



Legislation Text

File #: 160027., **Version:** 5

Authorization of a Change Order Above 10% of the Approved Guaranteed Maximum Price Proposal Cost for the Renovation of the Hartman House at Hogtown Creek Headwaters Nature Park into a Nature Center (B)

This item is a request for the City Commission to approve a change order for the renovation of the Hartman House at Hogtown Creek Headwaters Nature Park into a nature center, bringing the total project cost to \$478,105.47.

The City of Gainesville acquired the Hogtown Creek Headwaters property in 2007 with grant funding assistance from Florida Communities Trust (FCT). The FCT grant agreement mandated several park features including a staffed nature center for environmental education purposes. An existing structure, a farm house previously belonging to the Hartman family (now believed to have been constructed in the 1890s), is undergoing renovations for this purpose. The City applied for a grant from the State Division of Historic Resources to renovate the Hartman House in 2017 but unfortunately the project did not receive funding. The project is, however, one of three projects that will receive funding through a Wild Spaces & Public Places (WSPP) interlocal agreement with Alachua County, reimbursing up to \$125,000 of the project costs.

The City entered into a contract with J.E. Decker Construction Group, LLC in the amount of \$399,869 in 2019 to facilitate the adaptive reuse of the building into a nature center. Through a series of change orders, 1-3, the contract value was increased to \$435,214.58.

Unforeseen conditions such as the building needing new siding, additional window trim and interior trim work, additional electrical receptacles and data rough-in conduit and other changes above and beyond the original project scope of work have resulted in an increase of \$42,890.89 in the project cost, more than 10% of the approved Guaranteed Maximum Price Proposal cost.

Funds in the amount of \$42,890.89 from the WSPP unobligated fund balance are available for the change order to support the unforeseen renovations needed on the nature center.

The City Commission: 1) approve the increased project cost; and 2) authorize the City Manager or designee to execute all contract documents and other necessary documents, subject to approval by the City Attorney as to form and legality.