



MIAMIBEACH

PROJECT NAME: Madeleine Village Apartments Rehabilitation
A/E CONSULTANT: KCI Technologies
CONTRACTOR: Florida Construction & Engineering
RPR/CEI:
DATE CREATED: 08.09.2021
DUE DATE: 08.14.2021

Contingency Draw No. 1

Reason for Contingency Draw:

This contingency request will reimburse the contractor for the cost of repairing cut and spliced wires discovered inside the kitchen walls along the length of the kitchen counters. Contract documents and architectural plans anticipated that the electrical wiring had been completed safely and to code. The unsafe and unworkmanlike way the electrical wiring was installed remained hidden until the walls were cut to install new plumbing lines for the washer/dryer units. These wires provide service to the countertop receptacles. New lines will be run to the outlets from the panel to correct the condition and bring the wiring to current code requirements.

Additional Scope:

Please submit a proposal itemizing labor/material cost and time proposal for changes in the contract time for the following proposed work:

1. Removal of damaged Romex wire in the kitchen at each unit, to be replaced with new 12/2 Romex,
2. Install one new GFCI receptable and one new load-controlled receptacle along the countertop,
3. Install one AFCI 20 amp. breaker at each unit for modified circuit,
4. Removal of the 2 existing junction boxes and relocation,
5. Hand dig trench and relocate the conduit,
6. Install 2 new junction boxes above doorway,
7. Extend wiring between junction boxes, complete wire terminations with Polaris lugs and grounding bushings, data box to remain as is.

Contractor's Proposal:

Please submit the costs for this work which will be included as part of the Contingency. Attach file if more space is needed.

Please refer to the attached.

Amount: \$20,800.00

Contingency Summary:

Total Project Contingency:	<u>\$55,426.00</u>
Previous Contingency Draws:	<u>\$00.00</u>
This Contingency Draw:	<u>\$20,800.00</u>
Contingency Balance prior to this change:	<u>\$55,426.00</u>
Contingency Balance after this change:	<u>\$34,626.00</u>

This is not an authorization to proceed with work involving additional costs and/or time. Notification must be given in accordance with the contract documents if any response causes any changes to the contract.

Contractor:	Recommended by Engineer of Record:	Recommended by Architect of Record:
Florida Construction & Engineering Johnny Dao <small>DocuSigned by:</small>	KCI Technologies Robert Zuccaro <small>DocuSigned by:</small>	The Tamara Peacock Company Cristin Peacock <small>DocuSigned by:</small>
Signed: <i>Johnny Dao</i>	Signed: <i>Robert Zuccaro</i>	Signed: <i>Cristin Peacock</i>
Date: 8/9/2021 5:50 PM PDT	Date: 8/10/2021 9:03 AM EDT	Date: 8/10/2021 1:15 PM EDT
Approved by CDBG Projects Coordinator:	Approved by HOME/SHIP Projects Coordinator:	Approved Controller Housing:
Cristina Cabrera <small>DocuSigned by:</small>	Marcela Rubio <small>DocuSigned by:</small>	Alice Waters <small>DocuSigned by:</small>
Signed: <i>Cristina Cabrera</i>	Signed: <i>Marcela Rubio</i>	Signed: <i>Alice Waters</i>
Date: 8/10/2021 2:58 PM EDT	Date: 8/10/2021 3:01 PM EDT	Date: 8/10/2021 4:46 PM EDT
	Approved by Sr. Capital Project Coordinator:	Approved by Interim Director Housing:
	Pablo Gomez <small>DocuSigned by:</small>	Alba Tarre <small>DocuSigned by:</small>
	Signed: <i>Pablo Gomez</i>	Signed: <i>Alba Tarre</i>
	Date: 8/9/2021 4:51 PM EDT	Date: 8/10/2021 4:48 PM EDT



Change Order Request No. 4

TO: City of Miami Beach

PROJECT: ITB 2020-069-JC

Attn: Pablo Gomez / PM

Madeleine Village Building Renovations & Site Improvements

Date	C.O #
7/28/21	4

Conduit Junction Box Relocation - ASAS

Item	Description	QTY.	UNIT	Unit Price	Total
	This proposal includes: removal of the 2 existing junction boxes and relocation, Hand dig trench and relocate the conduit, Install 2 new junction boxes above doorway, extend wiring between junction boxes, complete wire terminations with polaris lugs and grounding bushings, data box to remain as is for it does not enter into conflict with the new doorway.	1	Item	\$ 8,807.50	\$ 8,807.50
Subtotal					\$ 8,807.50
TOTAL					\$ 8,807.50

DS
PG

TOTAL OF PROPOSED CHANGE REQUEST (ADD) \$8,807.50
 TOTAL OF PROPOSED CHANGE TIME REQUEST (ADD) 48 Calendar Day

Florida Construction & Engineering Inc. Johnny Dao President 7/28/2021
 Contractor Name Title Signature Date

Having received the above, I hereby certify that the best of my knowledge and belief the same reflects adequate values and that the Contractor is entitled to payment as noted above.

City of Coral Gables Pablo Gomez Project Manager
 Owner Name Title Signature Date



Change Order Request No. 4

TO: City of Miami Beach

PROJECT: ITB 2020-069-JC

Attn: Pablo Gomez / PM

Madeleine Village Building Renovations & Site Improvements

Date	C.O #
7/28/21	5

Countertop Wiring and Receptacle Repairs - RFI #18

Item	Description	QTY.	UNIT	Unit Price	Total
1	This proposal includes: the removal of damaged Romex wire in the kitchen at every unit, replace with new 12/2 Romex, Intall one new GFCI receptable and one new load controlled receptacle along countertop, Install one AFCI 20 amp breaker at each unit for modified circuit, Existing remaining kitchen receptacles to remain as is, with no modifications. Existig receptacles to remain as is.	1	Item	\$ 11,992.50	\$ 11,992.50
				Subtotal	\$ 11,992.50
				TOTAL	\$ 11,992.50

DS
PG

TOTAL OF PROPOSED CHANGE REQUEST (ADD) \$11,992.50
 TOTAL OF PROPOSED CHANGE TIME REQUEST (ADD) 48 Calendar Day

Florida Construction & Engineering Inc. Johnny Dao President 7/28/2021
 Contractor Name Title Signature Date

Having received the above, I hereby certify that the best of my knowledge and belief the same reflects adequate values and that the Contractor is entitled to payment as noted above.

City of Coral Gables Pablo Gomez Project Manager
 Owner Name Title Signature Date

Madeleine Rehab 6/23/2021



The sanitary line runs to the front of the building and disappears behind the planter. This line will be removed and capped off within the planter.



The distance between the electrical boxes is 9'3"

Please note the water line along the bottom must continue left to feed the hose bib.



Please note electrical enters the building over the right side of the window.

Madeleine Rehab 6/23/2021



The electrical outlets, water lines & vents are abandoned after the removal of the washer dryer. Note the tankless water heater and disconnect are also abandoned.



7861 Unit 8



Florida Construction & Engineering, Inc.

301 Almeria Ave. Suite 360
Coral Gables, Florida 33134
P: (305) 883-7601

Project: Madeleine Village Miami Beach

7861-7871 Crespi Boulevard
Miami Beach, Florida 33141

RFI #18: Kitchen Wires

Status	Open		
To	Pablo Gomez (City of Miami Beach) Robert Zuccaro (KCI Technologies Inc.) Cristin Peacock (The Tamara Peacock Comapny)	From	Ricardo Esclusa (Florida Construction & Engineering, Inc.)
Date Initiated	Jul 26, 2021	Due Date	Jul 29, 2021
Location		Project Stage	Course of Construction
Cost Impact		Schedule Impact	
Spec Section		Cost Code	
Drawing Number		Reference	
Linked Drawings			
Received From	Jordan De Armas (All Star Electric)		
Copies To	Johnny Dao (Florida Construction & Engineering, Inc.), Ricardo Esclusa (Florida Construction & Engineering, Inc.), Isabel Fernandez (Florida Construction & Engineering, Inc.), Sebastian Fraiese (Florida Construction & Engineering, Inc.), Jonathan Geiger (KCI Technologies Inc.), Pablo Gomez (City of Miami Beach), Melanie Melanie (The Tamara Peacock Comapny)		

Activity

Question

Question from Ricardo Esclusa Florida Construction & Engineering, Inc. on Monday, Jul 26, 2021 at 02:43 PM EDT

Upon site visit on Friday, we discovered some cut and spliced wires inside the kitchen walls. It appears to service the counter top receptacles. This would need to be corrected before any inspections can be performed. This is an unforeseen condition that was discovered after the plumbers opened the wall to run their lines. It seems to be the case at every unit. Please advise accordingly.

Attachments

[Madeline Village Kitchen Wires 2.jpg](#), [Madeline Village Kitchen Wires 1.jpg](#)

Awaiting an Official Response

The spliced wires in the kitchen is a code violation and will need to be corrected to be code compliant. New lines will need to be run to the outlets from the panel to correct the condition.

7/29/2021





NO.	DATE	DESCRIPTION	ISSUED FOR

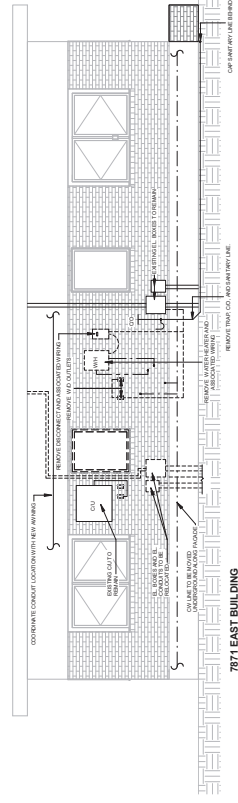
REVISION	REVISION DATE	ISSUED FOR

THE TAMARA PEACOCK COMPANY Architects

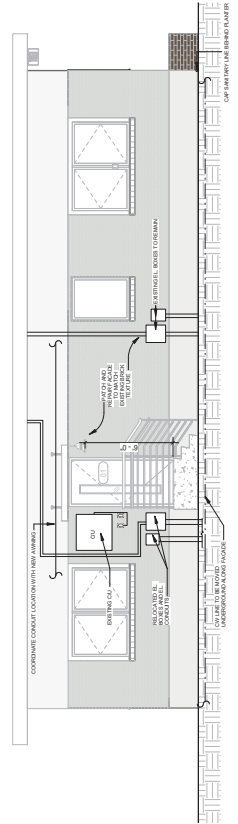
1512 Brickwood Blvd, Suite 102
Fort Lauderdale, FL 33301
Ph: 954-728-8000
Fax: 954-728-9225

MADELINE VILLAGE APTS
7861 GRESH BLVD
MIAMI BEACH, FL 33141

RELOCATION UTILITIES
SHEET NAME
18-0102
DATE: 05/20/2018
PROJECT NO.: 18-0102
DRAWN BY: JAC
CHECKED BY: JAC
ASI 1

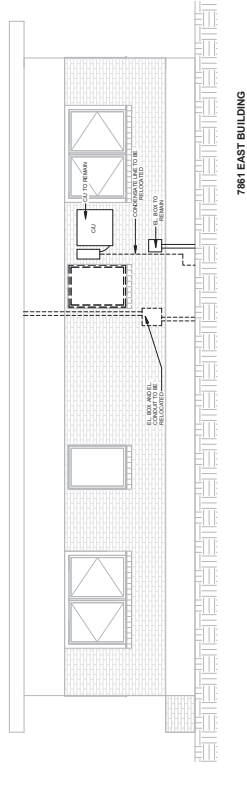


1 North Elevation - EXISTING UTILITIES
18/1
1/4" = 1'-0"

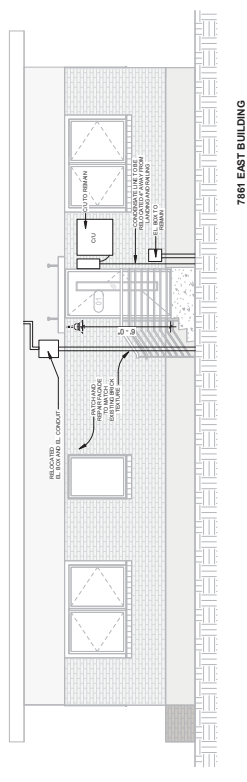


3 North Elevation - RELOCATED UTILITIES
18/3
1/4" = 1'-0"

BUILDING 7871L
ALL ABANDONED EQUIPMENT TO BE REMOVED. NEW DOOR TO BE INSTALLED PER THE CONSTRUCTION DOCUMENTS. WATER LINE TO BE BURIED IN THE GROUND AND ELECTRICAL BOX MOVED TO THE LEFT OF THE OPENING TO NOT INTERFERE WITH THE DOOR. NEW LANDING, PATCH AND REPAIR THE FACADE TO MATCH EXISTING BRICK TEXTURE. PAINT FACADE PER CONSTRUCTION DOCUMENTS.



3 South Elevation - EXISTING UTILITIES
18/3
1/4" = 1'-0"



4 South Elevation - RELOCATED UTILITIES
18/4
1/4" = 1'-0"

BUILDING 7861L
RELOCATE THE ELECTRICAL BOX ABOVE NEW AWNING. RELOCATE C/J CONDENSATE LINE TO THE RIGHT OF THE NEW AWNING. RELOCATE ELECTRICAL BOX ABOVE NEW AWNING. RELOCATE NEW DOOR TO BE INSTALLED PER CONSTRUCTION DOCUMENTS. PAINT FACADE PER CONSTRUCTION DOCUMENTS.