

RESOLUTION NO. _____

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, APPROVING AND AUTHORIZING THE CITY MANAGER TO EXECUTE CHANGE ORDER NO. 1 TO THE AGREEMENT BETWEEN THE CITY OF MIAMI BEACH, FLORIDA, AND AVR CONTRACTORS, CORP., (AVR), FOR THE NEPTUNE APARTMENTS REHABILITATION PHASE II PROJECT, TO ADDRESS UNFORESEEN CONDITIONS AND ADDED SCOPE INCLUDING ALL LABOR AND MATERIALS FOR: (1) INSTALLATION OF REQUIRED ADDITIONAL SHEATHING TO THE FLOORING SUBSTRATE, IN THE AMOUNT OF \$21,000.00; (2) REPLACEMENT OF UP TO 120 SQ FT OF WATER DAMAGED AND SEVERELY COMPROMISED FLOORING SUBSTRATE INCLUDING UNDERLYING WATER DAMAGED STRUCTURE, NOT TO EXCEED SIXTEEN (16) UNITS, IN THE AMOUNT OF \$33,600.00; (3) REPLACEMENT OF WATER DAMAGED STRUCTURAL WINDOW FRAMING IN UP TO NINE (9) APARTMENTS, IN THE AMOUNT OF \$16,200.00; (4) REPLACEMENT OF WATER DAMAGED KITCHEN CABINETS, INCLUDING STONE COUNTER TOPS, BACKSPLASHES AND REINSTALLATION OF EXISTING PLUMBING FIXTURES IN THREE (3) ADDITIONAL APARTMENTS IN THE AMOUNT OF \$15,900.00; (5) REPLACEMENT OF ALL EXISTING TOILET FLANGES, IN THE AMOUNT OF \$6,475.00; (6) INSTALLATION OF WINDOW BLINDS FOR ALL WINDOWS THROUGHOUT THE BUILDING, IN THE AMOUNT OF \$25,920.00; (7) INSTALLATION OF NEW DOOR SWEEPS AND THRESHOLDS IN UP TO FIFTEEN (15) APARTMENTS IN THE AMOUNT OF \$2,175.00; (8) AN EXTENSION TO THE CONTRACT TIME OF THIRTY (30) DAYS, WITH SAID CHANGE ORDER NO.1 FOR A TOTAL AMOUNT OF \$121,270.00, AND REVISING THE TOTAL CONTRACT AMOUNT TO \$1,012,052.00, FUNDED WITH PREVIOUSLY APPROPRIATED COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG), STATE HOUSING INITIATIVES PROGRAM (SHIP) FUNDING, FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), AND RESIDENTIAL HOUSING OPERATING FUNDS.

WHEREAS, the Neptune Apartments ("the Neptune") is a 35-unit, multi-family apartment building located at 1632 Meridian Avenue in the Flamingo Park neighborhood of the City of Miami Beach; and

WHEREAS, the Neptune has been operated as affordable housing by the City of Miami Beach, Office of Housing & Community Services since 2015; and

WHEREAS, on December 8, 2021, the City Commission awarded the contract for ITB-2022-067-DF to AVR Contractors, Corp. (AVR), for the Neptune Apartments Rehabilitation Phase II project (the "Project") in the amount of \$890,782.00, including a 10% contingency; and

WHEREAS, the project is currently funded by CDBG, SHIP, FEMA, and Residential Housing Operating Funds; and

WHEREAS, the current phase of renovation includes the installation of new impact resistant windows, interior flooring, bathroom rehabilitation, kitchen rehabilitation, high efficiency water and lighting fixtures and interior patch and paint; and

WHEREAS, these items affect safety and the life expectancy of the facility, and therefore, must be addressed; and

WHEREAS, the Project represents a comprehensive building renovation, focused on preserving this historic, City-owned, affordable housing property; and

WHEREAS, the scope of work has been carefully designed to be performed while the building is occupied, minimizing the disruption to the tenants while meeting the goal of improving the overall quality of life to the residents; and

WHEREAS, the rehabilitation will help maintain and further enhance the historic architectural integrity of the property; and

WHEREAS, to maximize and leverage resources, in addition to the \$636,183.67 in CDBG funds allocated via Resolution 2022-32188, the City Commission adopted Resolution 2023-32574 allocating a total of \$296,795.88 in HOME funds for a total of \$932,979.55 to increase affordable housing units and ensure timely and compliant expenditure of HUD funds; and

WHEREAS, at the City's request, AVR submitted proposals and other documentation (Exhibit A) for the following additional scope:

1. Raise the subflooring to the appropriate height, at a total cost of \$21,000.00;
2. **(6) INSTALLATION OF WINDOW BLINDS FOR ALL WINDOWS THROUGHOUT THE BUILDING, IN THE AMOUNT OF \$25,920.00; (7) INSTALLATION OF NEW DOOR SWEEPS AND THRESHOLDS IN UP TO FIFTEEN (15) APARTMENTS IN THE AMOUNT OF \$2,175.00;** Replacement of up to 120 square feet of compromised flooring substrate in approximately sixteen (16) additional apartments to prevent damage to the building's structural integrity at a cost of \$33,600.00;
3. Replacement of water damaged structural window framing in nine (9) apartments at a cost of \$16,200.00;
4. Replacement of water-damaged kitchen cabinets, including counter tops, backsplashes, and reinstallation of existing plumbing fixtures in three (3) additional apartments in the amount of \$15,900.00;
5. Replacement of all toilet flanges at a cost of \$6,475.00;
6. Installation of new blinds for all windows throughout the building at a cost of \$25,920.00;
7. The installation of new door sweeps, and thresholds for fifteen (15) apartments in the amount of \$2,175.00;
8. Increase Contract Time by an additional thirty (30) days to account for additional scope; and

WHEREAS, this change order No. 1 will increase the contract amount by \$121,270.00, revising the total contract amount to \$1,012,052.00, and extending the contract duration by thirty (30) days to substantial completion; and

WHEREAS, the Administration recommends that the Mayor and City Commission adopt the resolution approving and authorizing the City Manager to execute this change order with AVR, for the Neptune Apartments Rehabilitation Phase II in the amount of \$121,270.00, to be funded by previously appropriated grant funding, and residential housing operating funds, and extending the contract duration by thirty (30) days for substantial completion.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, that the Mayor and City Commission hereby approve and authorize the City Manager to execute Change Order No. 1 to the Agreement between the City of Miami Beach, Florida, and AVR Contractors, Corp., (AVR), for the Neptune Apartments Rehabilitation Phase II Project, to address unforeseen conditions and added scope including all labor and materials for: (1) installation of required additional sheathing to the flooring substrate, in the amount of \$21,000.00; (2) replacement of up to 120 sq ft of water damaged and severely compromised flooring substrate including underlying water damaged structure, not to exceed sixteen (16) units, in the amount of \$33,600.00; (3) replacement of water damaged structural window framing in up to nine (9) apartments, in the amount of \$16,200.00; (4) replacement of water damaged kitchen cabinets, including stone counter tops, backsplashes and reinstallation of existing plumbing fixtures in three (3) additional apartments in the amount of \$15,900.00; (5) replacement of all existing toilet flanges, in the amount of \$6,475.00; (6) installation of window blinds for all windows throughout the building, in the amount of \$25,920.00; (7) installation of new door sweeps and thresholds in up to fifteen (15) apartments in the amount of \$2,175.00; (8) an extension to the contract time of thirty (30) days, with said Change Order No. 1 for a total amount of \$121,270.00, and revising the total contract amount to \$1,012,052.00, funded with previously appropriated Community Development Block Grant (CDBG), State Housing Initiatives Program (SHIP) funding, Federal Emergency Management Agency (FEMA), and Residential Housing Operating funds.

PASSED AND ADOPTED this _____ day of _____, 2023.

ATTEST:

Dan Gelber, Mayor

Rafael E. Granado, City Clerk

APPROVED AS TO
FORM & LANGUAGE
& FOR EXECUTION

 7/24/2023
For City Attorney  Date