.





#### **MECHANICAL:**

- M-2 (Rev. 4; 03/03/25) - Change to Plan - Dimensions and Duct Design.
- M-3 (Rev. 1; 04/03/25) - Change to Plan - Dimensions and Duct Design.
- M-4 (Rev. 4; 03/03/25) - Change to Plan - Orientations/Location and Duct Design.
- M-5 (Rev. 4; 03/03/25) - New Detail 8 (Roof Curb Detail) & Detail 9 (Roof Mounted Duct Support) & Deletion of Return Grill Boot Detail.
- M-6 (Rev. 4; 03/03/25) - Changes to VAV Schedule and Air Device Schedule.

#### **ELECTRICAL:**

- E000 (Rev. 4; 03/03/25) - Changes to Electrical Symbols Legend.
- E001 (Rev. 4; 03/03/25) - Addition of One (1) 3/4" Rigid PVC Conduit SCH 80 to Gen Set.
- E100 (Rev. 4; 03/03/25) - Change to Key Note 7; Additional Key Notes 14 to 19; Additional General Note L; & Additional Outlets in Design.
- E101 (Rev. 4; 03/03/25) - Additional Key Notes 15 to 17; Additional (3<sup>rd</sup>) General Note G; & Additional Outlets in Design.
- E102 (Rev. 4; 03/03/25) - Additional Outlets in Design.
- E201 (Rev. 4; 03/03/25) - Change to Panel MDP Specifications, Circuit 5 and Panel EDP Circuit 3.
- E202 - Change to Specifications in Panel NL Circuit 17 & 19 and Panel NP Circuits 33, 35 & 37.
- E300 - New Elevator Fire Safety Standard Detail.

#### **PLUMBING:**

(Note: Architectural shows New Water Fountain, Plumbing Plans do not show rough/supply details)

- P-4 (Rev. 4; 03/03/25) - Change in Dimension of Water Supply Pipes (3/4" HW to 1-1/4" HW).
- P-6 (Rev. 4; 03/03/25) - Change to Riser - Rainwater Diagram.



Original Bid/Award Amount		\$ 5,229,513.05	
Increases:			
Water Fountain (Material Allowance)	\$	1,875.00	
Concrete/Structure	\$	14,700.00	
Mechanical	\$	8,300.00	
Electrical	\$	4,300.00	
Plumbing	\$	7,900.00	
Total Changes per revised drawings		\$	37,075.00
Insurance (GL & Workers Comp)	1%	\$	370.75
Overhead	7%	\$	2,595.25
Fee	7%	\$	2,595.25
Subtotal		\$	42,636.25
Additional Bond Cost		\$	511.64
TOTAL INCREASE		\$ 43,147.89	
FINAL CONTRACT AMOUNT (Post Award 4/2/25 Drawings)		\$ 5,272,660.94	