



IFB #25-100
1900 2nd Ave North, Community Sustainability
Expansion Project

Change Order Requests



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IFB #25-100

1900 2nd Ave North, Community Sustainability Expansion Project

CHANGE ORDER REQUESTS

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CHANGE ORDER FORM

(Addition or Revision to Work Requested by Owner)

Project Number: IFB#25-100 **Contractor:** Cooper Construction Management and Consulting

Contractor's Project Representative's E-Mail: jcooper@coopercmc.com

Contractor's Project Representative's Phone Number: 561-248-0707

Project Name: 1900 2nd Ave North Community Sustainability Expansion Project

Contract Effective Date: 09/18/2025

Change Order Number: 1.2

Change Order Effective Date: _____ [TO BE COMPLETED BY OWNER]

Change Order Type: INCREASE IN CONTRACT PRICE

Associated Change in Contract Time: _____ (work days)

Existing Purchase Order / Work Order Number: _____ (if applicable)

Description of Change as requested by Owner:

1. RFI #7 & 11 Structural Design Changes Shoring & Steel

Furnish all labor, material, equipment, supervision, bonds, insurance, builder's risk insurance and permits necessary for the additional scope of work to complete the compression ring support modification, additional overhang framing, demolition and shoring.

A. Compression Ring Support Modification

Provide all work required to transfer the existing compression ring support from the southeast hip rafter/column assembly, which is being removed as part of the building expansion, to the new 8" x 8" HSS column. This work includes the installation and welding of a C8 channel at the existing column location and extending the HSS column to connect to the existing hip rafters in accordance with Revised Sheet D-101, RFI Nos. 7 and 11, and Sketch SSK-003 (attached).

This compression ring support condition was not identified in the original contract documents and was only discovered after removal of the existing ceiling exposed the concealed structural framing.

B. Additional Overhang Framing

Provide and install supplemental structural framing required to support the existing overhang in accordance with the overhang framing detail shown on Sketch SSK-001 (attached).

The framing detail was developed in response to RFI No. 011 and was not included in the original contract documents issued for bidding. This work is necessary to properly transfer structural loads and maintain adequate bracing of the existing metal building system in conjunction with the new building expansion.

The work described herein represents a modification to the original contract scope. The additional structural support modifications, supplemental overhang framing, and required temporary shoring were not included in the original contract documents and were developed or identified following field exposure of existing conditions and subsequent engineering direction. These items are necessary to ensure proper load transfer, structural stability, and safe construction of the building expansion.

a. Shoring Required

Furnish all labor, material, equipment, supervision for temporary shoring to support the existing compression ring prior to removal of structural elements. Demolish the existing overhang, columns, and supporting beams as indicated on Revised Sheet D-101. Prior to the removal of any structural elements, provide all necessary temporary shoring and bracing to support the existing compression ring and maintain the stability of the existing metal building structure throughout demolition and construction activities.

The existing building condition could not be accurately assessed during the bidding process, nor prior to the demolition, because the structural elements - specifically the roof framing, supporting walls, and columns were completely concealed by existing finishes. Due to this concealment, it was impossible to determine whether temporary shoring of the roof structure would be required, nor to quantify the extent, duration or configuration of any such shoring. The Architect's drawing explicitly acknowledges this uncertainty. (As indicated by the note on sheet S-101 on the contract drawings.) This confirms that the need for shoring is contingent upon conditions that cannot possibly be known until the demolition of the ceiling and walls occurs. Due to the fact that the requirement for shoring is entirely dependent on concealed conditions that weren't accessible at the time of pricing and because the EOR must verify the conditions in the field it is not possible to establish a price for shoring. Any attempt to price the shoring prior to verification would be mere speculation and could result in inaccurate pricing.

Furthermore, the City indicated that if shoring was required, the associated costs would be covered by the City of Lake Worth. Shoring was excluded in our bid proposal submission under clarification. This work represents a modification to the original contract document.

Price of Original Contract: \$ 2,317,602.22

Current Price of Contract (including prior Change Orders): \$ 2,343,153.20

Price of Current Change Order: \$ 41,727.75

New Contract Price: \$ 2,384,880.95

Basis of Price Change: ☐ Unit Price ☐ Time & Material ☐ Lump Sum

Contract Time Change: ☐ No Change ☒ Extended ☐ Decreased by work days

*** Contractor shall attach all supporting documentation, which will be incorporated herein by reference.**

(Increases in Unit Prices should be identified in the table below).

The Contractor and the Owner agree that this CHANGE ORDER represents the complete agreement of the parties with respect to the Work as modified herein as of the date of this CHANGE ORDER.

1	2	3	4	5	6
Item No.	Description	Qty	Unit	Unit Price	Increase In Contract Price
1	RFI #7 & 11 Structural Steel Design Changes and Shoring				\$41,727.75

By approving this Change Order, the Contractor releases any and all claims that it may have against the Owner under the subject Contract Documents including, but not limited to claims for equitable adjustments, which occurred or accrued prior to the effective date of this CHANGE ORDER except those claims made in writing to the OWNER prior to the effective date of this CHANGE ORDER.

This Change Order may be executed in counterparts and is not effective until approved by either the City Manager or City Commission (as designated on the last page of this Change Order).

Reviewed and Accepted by Contractor : Jackie W. Cooper
(Contractor Name)


Contractor Representative (Signature)

President
Title

7/24/2026
Date

OWNER: Based on the foregoing and the attached supporting documentation, the Owner's Contract Administrator recommends the proposed Change Order for submission to the City Commission or City Manager.

Recommended for approval by: William Waters Digitally signed by William Waters
Date: 2026.08.03 13:05:25 -04'00'
_____, Director Date _____

IN WITNESS WHEREOF, the Owner (City of Lake Worth Beach) has approved this Change Order No. ____ to the _____ Project on _____, 20__.

CITY OF LAKE WORTH BEACH, FLORIDA

ATTEST:

By: _____
Betty Resch, Mayor*

By: _____
Melissa Ann Coyne, MMC,
City Clerk

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

APPROVED FOR FINANCIAL
SUFFICIENCY:

By: _____
Glen J. Torcivia, City Attorney

By: _____
Yannick Ngendahayo, Financial Services Director

**City Manager is authorized to execute Change Order(s) not exceeding \$50,000 (cumulatively) unless otherwise authorized by the Contract Documents or the City's Procurement Code.*

STATE OF _____)
COUNTY OF _____)

THE FOREGOING instrument was acknowledged before me by means of physical presence or online notarization on this ____ day of _____ 202__, by _____, as the _____ [title] of _____, a company authorized to do business in the State of Florida,

who is personally known to me or who has produced _____ as identification, and who did take an oath under penalty of perjury that the facts stated with regard to section 787.06, Florida Statutes, are true and correct, and that he or she is duly authorized to execute the foregoing instrument and bind _____ to the same.

Notary Public Signature

Notary Seal:

Attachments
(Contractor shall attach all supporting documentation)

Document G701

Owner's Change Order

PROJECT: City of Lake Worth Beach Community Sustainability Expansion 1900 2nd Avenue North Lake Worth Beach, FL.	CHANGE ORDER NUMBER: 6	OWNER ☒
	DATE: July 8, 2026	ARCHITECT ☒
	ARCHITECT'S PROJECT NO:	CONTRACTOR ☒
TO CONTRACTOR:		FIELD ☐
Cooper Construction Management and Consulting, Inc. 354 Hiatt Drive, Suite 140 Palm Beach Gardens, FL 33418	CONTRACT DATE: 18-Sep-25	OTHER ☐
	CONTRACT FOR: General Contracting	

Structural Design Changes per RFI #07, 11 & Shoring
(Include, where applicable, any undisputed amount attributable to previously executed Construction Change Directives)
Increase to the contract scope to: Furnish all labor, material, equipment, supervision, bonds, insurance, builder's risk insurance and permits necessary for the additional scope of work to complete the compression ring support modification, additional overhang framing, demolition and shoring.

A. Compression Ring Support Modification
Provide all work required to transfer the existing compression ring support from the southeast hip rafter/column assembly, which is being removed as part of the building expansion, to the new 8" x 8" HSS column. This work includes the installation and welding of a C8 channel at the existing column location and extending the HSS column to connect to the existing hip rafters in accordance with Revised Sheet D-101, RFI Nos. 7 and 11, and Sketch SSK-003 (attached).
This compression ring support condition was not identified in the original contract documents and was only discovered after removal of the existing ceiling exposed the concealed structural framing.

B. Additional Overhang Framing
Provide and install supplemental structural framing required to support the existing overhang in accordance with the overhang framing detail shown on Sketch SSK-001 (attached).
The framing detail was developed in response to RFI No. 011 and was not included in the original contract documents issued for bidding. This work is necessary to properly transfer structural loads and maintain adequate bracing of the existing metal building system in conjunction with the new building expansion. The work described herein represents a modification to the original contract scope. The additional structural support modifications, supplemental overhang framing, and required temporary shoring were not included in the original contract documents and were developed or identified following field exposure of existing conditions and subsequent engineering direction. These items are necessary to ensure proper load transfer, structural stability, and safe construction of the building expansion.

Structural Steel
Labor & Materials.....\$17,350.00
OH &P.....\$2,602.50

Structural Steel Total: \$19,952.50

Furnish all labor, material, equipment, supervision for temporary shoring to support the existing compression ring prior to removal of structural elements. Demolish the existing overhang, columns, and supporting beams as indicated on Revised Sheet D-101. Prior to the removal of any structural elements, provide all necessary temporary shoring and bracing to support the existing compression ring and maintain the stability of the existing metal building structure throughout demolition and construction activities. While temporary shoring was generally anticipated within the contract documents, the extent and specific requirements could not be determined until existing conditions were exposed in the field following ceiling demolition. Contract Drawings D-201 and S-101 indicated that shoring may be required to ensure structural stability during construction; however, the actual scope of shoring was dependent upon field verification of concealed structural conditions. The necessity for this level of temporary shoring arose from unforeseen existing conditions that were not identifiable during bidding and could only be confirmed after demolition and exposure of the existing structure. Furthermore, the City indicated that if shoring was required, the associated costs would be covered by the City of Lake Worth. Shoring was excluded in our bid proposal submission under clarification. This work represents a modification to the original contract document.

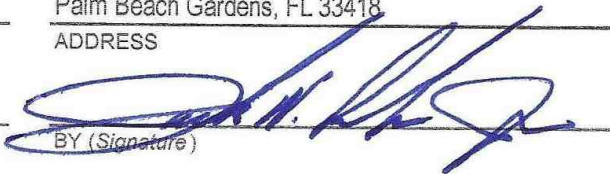
Shoring
Labor & Materials.....\$18,935.00
OH &P.....2,840.25

Shoring Total: \$21,775.25

The Contract is changed as follows:Total Lump Sum: \$41,727.75

The original	Contract Sum	was	\$	\$2,317,602.22
The net change by previously authorized Change Orders			\$	\$122,569.13
The	Contract Sum	prior to this Change Order was	\$	\$2,440,171.35
The	Contract Sum	will be increased by this Change Order in		
the amount of			\$	\$41,727.75
The new	Contract Sum	including this Change Order will be	\$	\$2,481,899.10
The Contract Time will be	increased	by Calendar Days		
The date of Substantial Completion as of the date of this Change Order therefore is		TBD		

(Note: This Change Order does not include changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.)

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.		
Songs and Associates, Inc. ARCHITECT (Firm name) 1545 Centrepark Drive North West Palm Beach, FL 33401 ADDRESS	Cooper Construction Management and Consulting, Inc. CONTRACTOR (Firm name) 354 Hiatt Drive, Suite 140 Palm Beach Gardens, FL 33418 ADDRESS	City of Lake Worth Beach OWNER (Firm name) 7 N Dixie Hwy, Lake Worth Beach, FL. 33460 ADDRESS
BY (Signature)	 BY (Signature)	BY (Signature)
Typed name	Jackie W. Cooper, Jr. Typed name	Typed name
DATE	07/08/2026 DATE	DATE



APRIL 22, 2026
APRIL 28, 2026

REVISED

JOB #25098
CO #1

COPPER CONSTRUCTION MANAGEMENT & CONSULTING, INC.
11320 FORTUNE CIRCLE, STE G12
WELLINGTON, FL
PH: (561) 841-6150 ext. 303

ATTN: NATASSICIA PEMBERTON npemberton@coopercmc.com

RE: 1900 2ND AVENUE N COMMUNITY SUSTAINABILITY EXPANSION

CHANGE ORDER #1

We propose to furnish the following items for the above-mentioned project, F.O.B. jobsite and install items, which are noted with an asterisk (*):

- 1) * Added C8 Channels at Existing Two (2) Columns: Extending Column to Rotunda to Added Support Channel

LUMP SUM TOTAL FOR ITEM #1.....\$17,350.00

Material.....	\$1,450.00
Shop Labor.....10hrs x \$75.00/hr.....	\$750.00
Drafting.....8hrs x \$75.00/hr.....	\$600.00
Finish.....	\$300.00
Installation.....150hrs x \$95.00/hr.....	\$14,250.00

NOTES:

- A) All Steel is to be Standard Shop Prime Painted. (U.O.N.)
- B) Price Includes Tax on Materials.
- C) Price is Subject to Review after Thirty (30) Days.

EXCLUSIONS:

- 1) Code Requirements
- 2) Any Item not Specifically Noted Herein
- 3) Signed and Sealed Engineered Drawings
- 4) Pulling of Permits
- 5) Embeds for Other Trades
- 6) Demolition and Shoring

PLEASE SIGN TO SIGNIFY APPROVAL

RESPECTFULLY SUBMITTED,

APPROVAL _____
COPPER CONSTRUCTION

DAVID DAVIS
ESTIMATOR
SKYLINE STEEL, INC.

DATE _____

4987 NW 23rd Avenue * Fort Lauderdale, Florida 33309 * (954) 968-1912 * Fax: (954) 968-7077
www.skylinesteel.net



Cooper Construction Management
354 Hiatt Drive
Suite 140
Palm Beach Gardens, Florida 33418
P: (561) 841-6150

**Project: 2025-002 - City of Lake Worth Beach
Community Sustainability Expansion**
1900 2nd Avenue North
Lake Worth, Florida 33461
P: 561 841-6150
F: 305 402-2262

RFI #7: RFI #7 Conflict Between the New and Existing Roof

Revision	0	Status	Open
To	Ronald M Jezerinac (Jezerinac Group) Henrique Certad (Song and Associates, Inc.) Matthew Buttmer (Jezerinac Group)	From	Natasscia Pemberton (Cooper Construction Management and Consulting, Inc. (CCMC))
Date Initiated	Jan 6, 2026	Due Date	Jan 9, 2026
Location		Project Stage	
Cost Impact		Schedule Impact	
Spec Section			
Drawing Number	S101 D201 D203		
Linked Drawings			
Received From	Natasscia Pemberton (Cooper Construction Management and Consulting, Inc. (CCMC))		
Copies To	Eddie Acevedo (Cooper Construction Management and Consulting, Inc. (CCMC)), Henrique Certad (Song and Associates, Inc.), Rob Jones (Jezerinac Group), Christian Kenol (Jezerinac Group), Karrie Morrison (Cooper Construction Management and Consulting, Inc. (CCMC)), Barry Schultz (City of Lake Worth Beach), Mina Tawadros (City of Lake Worth Beach), William Walters (City of Lake Worth Beach), Alicia Wilson (City of Lake Worth Beach)		

1- Updated Structural drawings showing connection to existing structure to support existing compression ring condition and subsequent removal of existing hip rafter have been provided.

2- Please find attached updated demolition plan noting extent of existing roof and overhangs to be removed.

Henrique Certad
Song + Associates, Inc.
03/17/2026

Activity

Question	Question from Natasscia Pemberton Cooper Construction Management and Consulting, Inc. (CCMC) on Tuesday, Jan 6, 2026 at 02:44 PM EST A section of the existing roof conflicts with the new addition's roof at the entry. Neither the S-101 floor demo nor the demolition drawings D-201 and D-203 indicate the demolition of the roof. If the existing roof is to be demolished, please provide a drawing showing the area to be removed and the details showing the transition between the existing and the new roofs. <i>Awaiting an Official Response</i>
All Replies	Response from Matthew Buttmer Jezerinac Group on Monday, Mar 16, 2026 at 05:28 PM EDT Updated detail to be provided as part of revision dated 03/16/2026 Response from Natasscia Pemberton Cooper Construction Management and Consulting, Inc. (CCMC) on Friday, Mar 13, 2026 at 10:00 AM EDT Please provide updated design. Response from Natasscia Pemberton Cooper Construction Management and Consulting, Inc. (CCMC) on Wednesday, Mar 4, 2026 at 02:12 PM EST We are in receipt of SSK-003 and have distributed and currently reviewing with our contractors to ensure this detail works for us. We will issue follow up RFIs if we have any additional questions by EOB Monday.

Response from William Walters City of Lake Worth Beach on Monday, Mar 2, 2026 at 11:26 AM EST

Good morning all,
 Thank you for the structural detail to address the entrance hall roof condition. Are we all sure that this solution is achievable?
 Just asking to ensure that we can all move forward productively.

William Walters,

AIA, NCARB, LEED AP BD+C, GGP, ID, SEED

Community Sustainability Director [cid:image001.png@01DCAA37.54D17A90][cid:image002.jpg@01DCAA37.54D17A90]

City of Lake Worth Beach

1900 Second Avenue North

Lake Worth Beach, FL 33461

V: 561-586-1634 wwalters@lakeworthbeachfl.gov www.lakeworthbeachfl.gov

Departmental Operating Hours

Monday – Friday 8:00 am – 4:00 pm

“We are LAKE WORTH BEACH. A hometown City that is committed to delivering the highest level of customer service through a commitment to integrity, hard work and a friendly attitude. We strive to exceed the expectations of our citizens, our businesses, our elected officials and our fellow employees.” [Twitter1 (2)] [insta]

CITY OF LAKE WORTH BEACH E-MAIL DISCLAIMER:

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from local officials regarding city business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure. From: Rob Jones (Jezerinac Group)

Sent: Friday, February 27, 2026 4:55 PM

To: William Walters

Subject: 2025-002 - City of Lake Worth Beach Community Sustainability Expansion: Status Update on RFI #7, RFI #7 Conflict Between the New and Existing Roof Caution: This is an external email. Do not click links or open attachments from unknown or unverified sources.

Cooper Construction Management

2025-002 - City of Lake Worth Beach Community Sustainability Expansion [Procore Company Logo]

[Procore Company Logo]

Rob Jones (Jezerinac Group) responded to this RFI.

RFI 7: RFI #7 Conflict Between the New and Existing Roof

Hi William,

Rob Jones (Jezerinac Group) responded to this RFI.

Ball in court:

Natasscia Pemberton (Cooper Construction Management and Consulting, Inc. (CCMC)) Rob Jones (Jezerinac Group)'s response:

Attached is SSK-003 which shows modifications to the existing entrance roof to allow removal of the hip beam. Attachments (1):

20260227-LWB Community Sustainability Expansion_SSK-003.pdf View more in Procore

General Information

2025-002 - City of Lake Worth Beach Community Sustainability Expansion

Subject

RFI #7 Conflict Between the New and Existing Roof

Location

--

Question

A section of the existing roof conflicts with the new addition's roof at the entry. Neither the S-101 floor demo nor the demolition drawings D-201 and D-203 indicate the demolition of the roof. If the existing roof is to be demolished, please provide a drawing showing the area to be removed and the details showing the transition between the existing and the new roofs.

Assignees

Christian Kenol (Jezerinac Group), Henrique Certad (Song and Associates, Inc.), Rob Jones (Jezerinac Group)

Attachments:

--

Attachments

[image005.png](#), [image003.jpg](#), [image002.jpg](#), [image001.png](#)

Response from Rob Jones Jezerinac Group on Friday, Feb 27, 2026 at 04:55 PM EST

Attached is SSK-003 which shows modifications to the existing entrance roof to allow removal of the hip beam.

Attachments

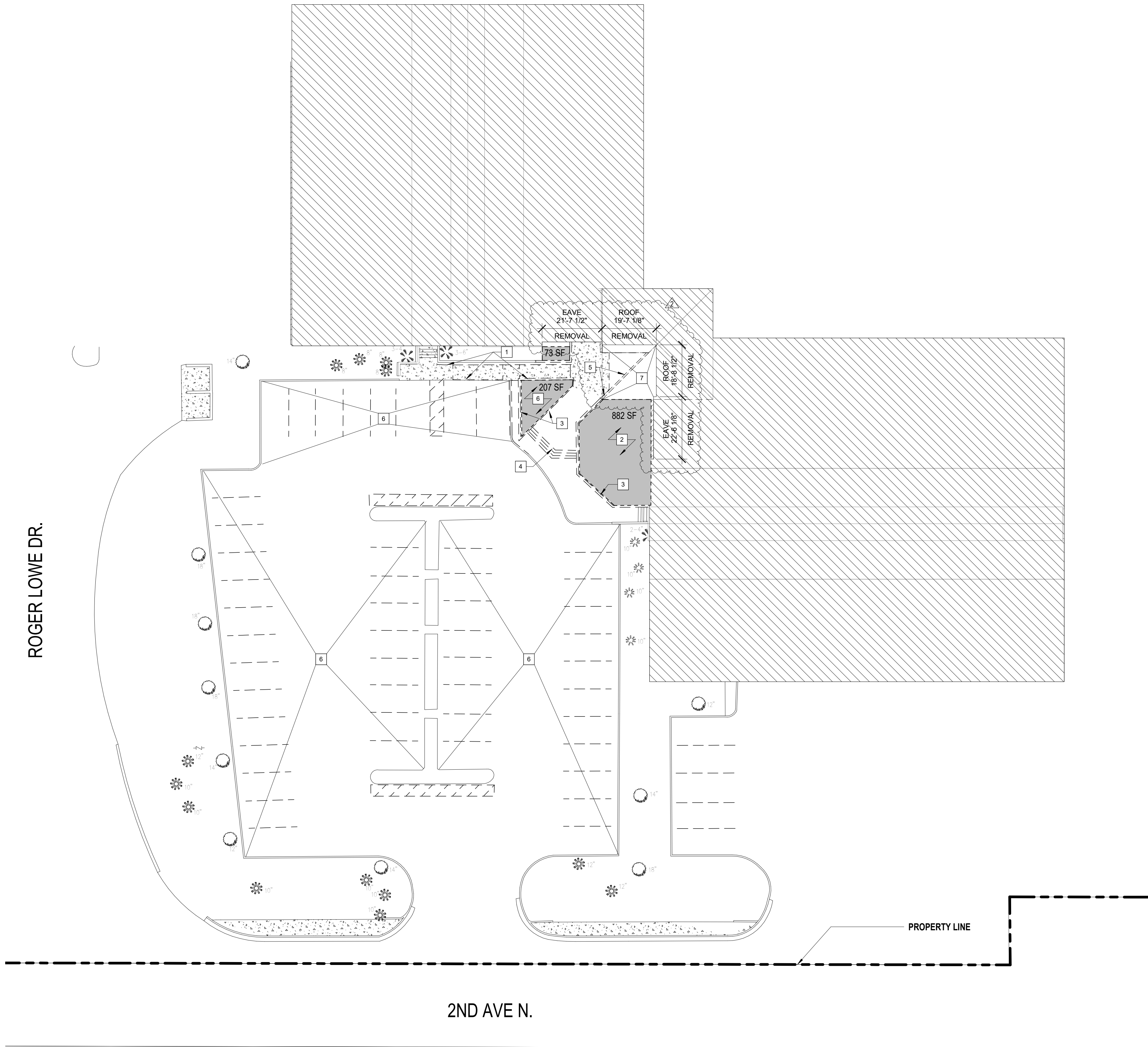
[20260227-LWB Community Sustainability Expansion_SSK-003.pdf](#)

Response from Rob Jones Jezerinac Group on Monday, Feb 9, 2026 at 01:27 PM EST

Attached is a proposed adjustment for discussion.

Attachments

[20260206 LWB Community Sustainability Expansion_JG Existing Entrance Roof.pdf](#)



DEMOLITION GENERAL NOTES

- A. GENERAL AND ALL SUB-CONTRACTORS, SHALL VISIT THE SITE AND PRECISELY EXAMINE THE EXISTING STRUCTURE, SURFACES, CONDITIONS AND EXTENT OF WORK INVOLVED. AFTER EXAMINATION A DEMOLITION SCHEDULE SHALL BE PREPARED AND SUBMITTED IN WRITING TO THE OWNER AND THE ARCHITECT FOR THEIR APPROVAL PRIOR TO THE COMMENCEMENT OF ANY WORK.
- B. CONTRACTOR(S) ARE RESPONSIBLE FOR VERIFYING THE EXTENT OF DEMOLITION WORK PRIOR TO BIDDING, AND FOR THE COORDINATING THE EXTENT OF DEMOLITION WITH THE INSTALLATION OF NEW SYSTEMS AND FINISHES INDICATED IN THE CONTRACT DOCUMENTS. REFER TO THE NEW CONSTRUCTION DRAWINGS FOR DEMOLITION REQUIRED, BUT SHOWN ON DEMOLITION PLANS.
- C. ALL CONTRACTOR(S) SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND MUNICIPAL ORDINANCES.
- D. EXECUTE ALL DEMOLITION WORK IN AN ORDERLY AND CAREFUL MANNER WITH DUE CONSIDERATION FOR ANY EXISTING STRUCTURE. EXTREME CAUTION SHALL BE EXERCISED TO ENSURE THAT NO DAMAGE OCCURS ABSOLUTELY TO ANY OF THE EXISTING EQUIPMENT FURNITURE, OR EXISTING STRUCTURE TO REMAIN. WORK SHALL BE CONFINED EXCLUSIVELY WITHIN THE BUILDING BOUNDARY IDENTIFIED. DEMOLITION CONTRACTOR SHALL REPLACE OR REPAIR ANY DAMAGE TO ADJOINING SURFACES, FINISHES OR STRUCTURE CAUSED BY CONSTRUCTION OPERATIONS (ACTIVITY)
- E. ANY EXISTING ACTIVE UTILITY SERVICE LINES, INDICATED OR NOT, SHALL BE PROTECTED FROM DEMOLITION OR DAMAGE. DISCONNECT ANY ELECTRIC, TELEPHONE, GAS, WATER, OR OTHER UTILITY LINES SERVICING THE STRUCTURE ACCORDING TO THE EXISTING RULES & REGULATIONS OF THE AUTHORITIES HAVING JURISDICTION. PRIOR TO DISCONNECTING ANY UTILITY SERVICE LINE, NOTIFY OWNER AND COORDINATE THE TIME WITH THE OWNER'S SCHEDULE.
- F. "FLOORING" DENOTES FLOOR COVERING MATERIALS, INCLUDING ADHESIVES, DOWN TO, BUT EXCLUSIVE OF FLOOR SLABS, STRUCTURAL SLABS, AND STRUCTURAL SYSTEMS, UNLESS NOTED OTHER WISE.
- G. WALLS TO BE REMOVED SHALL BE REMOVED TO A POINT 2" MINIMUM BELOW THE EXISTING FLOOR SLAB UNLESS SETTING ON THE SLAB OR AS SPECIFICALLY NOTED. PATCH WITH NEW CONCRETE TO BE FLUSH WITH THE EXISTING FLOOR SLAB.
- H. ALL MATERIAL REMOVED UNDER THIS CONTRACT, WHICH IS NOT TO BE SALVAGED OR REUSED, SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE PROMPTLY REMOVED FROM THE SITE. TO CONVEY MATERIALS, USE MOVABLE, COVERED, DEBRIS BOXES. DO NOT STORE/PERMIT DEBRIS TO ACCUMULATE ON SITE.
- I. WHERE PORTIONS OF THE EXISTING STRUCTURE ARE TO BE REMOVED, PROVIDE BRACING AS REQUIRED TO PROPERLY SUPPORT THE REMAINING STRUCTURE UNTIL THE NEW CONSTRUCTION HAS BEEN INSTALLED AND ADEQUATELY BRACED.
- J. ANY MATERIALS SPECIFIED TO BE REUSED BY THE OWNER SHALL BE CAREFULLY REMOVED, PROTECTED & STORED AT THE OWNER'S DIRECTION.
- K. AFTER THE DEMOLITION OF MATERIALS, THE RESULTING EXPOSED SURFACES SHALL BE SMOOTH AND FLUSH WITH THE EXISTING CONDITIONS. PATCH, REPAIR, AND REPLACE SURFACES AS REQUIRED.
- L. UPON COMPLETION OF DEMOLITION WORK, ADJACENT AREAS AND THE PROPERTY SHALL BE LEFT CLEAN AND SATISFACTORY TO THE LOCAL AUTHORITIES, THE OWNER, AND THE ARCHITECT. IN ADDITION TO DAILY CLEANING OF THE SITE.
- M. GENERAL CONTRACTOR SHALL VERIFY THE EXISTING UNDER SLAB ELECTRICAL SERVICE IN AREAS OF SLAB DEMOLITION. VERIFICATION METHODS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR WHO SHALL COORDINATE WITH THE OWNER IF ANY ELECTRICAL SERVICE FOUND TO BE IN CONFLICT. GENERAL CONTRACTOR SHALL COORDINATE ELECTRICAL SERVICE SHUT DOWN WITH THE OWNER PRIOR TO DEMOLITION.
- N. AREA DESIGNATED AS OWNER-OCCUPIED DURING CONSTRUCTION PERIOD SHALL HAVE ALL BUILDING SERVICES MAINTAINED WITHOUT INTERRUPTION EXCEPT AS REQUIRED FOR CONSTRUCTION AND WITH PRIOR APPROVAL BY THE OWNER. SCHEDULE SUCH DOWN TIME WITH OWNER 72 HOURS IN ADVANCE.
- O. BUILDING EXIT ACCESS, AND ALL LIFE SAFETY DEVICES SHALL BE MAINTAINED BY THE CONTRACTOR FOR THE AREA DESIGNATED AS OWNER-OCCUPIED DURING THE CONSTRUCTION PERIOD.

DEMO SITE PLAN LEGEND

- NOT IN SCOPE
- DEMOLISHED
- PERVIOUS AREA TO BE REMOVED FOR BUILDING EXPANSION
TOTAL AREA = 1,162 SF (0.14% OF TOTAL LOT AREA)

KEY NOTES

- 1 EXISTING RAMP & RAILINGS TO BE DEMOLISHED.
- 2 EXISTING PALM TREES AND LANDSCAPE TO BE REMOVED.
- 3 EXISTING PLANTER RETAINING WALL TO BE COMPLETELY DEMOLISHED.
- 4 EXISTING CONCRETE STAIRS TO BE COMPLETELY DEMOLISHED.
- 5 EXISTING METAL STRUCTURE (COLUMN AND RAFTER) TO BE PARTIALLY DEMOLISHED.
- 6 EXISTING ASPHALT PAVEMENT TO BE MILLED & REFINISHED.
- 7 EXISTING METAL ROOF, METAL WALL PANEL AND SKYLIGHT TO BE DEMOLISHED

SITE DEMOLITION PLAN

1

SCALE: 1" = 20'-0"

宋

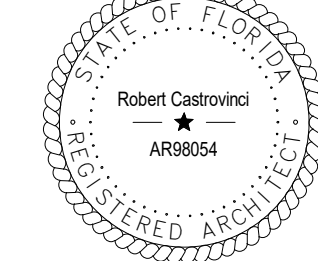
Song + Associates

Architecture Planning Interior Design

1545 Centrepark Drive North
West Palm Beach, Florida 33401
Telephone: 561-655-242
Fax: 561-655-1483

AA - 0003165 IB -

Seal :



Name : Robert Castrovinci
License # : AR98054

Consultants :

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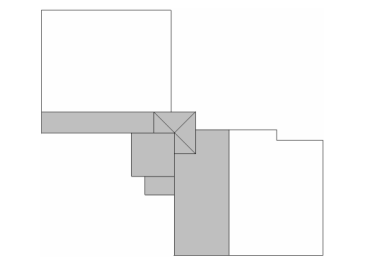
CITY OF LAKE WORTH BEACH COMMUNITY SUSTAINABILITY EXPANSION



CITY OF LAKE WORTH BEACH

1900 2ND AVE NORTH,
LAKE WORTH BEACH,
FL 33461

Key Plan :



REVISION	DATE
REVISION	02/10/2026
REVISION	03/04/2026

Date : 09/04/24

S+A Project No : 23034

Owner Project No :

Drawn By : CR

Checked By : HC

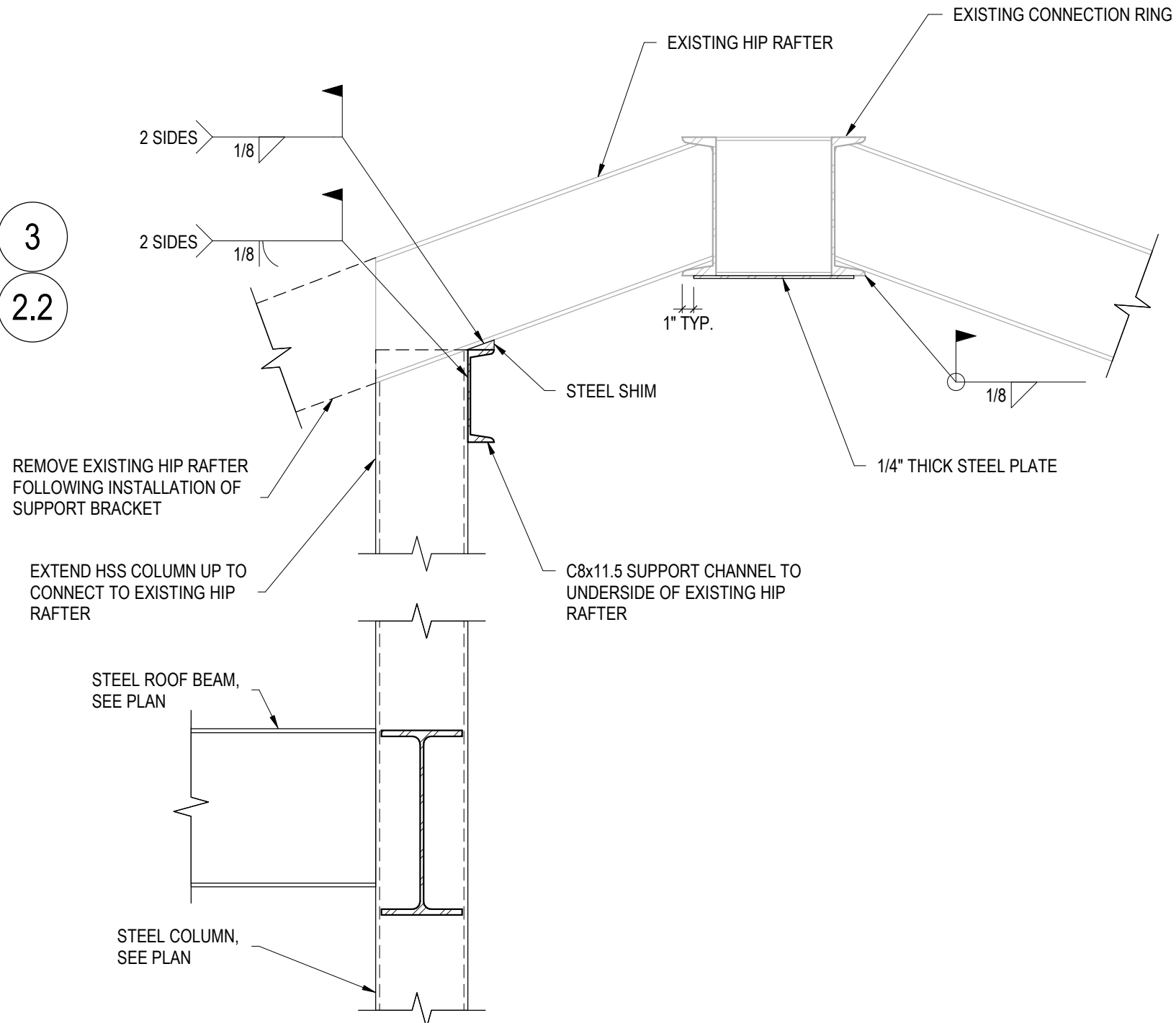
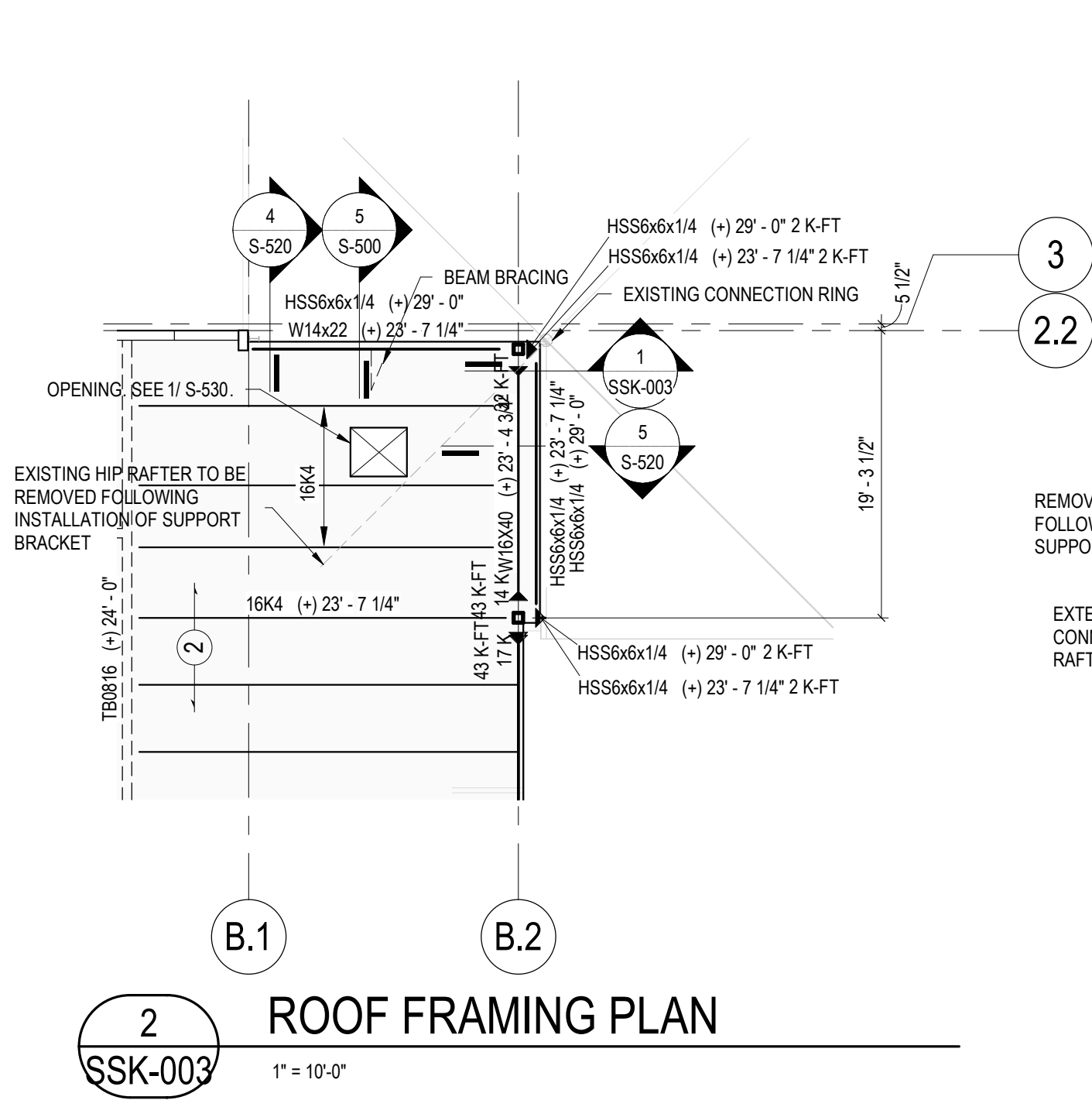
Phase :
100% CONSTRUCTION DOCUMENTS

Sheet Title :

SITE DEMOLITION PLAN

Sheet # :

D-101





Cooper Construction Management
354 Hiatt Drive
Suite 140
Palm Beach Gardens, Florida 33418
P: (561) 841-6150

**Project: 2025-002 - City of Lake Worth Beach
Community Sustainability Expansion**
1900 2nd Avenue North
Lake Worth, Florida 33461
P: 561 841-6150
F: 305 402-2262

RFI #11: Existing Overhang Affects Building Design

Revision	0	Status	Closed on 02/11/26
To	Rob Jones (Jezerinac Group) Christian Kenol (Jezerinac Group) Henrique Certad (Song and Associates, Inc.)	From	Natasscia Pemberton (Cooper Construction Management and Consulting, Inc. (CCMC))
Date Initiated	Jan 29, 2026	Due Date	Feb 4, 2026
Location		Project Stage	
Cost Impact	TBD	Schedule Impact	Yes (Unknown)
Spec Section		Cost Code	
Drawing Number	S-102 and A-610	Reference	
Linked Drawings			
Received From	Angela Peralta (Wells Brothers Construction)		
Copies To	Eddie Acevedo (Cooper Construction Management and Consulting, Inc. (CCMC)), Henrique Certad (Song and Associates, Inc.), Jackie Cooper (Cooper Construction Management and Consulting, Inc. (CCMC)), Rob Jones (Jezerinac Group), Christian Kenol (Jezerinac Group), Karrie Morrison (Cooper Construction Management and Consulting, Inc. (CCMC)), Barry Schultz (City of Lake Worth Beach), William Walters (City of Lake Worth Beach), Alicia Wilson (City of Lake Worth Beach)		

Activity

Question	Question from Natasscia Pemberton Cooper Construction Management and Consulting, Inc. (CCMC) on Thursday, Jan 29, 2026 at 02:40 PM EST An existing overhang of 17" measured from the exterior face of the existing metal building (see attached photo taken on site) is affecting the design of the expansion building. As seen in the attached snippet from the foundation plan (S-102) and wall section 2 (A-610), the overhang affects the location of the new wall on the Mezzanine level. This is a structural element (see photo on page 4. Please advise. Attachments RFI #11- Existing Over Hang Affects Building Design.pdf
Official Response	Response from Rob Jones Jezerinac Group on Friday, Feb 6, 2026 at 08:19 AM EST See attached sketch SSK-001 for proposed framing detail where overhand needs to terminate at face of new building. Attachments 20260206 LWB_JG Overhang Framing Detail SSK-001.pdf



No. 11

Wells Brothers Construction Co., Inc.

9600 SW Citrus Blvd · Palm City · FL · 34990

Phone: 772-220-6001 · Fax: 772-220-7831

REQUEST FOR INFORMATION

Urgent

For Review

Please Comment

Please Reply

01/28/2026

4 Pages

To: Cooper Construction Management & Consulting

From: Angela Peralta

Wells Brothers Construction Co., Inc.

Project: 1900 2ND AVE - COMMUNITY SUSTAINABILITY

SUBJ: Existing overhang affecting building design

An existing overhang of 17" measured from the exterior face of the existing metal building (See attached photo taken on site) is affecting the design of the expansion building. As seen in the attached snips from the foundation plan (S-102) and wall section 2 (A-610), the overhang affects the location of the new wall on the Mezzanine level. We can't remove it since it's a structural element (See last picture). Please advise

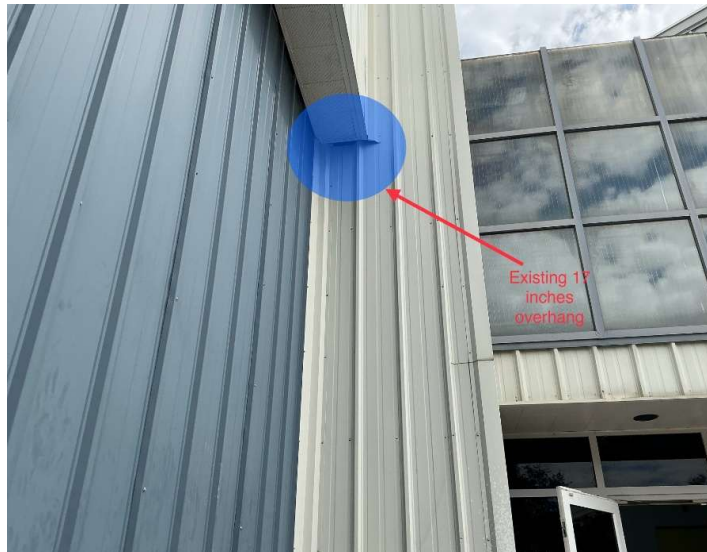


PHOTO TAKEN ON JOBSITE (01/28/2026)

Please review and comment.

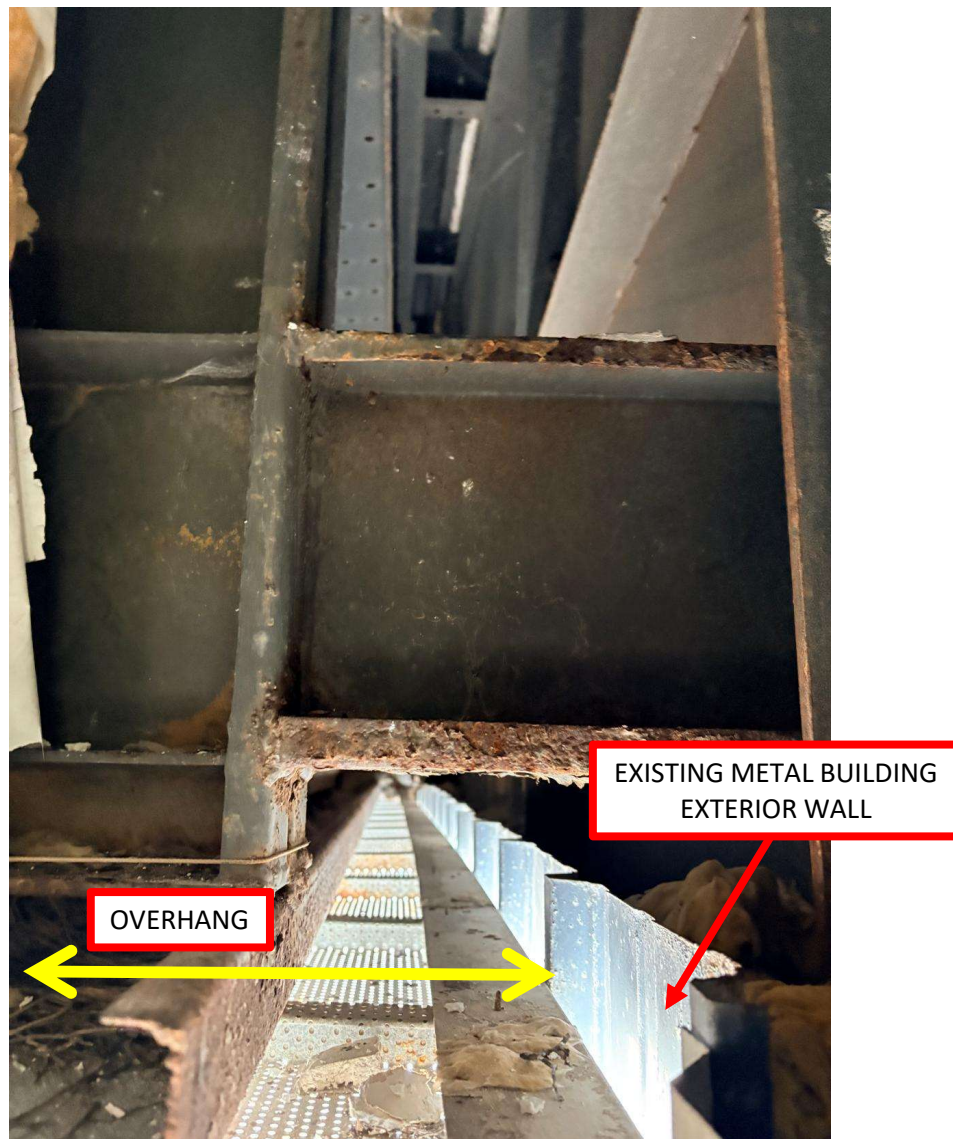
Thank you





PHOTO 2 TAKEN ON JOBSITE (01/28/2026)

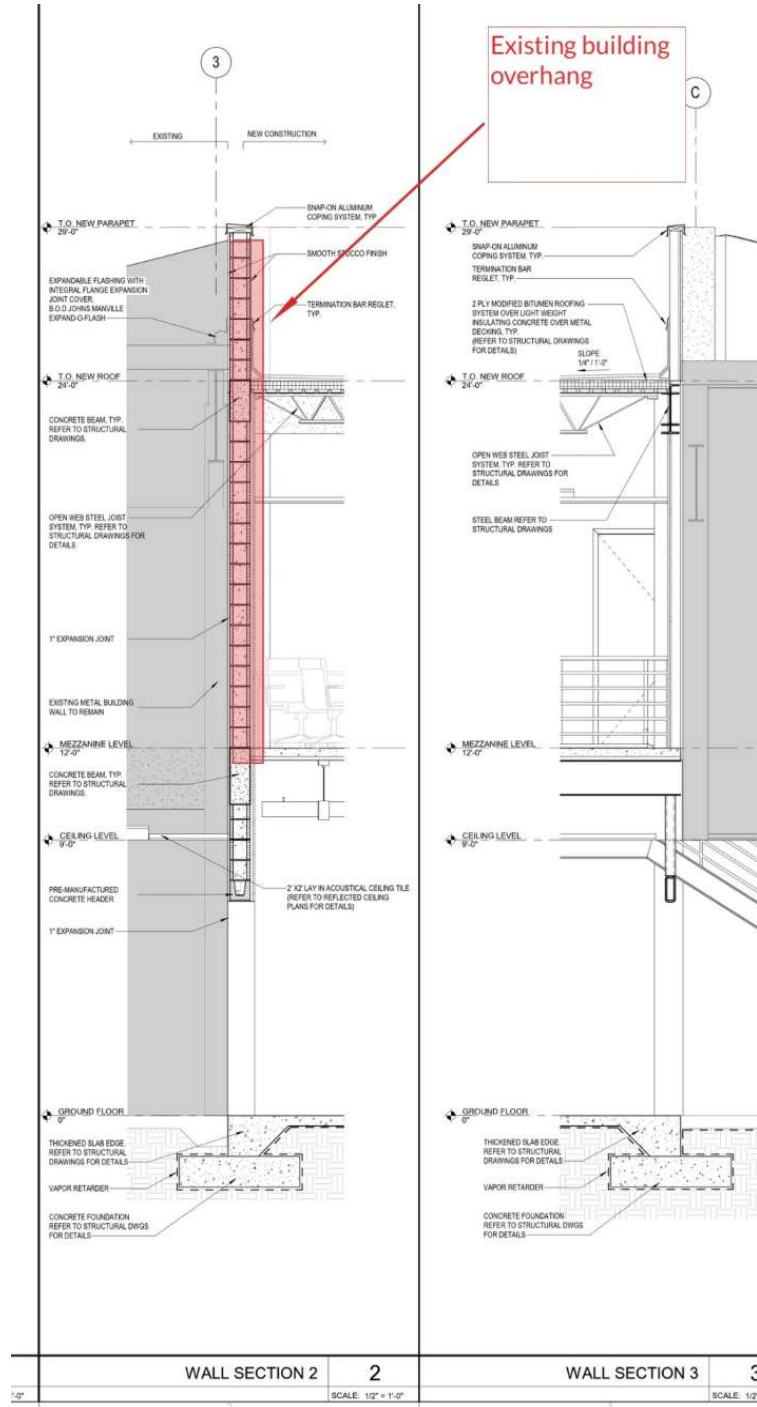
Interior view of the overhang. Reinforcement shows that the overhang is a structural element



[illegible]



SNIP FROM A-610 - WALL SECTIONS (WALL SECTION 2)

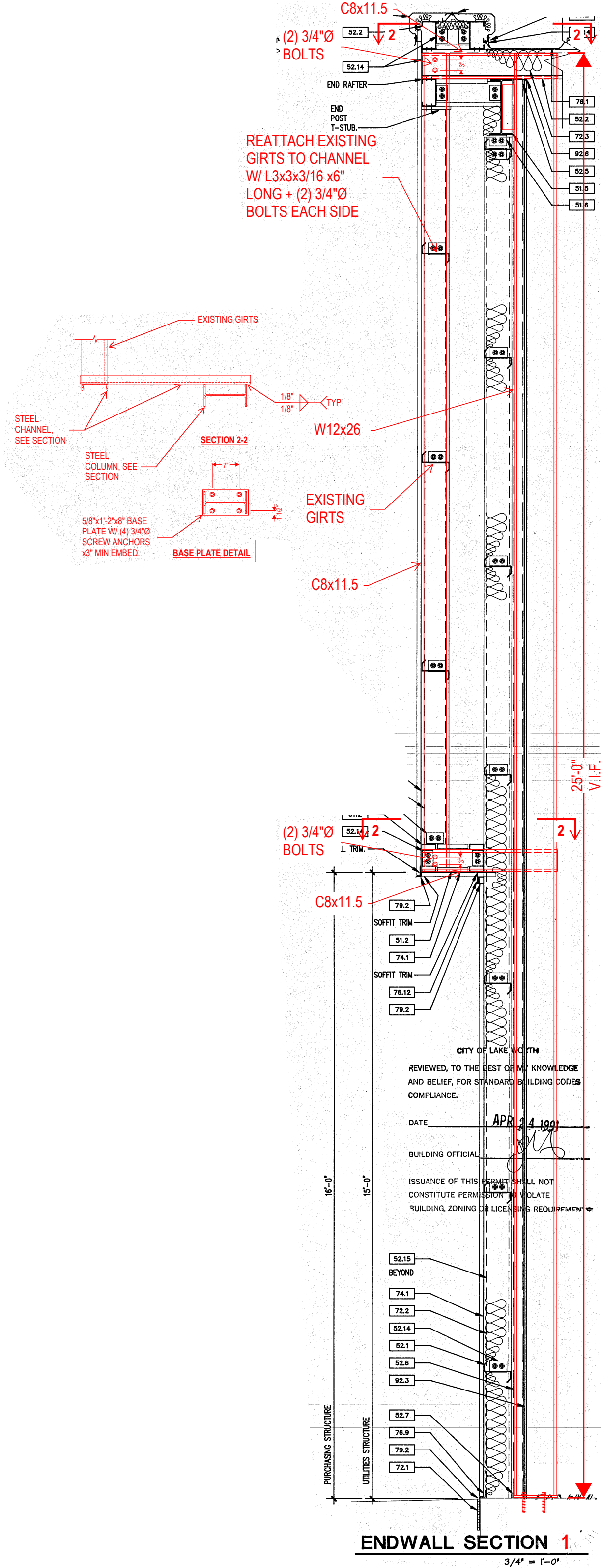


CITY OF LAKE
WORTH BEACH
COMMUNITY
SUSTAINABILITY
EXPANSION



CITY OF LAKE
WORTH BEACH

1900 2ND AVE NORTH,
LAKE WORTH BEACH,
FL 33461

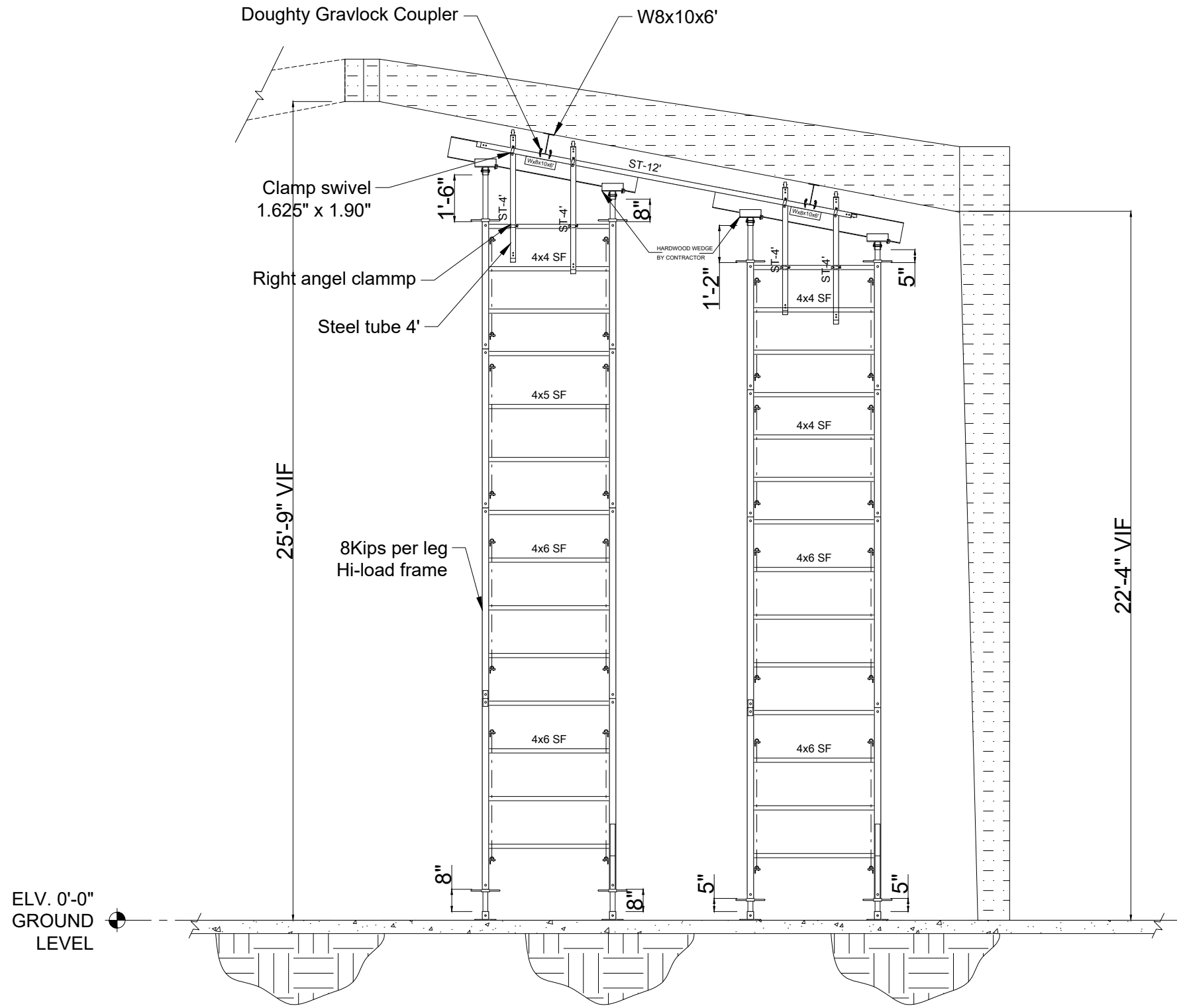


JEZERINAC
GROUP

10461 SIX MILE CYPRESS PKWY, UNIT 501
FORT MYERS, FL 33966
T 239.277.7771
www.jezerinacgroup.com
CERTIFICATE OF AUTHORIZATION FL #30785

**OVERHANG
FRAMING DETAIL**

SSK-001



GENERAL NOTES:

UNISPAN-USA has prepared these drawings based on information provided by UNISPAN-USA to the customer. These drawings are intended to illustrate a proper manner for the erection and use of the goods shown on these drawings, based on the information as approved by the customer as to the installation of these goods.

UNISPAN-USA makes no warranties, expressed or implied, including the implied warranties of merchantability and fitness for a particular purpose.

The customer and not UNISPAN-USA, has the responsibility for the actual use of the drawings and equipment used and use of the goods, for the checking of accuracy of field details and conformances; for handling and complying with all state and local laws, ordinances and codes; for reviewing scaffolding, shoring and formwork liability.

UNISPAN-USA shall have no responsibility for the above matters. UNISPAN-USA shall have no liability or exposure liability for loss, liability or exposure liability for loss, damage or injury resulting from economic injury (including consequential damages) incurred by the customer arising out of or caused by any defect in the drawings or the goods.

UNISPAN-USA, only responsible in the event of a defect is to repair or replace the defective drawings or goods.

SHORING NOTES

The design on this layout is based on the following design criteria:
 Concrete weight of 150 lbs/cubic foot (see notes). Load of 50 lb/square foot.
 Maximum Loading of 10 lb/square foot. Does not include provisions for restrained buggies.
 Deflection has been limited to the lesser of 1/4" or 1/300 in each member unless note:
 (Simple spans and dead loads only.)

- Lumber:
 - A.P.A. Douglas Fir Larch, select structural grade for beams and supports. Standard dress sizes (S4S) Moisture Content not to exceed 19%.
 - Cheeks not in excess of width. Plane maximum clear dimension not to exceed two times depth.
 - Extreme Fiber Bending (F_b) 1500 psi
 - Compression Parallel to Grain (F_c) 1500 psi
 - Modulus of Elasticity (E) 1,900,000 psi
- Plywood 3/4" thick unless noted.
 - A.P.A., Big Boy Form, Class I Exterior. Used in wet conditions, adjusted for duration and temperature. All plywood listed with glue lines across shoring joints.
 - Extreme Fiber Bending (F_b) Adjusted 1900 psi
 - Rolling shear Stress (F_v) Adjusted 72 psi
 - Modulus of Elasticity (E) 1,500,000 psi

Some jacks total extension (top plus bottom) is limited to 36 inches maximum. Staff and crew jacks total extension (top plus bottom) is limited to _____ inches maximum. Extension area (top or bottom) is limited to _____ inches maximum.

The contractor shall provide adequate aisle at the base of the shoring to safely distribute imposed loads. MAXIMUM CALCULATED LEAD OF BEAM:

Beam slides are to be designed by the contractor. Beam slides supporting horizontal shoring members should have a vertical stud directly under each horizontal shore of a design which allows horizontal shore loads in consideration.

Plumb and level all shoring frames as the erection proceeds. Do not force braces on frames until fit. Level the shoring towers until the proper fit can be made easily. Check plumb and level of shoring towers prior to pouring the deck.

Imposed shoring loads are computed as applied concentrically to their vertical support members, whether frame legs or single point loads. Loads must be centered laterally and other points buttled or lapped centrally over their vertical support members.

The shoring system, as shown, is designed on the assumption that the formwork will remain free of lateral movement by the contractor. Sufficient lateral supports must be provided where necessary to prevent the imposition of lateral loads on the shoring system.

Always secure posts and ledgers! End loading of joists with personnel or material on the unsupported end of the joist presents the danger of tipping or toppling.

All ledgers or stringers must be secured to heads or plates by clamping or blocking.

No railing is the responsibility of the contractor. Support should be thoroughly checked by the architect/engineer to determine that it is properly placed and that it has the load capacity to support the areas that are to be restored.

Tower leg loading should be as uniformly distributed as possible. Never load one leg on the leg and one beam of a tower.

All towers must be braced and braced every third tie minimum.

In setting elevations, allow for compression of lumber.

Do not climb on cross braces.

The contractor is to determine that the structural beams, wall or ledgers supporting adjustable beams are capable of carrying construction loads during placement of concrete.

Beam hangers must be loaded in accordance with their manufacturer's specifications and must be tested by the engineer before the adjustable beam bearing prongs.

An intermediate shore must never be placed under the lattice section of any horizontal adjustable beam.

An allowance of .58" must be made for the depth of the adjustable beam. Do not nail adjustable beam bearing prongs to ledgers.

Care must be taken not to exceed the maximum or the minimum allowable clear span of any adjustable beam.

Post shores, if shown, are to be UNISPAN-USA post shores. Any Substitutions of other shore types shall be approved by the supplier.

LEGEND	
SYMBOL	DESCRIPTION PART NO.
AB	6-1/2" Aluminum Joist Beam
AC	"A" Clamp
AP	Adaptor Pin
AS	7-1/2" Aluminum Stringer Beam
BB	Bee Base
CB	Cross Brace
CP	Connecting Pin
EF	Extension Frame
FF	6-3/4"x9" Flat Plate for Screw
FPF	6-3/4"x12" Flat Plate for Frame
HPS	Heavy Duty Post Shore
ID	Inert for Screw
8x10	W8x10 Steel Beam
NP	Nailing Plate for Frame
	Nailing Plate for Wall
PS	Standard Post Shore
SF	Shore Frame (Width x Height)
UH	Screw Jack
SJ	8"x11" U-Head

☐ PRELIMINARY FOR QUOTATION PURPOSES ONLY

☐ PRELIMINARY FOR APPROVAL BY CUSTOMER ☐ WORKING DRAWING ISSUED FOR USE IN FIELD

UNISPAN-USA 1840 Marty Fladell Dr.
 Phone 1-561-513-6737 Delray Beach, FL 33444

TITLE	HI-LOAD SHORING SYSTEM DESIGN
PROJECT	Lake worth beach blgd
LOCATION	Lake worth beach
CONTRACTOR	Sunbelt
SCALE	DRAWING NO.
1/4" = 1'-0"	SHEET S-1
	REV.



FRAME SCAFFOLD QUOTE

Sunbelt Rentals Scaffold Services
1660 SW 13TH CT
POMPANO BEACH, FL 33069 4713
(954) 757-0531
www.sunbeltrentals.com

May 28, 2026

Customer **COOPER CONSTRUCTION
MANAGEMENT**
(557875)
Natassicia Pemberton
5617016495
npemberton@coopercmc.com

Quote Lake Worth Beach Community
Sustainability Department
QUO-112180-Q7Z4F6

Job Site **LWB COMMUNITY BLDG.**
L0079JP264828345
1900 2ND AVE N
LAKE WORTH BEACH, FL 33461 4204

Introduction

Sunbelt Rentals Scaffold Services ("Sunbelt") is thankful for the opportunity to do business with **COOPER CONSTRUCTION MANAGEMENT** ("Customer"). We are happy to support you with a wide variety of installation services for your access needs such as: Frame & Brace Scaffold, System Scaffold, Shoring of Existing Structures, Re-Shoring, Trash Chutes, Scaffold Mounted Hoisting Options, Swing Stage, Man/Material Hoists, Mast Climbers, Interior/Exterior Vessel Access, Stair Towers and Overhead Protection Systems. In addition, we offer various training sets, for your lead men and crews that will apply to each of the products we provide.

We constantly advance the idea of what an equipment rental company can do for its customers, through unmatched customer solutions, uncompromising customer safety, and continuous innovation.

The latest equipment rental technology, more than 900 locations throughout the U.S. and Canada for pick-up or delivery, 550,000 units in our rental fleet, over 15,000 passionate employees with a "make it happen" attitude, and a culture of safety...
THIS IS THE POWER OF SUNBELT.

Thank you for considering Sunbelt Rentals Scaffold Services,

Joe Porter

Specifications

This proposal is based off of all work being completed DURING normal working hours which are M-F 7AM to 3:30PM.

*****IF SIGNED AND SEALED SHORING DRAWINGS ARE NEEDED, ADDITIONAL FEES WILL APPLY*****

Scope

The proposal is for the rental, erection, and dismantles of a Hi-Load heavy duty steel frame scaffold with u-heads and steel beams to support the existing building beams/column structures per the proposed engineered drawing. The scaffold towers will be 4'W x 4'L with heights ranging from 22-25'H due to the pitch of the roof. The scaffold is designed to meet the 25# PSF deadload that that EOR has stated.

Customer Responsibility

1. Return an executed copy of this quote along with a PO number (for tracking purposes ONLY-no terms) prior to the commencement of any labor associated with this job.
2. Have a customer representative on-site to sign off with the acceptance of the equipment and upon the completion of the build that it is to their satisfaction.
3. Customer shall be responsible for daily inspections after initial Sunbelt inspection.
4. Customer shall notify Sunbelt IMMEDIATELY if any possible damages have occurred to the scaffold that would affect the structural integrity.
5. Customer shall notify Sunbelt of any prevailing wage obligations before accepting this quote. In the event that prevailing wage requirements are established for this project, Sunbelt retains the right to modify the provided pricing. Should this determination be made after the acceptance, initiation and/or completion of the outlined scope of work, Sunbelt maintains the right to recuperate any necessary wage adjustments and/or administrative expenses from the customer.

Customer agrees to the following:

- Customer shall have all work permits in place prior to Sunbelt's arrival.
- Customer to provide a minimum of two-week's notice for scheduling of any labor phase.
- Customer shall maintain awareness of scaffold load capacities provided by Sunbelt.
- Customer shall provide all necessary floor protection (as applicable).
- Customer shall provide a barricade around the work area prior to Sunbelt's arrival on-site.
- Customer shall remove any obstructions from the scaffold work area.
- Customer shall provide a dedicated lay-down area for scaffold equipment prior to Sunbelt's arrival.
- Customer shall provide a clear and direct passageway from lay-down area to scaffold site.
- Customer shall be responsible for unloading/loading the truck of equipment and placing equipment in the location where the scaffold will be erected.
- Customer is responsible for patching and/or painting all penetration repairs where scaffold was secured to the building.
- Customer shall provide exclusive and interrupted access to elevator during both installation and removal phase of the work.
- Customer accepts that interruption of crane availability shall be as minimal as possible to avoid downtime which may result in a Time and Material charge in addition to this quote (as applicable).
- Customer shall provide logistics for efficient crane load-in upon delivery (as applicable).
- Customer shall provide the crane's maximum capacity for hoisting to required radius (as applicable).
- Customer shall provide signal man for hoisting & crane operation (as applicable).

General

Scaffold will be designed and constructed to meet OSHA 29 CFR Part 1926 Subpart L.

A final job site survey must be completed before a final price can be provided. Additional charges may apply due to changes in logistical conditions, or differences between what is specified in the scope of work and the actual work that needs to be done.

Prices quoted are for working regular time, 7:00 am to 3:30 pm Monday thru Friday. Any time worked outside of regular time, unless pre-approved and in writing, will be charged at the overtime rate of \$90.00 per man hour.

Delays caused by the customer or the owner of the building will be billed to the customer at the overtime rate.

Rental Protection Plan (RPP) may be charged and added to the total unless waived. RPP is optional coverage that protects against theft, incidental damage, accidental damage and rental liability for bulk and serialized equipment (please see RPP brochure for coverages and additional information). The cost for RPP is 7% of the rental rate for bulk equipment and 15% of the rental rate for serialized equipment.

This quote must be signed and approved before a crew can be scheduled to perform the work. Any subcontracts issued for this project, or purchase orders containing indemnification clauses will have to be approved by Sunbelt before work can begin. Any subcontracts issued after work has started will not be accepted and Sunbelt's terms and conditions will govern the scaffold on the project. This Quote supersedes any and all previous quotes (written or verbal), notes, comments, or advice.

****Explanation of Misc. Charges**

Consumables: 4x4x8' wood beams, ¾" plywood, nails

Freight quoted below is not inclusive of Transportation Surcharge which will be calculated utilizing combination of the variable and fixed components. Sunbelt offers transportation services to our customers through knowledgeable professionals via a fleet of trucks and trailers that provide timely delivery of the wide variety of rental equipment that Sunbelt offers. This transportation surcharge is added to each transportation charge, for the transportation services requested by the customer. The transportation surcharge is our charge intended to defray a wide range of transportation expenses (both direct and indirect), which are not always fully recovered by other transportation charges.

Pricing Details

Equipment Rental: (4 week min.)	\$3,000.00*
Daily Rental: (after initial 4 weeks)	\$107.14*
Erection Price:	\$10,100.00*
Dismantle Price:	\$4,400.00*
Misc./Sales: (see above)	\$225.00*
RPP Included?:	Yes
Rental Protection Plan:	\$210.00*
Freight: (P/U-Del)	\$1,000.00*

Quote Total:

\$18,935.00*

***Plus applicable taxes**

Terms & Conditions

Terms and Conditions

PROJECT CONTRACT SPECIFICATIONS (a) Customer must be present at time of delivery to sign, inspect, count, and accept responsibility of equipment via Sunbelt Erection Inspection Checklist; (b) If Customer dismantles equipment, any equipment missing is Customer's responsibility and will be charged at replacement cost; (c) Should PE Stamped Drawings be required, additional charges apply. All such engineering work is limited to the Scaffold Design and Leg Loads and does not include analysis of job site structures; (d) Price herein assumes Sunbelt shall be exempted from participating in OCIP/CCIP requirements. If not exempted, additional charges apply; (e) Our quoted price is based on the written terms of this Quote. If we are requested to sign an agreement you prepare, this Quote in its entirety or, must be incorporated into that agreement. If there is a conflict between your agreement and the written and included terms of our Quote, the terms of our Quote shall govern; (f) Both parties shall accept this Quote within 30 days of Date of Quote (above) or it may, at our option, be considered null and void; (g) It is a condition precedent to work being scheduled that this Quote is signed and received by the Scaffold Services Branch listed below; (h) Allow two (2) week lead times for scheduling all labor phases; (i) All work will be performed during straight time hours on day shift, Monday through Friday 7:00 am to 3:30 pm, unless specifically noted otherwise; (j) All work beyond the scope of work outlined above will be reimbursed based on Sunbelt Rentals, Inc. current Man-Hour Rates. These rates shall be made available upon request. The Customer will be responsible for verifying all time sheets. Delays (over 30 minutes), remobilizations, and unacceptable work conditions not attributable to Sunbelt, will be charged at the current Man-Hour Rates and may include a 4-hour minimum and/or additional travel time charges; (k) Scaffolds to be erected to meet or exceed OSHA 1926.451 Subpart L (or as indicated herein).

SCAFFOLD PRICE EXCLUSIONS. The pricing of this Quote does not include the following, unless specifically described on the front of this Quote: (a) expenses incurred if the Customer's or the Job Site Physical Address safety requirements exceed State and Federal codes; (b) toeboards, screens and nets; (c) costs associated with providing a firm, compacted and level grade for all scaffolding; (d) any foundations or re-shoring required below sidewalk level or sub-basement level; (e) tarpaulins or other sheeting (scaffolding must be modified to withstand the additional wind loads, with such sheeting); (f) any costs for proof of drug testing or employment drug screening whether it be pre-employment, site required, or otherwise; (g) moving rolling towers; (h) lodging, meals, travel, transportation, or other extraordinary expenses; (i) performance bond, and/or OCIP/CCIP requirements, if required; (j) sales taxes, use taxes, or tariffs; (k) sealed shop drawings or PE Stamped Drawings, if required; and (l) any other costs incurred due to the Job Site Physical Address conditions, delays, or safety considerations not attributed to Sunbelt will be invoiced to Customer on a time and material basis.

CUSTOMER RESPONSIBILITIES. Unless otherwise noted herein, Customer shall be responsible for the following, all at Customer's sole expense: (a) compliance with all laws and regulations related to the proper possession and use of scaffolding; (b) provide qualified, experienced, and adequate supervision of any and all users of the scaffolding including a competent person; (c) provide all training of all users as required by 29CFR1910, 29CFR1926, and other applicable local, state, and federal governing bodies, and all accepted industry standards; (d) all scaffold users have read and understand the Codes of Safe Practices; (e) provide a firm, compacted and level grade for all scaffolding; (f) provide suitable crane and forklift support, or other material handling, as needed for the Work; (g) verify that the existing structure will safely support the additional vertical and horizontal loading from the scaffold; (h) repair all holes in existing structure left as a result of concrete anchors or other ties necessary to stabilize scaffold structure; (i) arrange with the Utilities Authority for all necessary safeguards, notifications and process lock-outs prior to erection date; (j) provide electric power and lighting to suit Sunbelt requirements; (k) supply any necessary flagmen or temporary barriers or signs, etc.; (l) if Sunbelt will be working in the vicinity of water, necessary boatmen and boat as defined in OSHA regulations; (m) any ground protection, i.e. for furniture, machines, carpets, landscaping, etc.; (n) toilets and wash facilities; (o) a firm, compacted and level grade laydown yard during both erection and dismantling; (p) security of Sunbelt equipment and materials within laydown yard; (q) restoration of the laydown yard following completion of the Work; (r) all permits; (s) Falling Object Protection and any citations and/or fines OSHA may impose for failure to do so; (t) Customer's fall protection systems and methods during the use of the scaffolding that comply with all laws and be at Customer's risk; (u) assume all risks associated with the possession, custody and operation of and full responsibility for, the equipment, including but not limited to, personal injury, death, rental charges, losses, damages and destruction, including customer transport, loading and unloading; and (v) maintain general and auto liability insurance of not less than \$2,000,000 per occurrence, including coverage for Customer's contractual liabilities herein (such as the indemnification clause); property insurance against loss by all risks to the Equipment, in an amount at least equal to the fair market value thereof; and worker's compensation insurance. Such policies shall be primary (and not on an excess basis), on an occurrence basis, name Sunbelt as an additional insured and loss payee. Customer shall provide Sunbelt with certificates of insurance evidencing the coverage required above prior to any rental and any time upon Sunbelt's request.

SCAFFOLD CONDITIONS AND ASSUMPTIONS. Unless otherwise specified herein to the contrary: (a) the scaffolding will be erected and dismantled one time only; (b) any alterations not described herein will be charged at the applicable time and material rates; (c) any overtime work shall be invoiced at the applicable time and material rates; and (e) the work performed by Sunbelt will be done in accordance with applicable state and federal codes.

INDEMNIFICATION. Sunbelt indemnifies, releases, defends, and holds Customer harmless from and against any third-party claims including any and all liabilities, losses, damages, claims, penalties, fines and expenses, including attorney's fees, for any damages to property and/or persons including death ("Claims") to the proportionate extent caused by Sunbelt or any of its contractors, suppliers, officers, agents, or employees negligent acts or omissions in the performance of this Agreement. Customer will (i) give Sunbelt prompt notice of any such Claim, and (ii) at Sunbelt's reasonable request, cooperate with Sunbelt in the defense and settlement of the Claim. Customer indemnifies, releases, defends and holds Sunbelt harmless from and against any third-party claims including any and all Claims to the proportionate extent caused by Customer's or any of its contractors, suppliers, officers, agents, or employees negligent acts or omissions in the performance of this Agreement. Sunbelt will (i) give Customer prompt notice of any such Claim, and (ii) at Customer's reasonable request, cooperate with Customer in the defense and settlement of the Claim. Notwithstanding anything contained in any agreement between the parties to the contrary, Sunbelt's requirement to provide additional insured, primary, noncontributory and waiver of subrogation status shall be limited to the extent of Sunbelt's indemnification obligations herein.

SCAFFOLD CHANGE ORDERS. If Customer requests a change in the Work, Sunbelt shall send Customer's "Point of Contact" a change order request in written form. Customer shall return a signed copy of the change order to Sunbelt; provided however, if no objection to the change order is received by Sunbelt, the change order shall be deemed approved by Customer.

INSPECTION AND ACCEPTANCE. On Customer's acceptance of the erected scaffold, Customer will be responsible for the maintenance, control, proper use and supervision of the scaffold until such time as the scaffold is fully dismantled and returned to Sunbelt for removal from the Job Site.

Customer: **COOPER CONSTRUCTION MANAGEMENT**
Beach Community Sustainability Department

Quote: Lake Worth

OTHER TERMS. The remaining provisions of this Quote are shown on the following page and incorporated herein by reference and can also be found at:
<https://www.sunbeltrentals.com/solutions/scaffold-services/terms-and-conditions/>

Quote Acceptance

COOPER CONSTRUCTION MANAGEMENT
Natasscia Pemberton

Acceptance Signature of Customer’s Authorized Representative

Date

Sunbelt Rentals, Inc.
Joe Porter

Acceptance Signature of Sunbelt Rentals Authorized Employee

Date



INVITATION FOR BID
IFB #25-100

Please see our Responses in red by each line item or below::

Meeting Agenda

1. Confirm missing prices from Price schedule for items 23-27 Please refer to Table below:
2. Bid validity is offered at 30 days – bid requires validity for 120 days CCMC Confirms Bid is Valid for 120 days from bid due date.
00100-5 Bid Instructions to Bidders:
16. BIDS TO REMAIN SUBJECT TO ACCEPTANCE.
All bids will remain subject to acceptance for 120 days after the day of the Bid opening, but the Owner may, in its sole discretion, release any Bid and return the Bid security prior to that date. Please refer to response for item 2.
3. Material testing – is this Owner or Contractor? (item 8 on the letter) per response to RFI in addendum 2, material testing and special Inspections are by owner. CCMC will solicit proposals from qualified firms and coordinate with owner; Owner will provide allowance.
4. Exclusions:
 - a. 1. Builders insurance – must be provided Owner will Confirm if it's a requirement
 - b. 2. Concrete testing – included by the contractor Please refer to response for item 3.
5. Div 02 – existing conditions – shoring of structural membranes OK, no information available in bid Docs to price Shoring; CCMC will solicit pricing once structure is exposed and coordinate with AOR
6. Div 3 – Concrete – testing must be paid by Contractor Please refer to response for item 3.
7. Different roofing system offered – does it meet or exceed specifications CCMC and Roofing Contractor shall provide a 30 year warranty per Specification Section.

UNITARY - METAL FRAMING & ERECTION UNITARY PRICES

23 METAL COLUMN ERECTION	EA	\$ 4,100.00
24 MEZZANINE FRAMING	SF	\$ 45.00
25 MEZZANINE DECK INSTALLATION	SF	\$ 8.00
26 ROOF FRAMING	SF	\$ 40.00
27 ROOF DECK INSTALLATION	SF	\$ 8.00



CHANGE ORDER FORM

(Addition or Revision to Work Requested by Owner)

Project Number: IFB#25-100 **Contractor:** Cooper Construction Management and Consulting

Contractor's Project Representative's E-Mail: jcooper@coopercmc.com

Contractor's Project Representative's Phone Number: 561-248-0707

Project Name: 1900 2nd Ave North Community Sustainability Expansion Project

Contract Effective Date: 09/18/2025

Change Order Number: 1.5

Change Order Effective Date: _____ [TO BE COMPLETED BY OWNER]

Change Order Type: INCREASE IN CONTRACT PRICE

Associated Change in Contract Time: _____ (work days)

Existing Purchase Order / Work Order Number: _____ (if applicable)

Description of Change as requested by Owner:

Change in Administrative Room #107- RFI #23/26

Furnish all labor, material, equipment, supervision, bonds, insurance, builder's risk insurance and permits necessary to complete the additional scope of work.

During the review of the response to RFI #23, it was identified that revised Sheet A-202, dated 03/13/2026, included scope modifications that were not part of the original contract documents. Specifically, the revised drawing added a new door at the north side of Room 107 – Admin Supervisor Office, which necessitates additional demolition, framing, installation of a new door, frame, and associated hardware.

Additionally, the revised layout indicates that the existing door and storefront system located on the west side of Office 107 are to be demolished, framed in, and sealed to accommodate the updated room configuration.

To verify and document these revisions, Cooper Construction submitted RFI #26 – Change at Admin Supervisor Office #107. A formal response to RFI #26 was subsequently issued confirming the revised scope reflected on Sheet A-202.

As a result, this change order request incorporates the additional work required by the revised design documents and confirmed through RFIs #23 and #26. The revised scope includes, but is not limited to:

- Demolition of existing windows, walls, storefront system, and door assemblies
- Installation of new gypsum board construction
- Installation of a new door, frame, and hardware
- Associated framing, patching, and finishing work required to accommodate the revised layout of Office #107 as shown on revised Sheet A-202. These changes represent work beyond the original contract scope and are therefore submitted as a compensable change to the contract.

Purpose of Work Change Directive:

Furnish all labor, material, equipment, supervision, bonds, insurance, builder's risk insurance and permits necessary to complete the additional scope of work.

During the review of the response to RFI #23, it was identified that revised Sheet A-202, dated 03/13/2026, included scope modifications that were not part of the original contract documents. Specifically, the revised drawing added a new door at the north side of Room 107 – Admin Supervisor Office, which necessitates additional demolition, framing, installation of a new door, frame, and associated hardware.

Additionally, the revised layout indicates that the existing door and storefront system located on the west side of Office 107 are to be demolished, framed in, and sealed to accommodate the updated room configuration.

To verify and document these revisions, Cooper Construction submitted RFI #26 – Change at Admin Supervisor Office #107. A formal response to RFI #26 was subsequently issued confirming the revised scope reflected on Sheet A-202.

As a result, this change order request incorporates the additional work required by the revised design documents and confirmed through RFIs #23 and #26. The revised scope includes, but is not limited to:

- Demolition of existing windows, walls, storefront system, and door assemblies
- Installation of new gypsum board construction
- Installation of a new door, frame, and hardware
- Associated framing, patching, and finishing work required to accommodate the revised layout of Office #107 as shown on revised Sheet A-202. These changes represent work beyond the original contract scope and are therefore submitted as a compensable change to the contract.

Price of Original Contract: \$ 2,317,602.22

Current Price of Contract (including prior Change Orders): \$ 2,343,153.20

Price of Current Change Order: \$ 14,469.73

New Contract Price: \$ 2,357,622.93

Basis of Price Change: ☐ Unit Price ☐ Time & Material ☐ Lump Sum

Contract Time Change: ☐ No Change ☒ Extended ☐ Decreased by work days

*** Contractor shall attach all supporting documentation, which will be incorporated herein by reference.**

(Increases in Unit Prices should be identified in the table below).

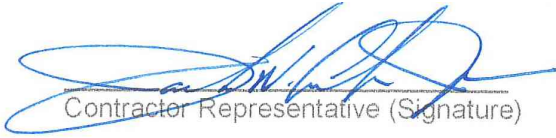
The Contractor and the Owner agree that this CHANGE ORDER represents the complete agreement of the parties with respect to the Work as modified herein as of the date of this CHANGE ORDER.

1	2	3	4	5	6
Item No.	Description	Qty	Unit	Unit Price	Increase In Contract Price
1	RFI #23/26 Change in Admin Room #107				\$14,469.73
2					
3					

By approving this Change Order, the Contractor releases any and all claims that it may have against the Owner under the subject Contract Documents including, but not limited to claims for equitable adjustments, which occurred or accrued prior to the effective date of this CHANGE ORDER except those claims made in writing to the OWNER prior to the effective date of this CHANGE ORDER.

This Change Order may be executed in counterparts and is not effective until approved by either the City Manager or City Commission (as designated on the last page of this Change Order).

Reviewed and Accepted by Contractor : Jackie W. Cooper
(Contractor Name)


Contractor Representative (Signature)

President 7/24/2026
Title Date

OWNER: Based on the foregoing and the attached supporting documentation, the Owner's Contract Administrator recommends the proposed Change Order for submission to the City Commission or City Manager.

William Waters Digitally signed by William Waters
Date: 2026.08.03 13:06:32 -04'00'

Recommended for approval by: _____, Director _____ Date _____

IN WITNESS WHEREOF, the Owner (City of Lake Worth Beach) has approved this Change Order No. ____ to the _____ Project on _____, 20__.

CITY OF LAKE WORTH BEACH, FLORIDA

ATTEST:

By: _____
Betty Resch, Mayor*

By: _____
Melissa Ann Coyne, MMC,
City Clerk

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

APPROVED FOR FINANCIAL
SUFFICIENCY:

By: _____
Glen J. Torcivia, City Attorney

By: _____
Yannick Ngendahayo, Financial Services Director

**City Manager is authorized to execute Change Order(s) not exceeding \$50,000 (cumulatively) unless otherwise authorized by the Contract Documents or the City's Procurement Code.*

STATE OF _____)
COUNTY OF _____)

THE FOREGOING instrument was acknowledged before me by means of physical presence or online notarization on this ____ day of _____ 202__, by _____, as the _____ [title] of _____, a company authorized to do business in the State of Florida,

who is personally known to me or who has produced _____ as identification, and who did take an oath under penalty of perjury that the facts stated with regard to section 787.06, Florida Statutes, are true and correct, and that he or she is duly authorized to execute the foregoing instrument and bind _____ to the same.

Notary Public Signature

Notary Seal:

Attachments
(Contractor shall attach all supporting documentation)

Document G701

Owner's Change Order

PROJECT: City of Lake Worth Beach Community Sustainability Expansion 1900 2nd Avenue North Lake Worth Beach, FL.	CHANGE ORDER NUMBER: 7	OWNER ☒
	DATE: July 8, 2026	ARCHITECT ☒
	ARCHITECT'S PROJECT NO:	CONTRACTOR ☒
TO CONTRACTOR: Cooper Construction Management and Consulting, Inc. 354 Hiatt Drive, Suite 140 Palm Beach Gardens, FL 33418	CONTRACT DATE: 18-Sep-25	FIELD ☐
	CONTRACT FOR: General Contracting	OTHER ☐

RFI #23/26- Changes at Admin Supervisor Office #107

(Include, where applicable, any undisputed amount attributable to previously executed Construction Change Directives)

Increase to the contract scope to: Furnish all labor, material, equipment, supervision, bonds, insurance, builder's risk insurance and per
During the review of the response to RFI #23, it was identified that revised Sheet A-202, dated 03/13/2026, included scope modifications that were not part of the original contract documents. Specifically, the revised drawing added a new door at the north side of Room 107 – Admin Supervisor Office, which necessitates additional demolition, framing, installation of a new door, frame, and associated hardware.

Additionally, the revised layout indicates that the existing door and storefront system located on the west side of Office 107 are to be demolished, framed in, and sealed to accommodate the updated room configuration.

To verify and document these revisions, Cooper Construction submitted RFI #26 – Change at Admin Supervisor Office #107. A formal response to RFI #26 was subsequently issued confirming the revised scope reflected on Sheet A-202.

As a result, this change order request incorporates the additional work required by the revised design documents and confirmed through RFIs #23 and #26. The revised scope includes, but is not limited to:

•Demolition of existing windows, walls, storefront system, and door assemblies

•Installation of new gypsum board construction

•Installation of a new door, frame, and hardware

•Associated framing, patching, and finishing work required to accommodate the revised layout of Office #107 as shown on revised Sheet A-202.

These changes represent work beyond the original contract scope and are therefore submitted as a compensable change to the contract.

Labor & Materials.....\$12,801.25

OH &P.....\$1,668.48.

The Contract is changed as follows: Total Lump Sum: \$14,469.73

The original Contract Sum was	\$	\$2,317,602.22
The net change by previously authorized Change Orders	\$	\$164,297.14
The Contract Sum prior to this Change Order was	\$	\$2,481,899.36
The Contract Sum will be increased by this Change Order in the amount of	\$	\$14,469.73
The new Contract Sum including this Change Order will be	\$	\$2,496,369.09
The Contract Time will be increased by Calendar Days		
The date of Substantial Completion as of the date of this Change Order therefore is		TBD

(Note: This Change Order does not include changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.)

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

Songs and Associates, Inc.

ARCHITECT (Firm name)

1545 Centrepark Drive North

West Palm Beach, FL 33401

ADDRESS

BY (Signature)

Typed name

DATE

Cooper Construction Management and Consulting, Inc.

CONTRACTOR (Firm name)

354 Hiatt Drive, Suite 140

Palm Beach Gardens, FL 33418

ADDRESS

BY (Signature)

Jackie W. Cooper, Jr.

Typed name

07/08/2026

DATE

City of Lake Worth Beach

OWNER (Firm name)

7 N Dixie Hwy,

Lake Worth Beach, FL. 33460

ADDRESS

BY (Signature)

Typed name

DATE

Change Order Request

2606-Lake Worth CSE Project
RFI 26 Change at Admin Supervisor Office 107

Estimator:	Job Status:
Job Class:	Bid Date/Time: 4/8/2026
Wage Type:	Plans Date:

Material	Mat. Cost Code	Quantity	Unit Cost	Total Cost
Pan Heads A Points #23F,, (PHA)	FASTNER	0.00 Boxes	136.97	0.61
3/4 Track Fast Pin,, (SPC)	FASTNER	11.68 EA	0.09	1.05
Drywall Screw 1-1/8 Reg Zinc,, (DS114)	FASTNER	0.07 Boxes	55.00	3.76
Tape 500' Roll,, (TAPE-500)	FINISHING	0.20 Rolls	7.95	1.59
Joint Cement Ready Mix 50# Box,, (MUD5)	FINISHING	3.00 Boxes	15.15	45.45
Track 3-5/8 20ga DW, 10', (T35820)	METAL FRAMING	60.00 LF	0.49	29.64
Stud 3-5/8 20ga DW, 8', (S35820)	METAL FRAMING	120.00 LF	0.50	59.88
Corner Bead, 10', (CB)	TRIM	20.00 LF	0.24	4.84
5/8" Type X Wallboard, 4' x 12', (X58)	WALLBOARD	240.00 SF	0.46	110.40
Net Material Total:				257.22

Lab. Cost Code	Wage Type	Quantity	Unit Cost	Total Cost
Labor-Tape & Float (FINISH)	Open	24.00 HRS	65.00	1,560.00
Frame Walls (FRM WALL)	Open	10.00 HRS	65.00	650.00
Install Drywall (HANG)	Open	4.00 HRS	65.00	260.00
Install Hollow Metal Frames (INSTALL HMF)	Open	6.00 HRS	65.00	390.00
Patch Drywall (PATCH DRYWALL)	Open	2.00 HRS	65.00	130.00

2606-Lake Worth CSE Project
RFI 26Change at Admin Supervisor Office 107

Net Labor Total: 2,990.00

			Material		Labor		Subs		Equipment		Other		Total
Net Totals			257.22		2,990.00		0.00		0.00		0.00		3,247.22
Stock			0.00		0.00		--		--		--		0.00
Cleanup			0.00		0.00		--		--		--		0.00
Supervision			--		0.00		--		--		--		0.00
Sub Totals			257.22		2,990.00		0.00		0.00		0.00		3,247.22
Escalation	0.00%		0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00
Tax/Burden	7.00%		18.01	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.55%	18.01
PerDiem			--		0.00		--		--		--		0.00
Sub Total			275.23		2,990.00		0.00		0.00		0.00		3,265.23
Overhead	10.00%		27.52	10.00%	299.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	10.00%	326.52
Profit	0.00%		0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00
Bid total			302.75		3,289.00		0.00		0.00		0.00		3,591.75

Grand Total: 3,591.75

N&P CONSTRUCTION

CGC1507877

1405 Allendale Rd

West Palm Beach FL 33405

Office 561-318-7575

Mobile 561-644-2443

Fax 561-318-7577

CHANGE ORDER#5

To: Cooper Construction Management. **Date:** 3/27/2026

Attn: Natassicia Pemberton.

Project: City of Lake Worth Beach Community Sustainability Expansion. **Project #:** 25-171

Address: 1900 2nd Ave N Lake Worth, FL 33460

Re: RFI #7 Conflict Between the New and existing Roof. (Interior Demo "Soft")

Scope: Saw cut, separate, demolish and remove exterior walls and roof system.

Change Order Amount: \$ 7,683.50

No work shall commence until this document has been authorized and returned to N&P Construction. Unless otherwise stated the above scope of work will commence within 24 hours after authorization has been received.

Authorized By: _____

Title: _____

Date of Authorization: _____

N&P Construction

1405 Allendale Rd

West Palm Beach, FL 33405

Phone: 561-318-7575 Fax: 561-318-7577

E-mail: tony@npdemolition.com

EXTRA WORK SPREAD SHEET

25-171

JOB NAME: City of Lake Worth Beach Community Sustainability Expansion.

DESCRIPTION: RFI #7 Conflict Between the New and existing Roof. (Interior Demo "Soft")

EQUIPMENT:				QTY	RATE	UNIT	PRICE
Large Excavator	EA x	8	HRS =	0	\$ 450.00	/HOUR	\$ -
Medium Excavator	EA x	8	HRS =	0	\$ 350.00	/HOUR	\$ -
Mini Excavator	EA x	8	HRS =	0	\$ 250.00	/HOUR	\$ -
Excavator Hydraulic Hammer	EA x	8	HRS =	0	\$ 150.00	/HOUR	\$ -
Skid Steer	EA x	8	HRS =	0	\$ 150.00	/HOUR	\$ -
Skid Steer Hydraulic Hammer	EA x	8	HRS =	0	\$ 50.00	/HOUR	\$ -
High-Reach Lift	EA x	8	HRS =	0	\$ 250.00	/HOUR	\$ -
Truck Roll Off	EA x	8	HRS =	0	\$ 165.00	/HOUR	\$ -
Tractor Trailer Dump 65 yd	EA x	8	HRS =	0	\$ 195.00	/HOUR	\$ -
Tractor Trailer Lowboy	EA x	8	HRS =	0	\$ 195.00	/HOUR	\$ -
Dump Truck	EA x	8	HRS =	0	\$ 180.00	/HOUR	\$ -
Air Compressor with Tools	EA x	8	HRS =	0	\$ 85.00	/HOUR	\$ -
Cut Off Saw	EA x	8	HRS =	0	\$ 35.00	/HOUR	\$ -
Welders/torch	EA x	8	HRS =	0	\$ 175.00	/HOUR	\$ -
Flooring Machine	EA x	8	HRS=	0	\$ 150.00	/HOUR	\$ -
Hydraulic Concrete Cutter	Ea x	8	HRS=	0	\$ 175.00	/HOUR	\$ -
Compactor	Ea x	8	HRS=	0	\$ 130.00	/HOUR	\$ -
Small tools & materials			DAY	1	\$ 50.00	/DAY	\$ 50.00
Service Truck			DAY	1	\$ 250.00	/DAY	\$ 250.00

LABOR:						
Superintendent	EA x	8	HRS =	0	\$ 125.00 /HOUR	\$ -
Foreman	EA x	8	HRS =	0	\$ 95.00 /HOUR	\$ -
Demolition Tech	2 EA x	8	HRS =	16	\$ 85.00 /HOUR	\$ 1,360.00
Laborer	2 EA x	8	HRS =	16	\$ 65.00 /HOUR	\$ 1,040.00

= = = = =

\$ 2,700.00

\$ 2.00

Dumpster/Hauling	30 CY BOXES	Trash	1	\$950.00 /LOAD	\$ 5,400.00
	20 CY BOXES	Conc		\$550.00 /LOAD	\$ 950.00
	20 CY BOXES	C/Reb		\$650.00 /LOAD	\$ -
					\$ -

Brokk Mobilization					\$3,500.00 /MOVE	\$ -
Robot	Days x	8	HRS =	0	\$ 750.00 /HOURL	\$ -
Generator	Days x	8	HRS =	0	\$ 200.00 /HOURL	\$ -
Robot Operator	EA x	8	HRS =	0	\$ 100.00 /HOURL	\$ -

= = = = =
 \$ 6,350.00
 \$ 635.00

Shell Rock	\$1,100.00 /LOAD	\$ 6,985.00
57 Stone	\$1,100.00 /LOAD	\$ -

	= = = = =
	\$ 6,985.00
10 % Profit	\$ 698.50

\$ 7,683.50

Subcontractor Change Order

TO: COOPER CONSTRUCTION
NATASSICIA PEMBERTON

CHANGE ORDER #: 1
quote
DATE: 4/21/26

Project: 1900 LAKE WORTH SUSTAINABILITY

RE: ADD ADMIN. SUPERVISOR OFFICE DOOR/FRAME/ HARDWARE - OFFICE 107

Item	DESCRIPTION	Amount
1	(+1) HM FRAME 3-0 X 7-0 5 3/4" JW (4 7/8" THROAT) 16 GA WELDED LH (+1) 3070 134" PC5 ROTARY WHITE BIRCH DOOR PREFINISHED ALPINE AL18-FLUSH (TYPE D2) LH	\$1,050.00
2	HARDWARE GROUP 7 (+3) HINGES BB1279 4.5 X 4.5 26D (+1) OFFICE LOCK ALX50 T RHO 626 (TEMPORARY CORE) (+1) IC CORE 23-030 X 626 (+1) WALL STOP 409 32D (+3) SILENCER 608 GREY	\$323.00
3	INSTALLATION - HANG (1) WOOD DOOR AND INSTALL HARDWARE LISTED ABOVE. ABOVE PRICE BASED ON GROUPING DOOR ORDER WITH BALANCE OF CONTRACT AND INSTALLATION COORDINATION SAME TRIP AS CONTRACT DOOR INSTALLATION. MULTIPLE MOBILIZATIONS WILL RESULT IN ADDITIONAL TRIP CHARGES.	\$153.00
Total		\$ 1,526.00

Change order must be executed prior to work commencing

General Contractor

By: _____

Name: _____

Title: _____

Date: _____

Subcontractor

Atlantic Doors and Hardware

By: _____

Name: Lisa Elion

Title: Sr Project Mgr

Date: 4/21/26



Cooper Construction Management
354 Hiatt Drive
Suite 140
Palm Beach Gardens, Florida 33418
P: (561) 841-6150

**Project: 2025-002 - City of Lake Worth Beach
Community Sustainability Expansion**
1900 2nd Avenue North
Lake Worth, Florida 33461
P: 561 841-6150
F: 305 402-2262

RFI #26: Change on Admin Supervisor office # 107.

Revision	0	Status	Open
To	Henrique Certad (Song and Associates, Inc.)	From	Eddie Acevedo (Cooper Construction Management and Consulting, Inc. (CCMC)) 354 Hiatt Drive Suite 140 Palm Beach Gardens, Florida 33418
Date Initiated	Mar 26, 2026	Due Date	Mar 29, 2026
Location	Various Locations	Project Stage	
Cost Impact	Yes (Unknown)	Schedule Impact	4 days
Spec Section		Cost Code	
Drawing Number	A-202	Reference	
Linked Drawings	A-202		
Received From			
Copies To	Jackie Cooper (Cooper Construction Management and Consulting, Inc. (CCMC)), Karrie Morrison (Cooper Construction Management and Consulting, Inc. (CCMC)), Natassicia Pemberton (Cooper Construction Management and Consulting, Inc. (CCMC)), Barry Schultz (City of Lake Worth Beach), William Walters (City of Lake Worth Beach), Alicia Wilson (City of Lake Worth Beach)		

Activity

Question

Question from Eddie Acevedo Cooper Construction Management and Consulting, Inc. (CCMC) on Thursday, Mar 26, 2026 at 02:19 PM EDT

There was a door added at the north side side of the office that will include demo work framing and a new door. On the west side of the office there is a door with a storefront system that will inquire demolition frame and seal. This drawing is the original and the change was made on RFI # 23. There will be a cost impact for this work.

Attachments

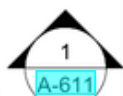
[36A086DF-6E9E-4EE9-A7C1-505143A547E3.jpeg](#), [561EA490-5270-42E8-A0AF-E854D74B2AD5.jpeg](#), [967EB66C-4803-4120-A428-4FAD9DDCA95.jpeg](#), [25C3C9D5-D5C2-4ADF-A9C3-8DD5DC6FD145.jpeg](#), [Change of windows and door..png](#), [Change on windows and doors..png](#)

Acknowledged, referenced door removal and addition was done per owner's request.
Proceed to provide change order request for owner review.

Henrique Certad
Song + Associates, Inc.
03/29/2026

CORRIDOR
003

106



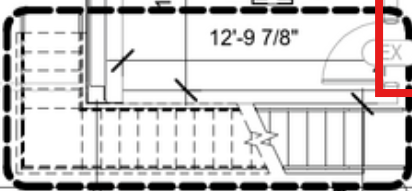
ADMIN.
SUPERVISOR
107



4'-9"

108

OFFICES
108



12'-9 7/8"

CORRIDOR
004

U+C
OFFICE

AL LIFT - 750 LBS
S-T-LIFT BY RAM
S & LIFTS

CORRIDOR
005



U+C
OFFICE

REM
SECRETARY

ZONE
TECH

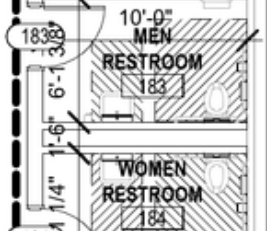
INTERN

OFFICES
114

CODE CMP
SUPER.
116 5

ASSOCIATE
PLANNER

ASSOCIATE
PLANNER



10'-0"

MEN
RESTROOM
183

WOMEN
RESTROOM
184

10'-6"



14

1

-611

8"

1"

ADMIN SUPERVISOR 107

12'-0"

4'-9"

108

CORRIDOR 004

1

A-650

50 LBS

Y RAM

CORRIDOR 005

6'-4"

2'-0"

8"

1"

ZONE TECH

INTERN

OFFICES 114

U+C OFFICE

183

003

14

1

-611

8"

1"

ADMIN SUPERVISOR 107

12'-0"

4'-9"

108

CORRIDOR 004

1

A-650

50 LBS

Y RAM

CORRIDOR 005

6'-4"

2'-0"

8"

1"

ZONE TECH

INTERN

OFFICES 114

U+C OFFICE

183

003

14

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-611

8"

1"

ADMIN SUPERVISOR 107

12'-0"

4'-9"

108

CORRIDOR 004

1

A-650

50 LBS

Y RAM

CORRIDOR 005

6'-4"

2'-0"

8"

1"

ZONE TECH

INTERN

OFFICES 114

U+C OFFICE

183

003

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-611

8"

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ADMIN SUPERVISOR 107

12'-0"

4'-9"

108

CORRIDOR 004

1

A-650

50 LBS

Y RAM

CORRIDOR 005

6'-4"

2'-0"

8"

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ZONE TECH

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OFFICES 114

U+C OFFICE

183

003

1
-611

ADMIN
SUPERVISOR
107

12'-0"

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CORRIDOR 004

108

U+C OFFICE

50 LBS
Y RAM

CORRIDOR 005

6'-4"

2'-0"

8"

1"

SECRETARY

ZONE
TECH

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OFFICES
114

183

1
-611

ADMIN
SUPERVISOR
107

12'-0"

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1

A-650

CORRIDOR 004

108

U+C OFFICE

50 LBS
Y RAM

CORRIDOR 005

6'-4"

2'-0"

8"

1"

SECRETARY

ZONE
TECH

INTERN

OFFICES
114

183

14

1

-611

ADMIN SUPERVISOR 107

12'-0"

1"

8"

1"

3'-5"

6'-4"

2'-0"

8"

1"

OFFICES 114

ZONE TECH

INTERN

CORRIDOR 004

CORRIDOR 005

U+C OFFICE

183

003

108

1

A-650

14

1

-611

ADMIN SUPERVISOR 107

12'-0"

1"

8"

1"

3'-5"

6'-4"

2'-0"

8"

1"

OFFICES 114

ZONE TECH

INTERN

CORRIDOR 004

CORRIDOR 005

U+C OFFICE

183

003

108

1

A-650











CHANGE ORDER FORM

(Addition or Revision to Work Requested by Owner)

Project Number: IFB#25-100 **Contractor:** Cooper Construction Management and Consulting

Contractor's Project Representative's E-Mail: jcooper@coopercmc.com

Contractor's Project Representative's Phone Number: 561-248-0707

Project Name: 1900 2nd Ave North Community Sustainability Expansion Project

Contract Effective Date: 09/18/2025

Change Order Number: 1.1

Change Order Effective Date: _____ [TO BE COMPLETED BY OWNER]

Change Order Type: INCREASE IN CONTRACT PRICE

Associated Change in Contract Time: _____ (work days)

Existing Purchase Order / Work Order Number: _____ (if applicable)

Description of Change as requested by Owner:

1.1 - Changes RFI #19 Missing Storm Line on Civil Drawings

During the review of Plumbing Drawing P-100 – Enlarged Foundation Plan – Plumbing indicated a 6" storm line exiting the building below grade with a reference directing to the civil drawings for continuation and connection details. However, the contract drawings did not provide sufficient information identifying the storm line routing, point of connection, invert elevations, or tie-in details to the existing storm drainage system.

Due to the incomplete design information, Cooper Construction submitted RFI #19 – Storm Line from Roof requesting clarification regarding the required routing and connection of the storm drainage system. In response, a formal clarification was issued along with revised civil drawings identifying a new proposed 8" HDPE storm line connection to the existing site storm drainage infrastructure.

The revised design introduced additional scope that was not included in the original contract documents and is therefore necessary to complete the storm drainage system in accordance with the revised civil design and project requirements.

This change order is required to incorporate the additional work associated with the newly issued storm drainage design, including demolition, underground utility installation, and restoration of affected surfaces. The scope of work includes, but is not limited to, the following:

Demolition

- Saw cutting existing asphalt and concrete surfaces
- Removal of approximately 50 square yards of asphalt paving
- Removal of approximately 50 square yards of existing base rock

Storm Drainage Installation

- Core drilling and connection to existing inlet structure
- Installation of approximately 80 linear feet of 8" HDPE storm piping
- Installation of two (2) clean-outs
- Installation of approximately 6 linear feet of 6" HDPE piping

Asphalt Open Cut Restoration

- Proper grading and compaction of existing soils to a depth of twelve (12) inches compacted to 98% density in accordance with AASHTO T-180
- Furnish and install sixteen (16) inches of approved base rock compacted to 98% density per AASHTO T-180
- Prime coat application using SS-1H
- Placement of two (2) inches of SP-9.5 hot mix asphalt in two lifts with tack coat applied between lifts

This additional work is necessary to provide a complete and functional storm drainage system as clarified and revised through the response to RFI #19. The work represents a change to the original contract scope and is therefore submitted as a compensable change order request.

Price of Original Contract: \$ 2,317,602.22

Current Price of Contract (including prior Change Orders): \$ 2,343,153.20

Price of Current Change Order: \$ 29,295.49

New Contract Price: \$2,372,448.69

Basis of Price Change: ☐ Unit Price ☐ Time & Material ☐ Lump Sum

Contract Time Change: ☐ No Change ☒ Extended ☐ Decreased by work days

*** Contractor shall attach all supporting documentation, which will be incorporated herein by reference.**

(Increases in Unit Prices should be identified in the table below).

The Contractor and the Owner agree that this CHANGE ORDER represents the complete agreement of the parties with respect to the Work as modified herein as of the date of this CHANGE ORDER.

1	2	3	4	5	6
Item No.	Description	Qty	Unit	Unit Price	Increase In Contract Price
1	RFI #19 Missing Storm Line				\$29,295.49
2					
3					

By approving this Change Order, the Contractor releases any and all claims that it may have against the Owner under the subject Contract Documents including, but not limited to claims for equitable adjustments, which occurred or accrued prior to the effective date of this CHANGE ORDER except those claims made in writing to the OWNER prior to the effective date of this CHANGE ORDER.

This Change Order may be executed in counterparts and is not effective until approved by either the City Manager or City Commission (as designated on the last page of this Change Order).

Reviewed and Accepted by Contractor : Jackie W. Cooper
(Contractor Name)


Contractor Representative (Signature)

President _____ 7/08/2026
Title _____ Date _____

OWNER: Based on the foregoing and the attached supporting documentation, the Owner's Contract Administrator recommends the proposed Change Order for submission to the City Commission or City Manager.

William Waters Digitally signed by William Waters
Date: 2026.08.03 13:07:26 -04'00'

Recommended for approval by: _____, Director _____ Date _____

IN WITNESS WHEREOF, the Owner (City of Lake Worth Beach) has approved this Change Order No. ____ to the _____ Project on _____, 20__.

CITY OF LAKE WORTH BEACH, FLORIDA

ATTEST:

By: _____
Betty Resch, Mayor*

By: _____
Melissa Ann Coyne, MMC,
City Clerk

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

APPROVED FOR FINANCIAL
SUFFICIENCY:

By: _____
Glen J. Torcivia, City Attorney

By: _____
Yannick Ngendahayo, Financial Services Director

**City Manager is authorized to execute Change Order(s) not exceeding \$50,000 (cumulatively) unless otherwise authorized by the Contract Documents or the City's Procurement Code.*

STATE OF _____)
COUNTY OF _____)

THE FOREGOING instrument was acknowledged before me by means of physical presence or online notarization on this ____ day of _____ 202__, by _____, as the _____ [title] of _____, a company authorized to do business in the State of Florida,

who is personally known to me or who has produced _____ as identification, and who did take an oath under penalty of perjury that the facts stated with regard to section 787.06, Florida Statutes, are true and correct, and that he or she is duly authorized to execute the foregoing instrument and bind _____ to the same.

Notary Public Signature

Notary Seal:

Document G701

Owner's Change Order

PROJECT: City of Lake Worth Beach Community Sustainability expansion 1900 2nd Avenue North Lake Worth Beach, FL	CHANGE ORDER NUMBER: 8	OWNER ☒
	DATE: July 8, 2026	ARCHITECT ☒
	ARCHITECT'S PROJECT NO:	CONTRACTOR ☒
TO CONTRACTOR:		FIELD ☐
Cooper Construction Management and Consulting, Inc. 354 Hiatt Drive, Suite 140 Palm Beach Gardens, FL 33418	CONTRACT DATE: 18-Sep-25	OTHER ☐
	CONTRACT FOR: General Contracting	

RFI #19 Storm Line Roof Drains

(Include, where applicable, any undisputed amount attributable to previously executed Construction Change Directives)

Increase to the contract scope to: Furnish all labor, material, equipment, supervision, bonds, insurance, builder's risk insurance and permits necessary for the additional scope of work. This includes demolition and repair of the asphalt and concrete to install the 8" HDPE line to tie into the existing storm drainage system. During the review of Plumbing Drawing P-100 - Enlarged Foundation Plan - Plumbing indicated a 6" storm line exiting the building below grade with a reference directing to the civil drawings for continuation and connection details. However, the contract drawings did not provide sufficient information identifying the storm line routing, point of connection, invert elevations, or tie-in details to the existing storm drainage system. Due to the incomplete design information, Cooper Construction submitted RFI #19 - Storm Line from Roof requesting clarification regarding the required routing and connection of the storm drainage system. In response, a formal clarification was issued along with revised civil drawings identifying a new proposed 8" HDPE storm line connection to the existing site storm drainage infrastructure.

The revised design introduced additional scope that was not included in the original contract documents and is therefore necessary to complete the storm drainage system in accordance with the revised civil design and project requirements. This change order is required to incorporate the additional work associated with the newly issued storm drainage design, including demolition, underground utility installation, and restoration of affected surfaces. The scope of work includes, but is not limited to, the following:

- Saw cutting existing asphalt and concrete surfaces
- Removal of approximately 50 square yards of asphalt paving
- Removal of approximately 50 square yards of existing base rock
- Storm Drainage Installation
- Core drilling and connection to existing inlet structure
- Installation of approximately 80 linear feet of 8" HDPE storm piping
- Installation of two (2) clean-outs
- Installation of approximately 6 linear feet of 6" HDPE piping

Demolition

Asphalt Open Cut Restoration

- Proper grading and compaction of existing soils to a depth of twelve (12) inches compacted to 98% density in accordance with AASHTO T-180
 - Furnish and install sixteen (16) inches of approved base rock compacted to 98% density per AASHTO T-180
 - Prime coat application using SS-1H
 - Placement of two (2) inches of SP-9.5 hot mix asphalt in two lifts with tack coat applied between lifts
- This additional work is necessary to provide a complete and functional storm drainage system as clarified and revised through the response to RFI #19. The work represents a change to the original contract scope and is therefore submitted as a compensable change order request.

Labor & Materials.....\$25,811.00
OH & P.....\$3,484.49

The Contract is changed as follows:Total Lump Sum:\$29,295.49

The original Contract Sum was	\$	\$2,317,602.22
The net change by previously authorized Change Orders	\$	\$178,766.87
The Contract Sum prior to this Change Order was	\$	\$2,496,369.09
The Contract Sum will be increased by this Change Order in the amount of	\$	\$29,295.49
The new Contract Sum including this Change Order will be	\$	\$2,525,664.58
The Contract Time will be increased by Calendar Days		
The date of Substantial Completion as of the date of this Change Order therefore is	TBD	

(Note: This Change Order does not include changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.)

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

Songs and Associates, Inc. ARCHITECT (Firm name) 1545 Centrepark Drive North West Palm Beach, FL 33401 ADDRESS	Cooper Construction Management and Consulting, Inc. CONTRACTOR (Firm name) 354 Hiatt Drive, Suite 140 Palm Beach Gardens, FL 33418 ADDRESS	City of Lake Worth Beach OWNER (Firm name) 7 N Dixie Hwy, Lake Worth Beach, FL 33460 ADDRESS
BY (Signature)	BY (Signature)	BY (Signature)
Typed name	Jackie W. Cooper, Jr. Typed name	Typed name
DATE	07/08/2026 DATE	DATE



Attachments
(Contractor shall attach all supporting documentation)



Cooper Construction Management
354 Hiatt Drive
Suite 140
Palm Beach Gardens, Florida 33418
P: (561) 841-6150

Project: 2025-002 - City of Lake Worth Beach
Community Sustainability Expansion
1900 2nd Avenue North
Lake Worth, Florida 33461
P: 561 841-6150
F: 305 402-2262

RFI #19: Storm line from roof drains.

Revision	0	Status	Open
To	Henrique Certad (Song and Associates, Inc.)	From	Eddie Acevedo (Cooper Construction Management and Consulting, Inc. (CCMC)) 354 Hiatt Drive Suite 140 Palm Beach Gardens, Florida 33418
Date Initiated	Feb 18, 2026	Due Date	Feb 21, 2026
Location	Exterior	Project Stage	
Cost Impact		Schedule Impact	4 days
Spec Section	22 01 00 - General Plumbing Provisions	Cost Code	22-10-0 - Plumbing Piping and Pumps
Drawing Number		Reference	
Linked Drawings			
Received From			
Copies To	Eddie Acevedo (Cooper Construction Management and Consulting, Inc. (CCMC)), Jackie Cooper (Cooper Construction Management and Consulting, Inc. (CCMC)), Natassicia Pemberton (Cooper Construction Management and Consulting, Inc. (CCMC)), Barry Schultz (City of Lake Worth Beach), William Walters (City of Lake Worth Beach)		

Activity

Question

Question from Eddie Acevedo Cooper Construction Management and Consulting, Inc. (CCMC) on Wednesday, Feb 18, 2026 at 08:02 AM EST

On the plumbing drawings it is showing a 6" storm line that is coming from the building is showing come out of building and look into the civil drawings (P-100)
Civil drawings does not show where to tie in.

Attachments

[Storm from roof drain..png](#)

Please find attached revised Civil Engineering sheet C-2 showing proposed new Ø 8" HDPE line to tie into existing storm drainage system.

Henrique Certad
Song + Associates, Inc.
03/28/2026

- CD, 100%

DATE: 4/6/2026

CHANGE ORDER: 1- Storm Line from Roof Drains

JOB NAME: Lake Worth Sustainability Building

JOB NUMBER: 25066

ATTN: Natassicia and Eddie

ADDITIONAL WORK NOT IN ORIGINAL SCOPE:

1. Storm Line from Roof Drains: ADD: \$25,811.00

- a. **NOTE:** Maintenance of Traffic by others.
- b. Demolition: \$3,200.00
 - i. Saw Cut Asphalt and Concrete.
 - ii. Remove 50 SY of Asphalt.
 - iii. Remove 50 SY of Base Rock.
- c. Storm: \$15,111.00
 - i. 1- Core existing Inlet, 80' of 8" HDPE, 2- Clean-outs, 6' of 6" HDPE.
 - ii. **NOTE:** Connection to building by others.
- d. Asphalt Open Cut Repair: 50 SY: \$7,500.00
 - i. Properly Grade and Compact existing soils to a depth of twelve (12) inches, Compacted to 98% Density, AASTHO-180.
 - ii. Provide and place sixteen (16) inches of local approved base rock, properly graded and compacted to 98% density, AASHTO-180.
 - iii. Prime base rock with SS-1H.
 - iv. Pave with two (2) inches of SP-9.5 Hot mix asphalt, two lifts with a tack coat in between.
- e. **NOTE:** Concrete replacement by others.

Approved by Owner/Representative _____

*****Big D Paving is NOT responsible for any damage/repairs to unmarked/ shallow utility lines**

TOTAL CHANGE ORDER: ADD: 25,811.00

Thank you!

Big D Paving Company, Inc.

6622 Wallis Road

West Palm Beach, FL 33413

Office: 561-697- BIG D (2443)



EXCLUSIONS:

1. PERMIT FEES
2. SOILS TESTING
3. ASBESTOS REMOVAL
4. COST OF CONFLICT
5. WELL POINTING/DEWATERING
6. VIBRO COMPACTION/PILES
7. DEMUCKING
8. SHEETING OR SHORING
9. EXCAVATION OF ROCK
10. LAMPING AND CAMERA INSPECTIONS
11. EXISTING DRAINAGE/UTILITY CLEANING
12. GAS LINES
13. LANDSCAPE REPLACEMENT
14. TRASH REMOVAL
15. CONTAMINATED/UNSUITABLE SOIL REMOVAL/REPLACEMENT
16. MAINTENANCE OF TRAFFIC
17. CONCRETE WORK
18. FENCING



CHANGE ORDER FORM

(Addition or Revision to Work Requested by Owner)

Project Number: IFB#25-100 **Contractor:** Cooper Construction Management and Consulting

Contractor's Project Representative's E-Mail: jcooper@coopercmc.com

Contractor's Project Representative's Phone Number: 561-248-0707

Project Name: 1900 2nd Ave North Community Sustainability Expansion Project

Contract Effective Date: 09/18/2025

Change Order Number: 1.3

Change Order Effective Date: _____ [TO BE COMPLETED BY OWNER]

Change Order Type: DECREASE IN CONTRACT PRICE

Associated Change in Contract Time: _____ (work days)

Existing Purchase Order / Work Order Number: _____ (if applicable)

Description of Change as requested by Owner:

1.3 Credit for Paver System at the Mezzanine Level

Decrease to the contract scope: Remove Roof Paver System from the project. A credit to the Owner is included for the omission of the paver system work at the mezzanine-level south-side terrace. This scope reduction is being implemented at the Owner's request as a cost-saving measure to reduce the overall project.

Price of Original Contract: \$ 2,317,602.22

Current Price of Contract (including prior Change Orders): \$ 2,343,153.20

Price of Current Change Order: \$ -22,000.22

New Contract Price: \$ 2,321,153.42

Basis of Price Change: ☐ Unit Price ☐ Time & Material ☐ Lump Sum

Contract Time Change: ☒ No Change ☐ Extended ☐ Decreased by work days

*** Contractor shall attach all supporting documentation, which will be incorporated herein by reference.**

(Increases in Unit Prices should be identified in the table below).

The Contractor and the Owner agree that this CHANGE ORDER represents the complete agreement of the parties with respect to the Work as modified herein as of the date of this CHANGE ORDER.

1	2	3	4	5	6
Item No.	Description	Qty	Unit	Unit Price	Increase In Contract Price
1	Credit for Paver System at Mezzanine Level				-\$22,000.22

By approving this Change Order, the Contractor releases any and all claims that it may have against the Owner under the subject Contract Documents including, but not limited to claims for equitable adjustments, which occurred or accrued prior to the effective date of this CHANGE ORDER except those claims made in writing to the OWNER prior to the effective date of this CHANGE ORDER.

This Change Order may be executed in counterparts and is not effective until approved by either the City Manager or City Commission (as designated on the last page of this Change Order).

Reviewed and Accepted by Contractor : Jackie W. Cooper
(Contractor Name)


Contractor Representative (Signature)

President 7/8/2026
Title Date

OWNER: Based on the foregoing and the attached supporting documentation, the Owner's Contract Administrator recommends the proposed Change Order for submission to the City Commission or City Manager.

Recommended for approval by: William Waters Digitally signed by William Waters
Date: 2026.08.03 13:08:02 -04'00'
_____, Director Date

IN WITNESS WHEREOF, the Owner (City of Lake Worth Beach) has approved this Change Order No. ____ to the _____ Project on _____, 20__.

CITY OF LAKE WORTH BEACH, FLORIDA

ATTEST:

By: _____
Betty Resch, Mayor*

By: _____
Melissa Ann Coyne, MMC,
City Clerk

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

APPROVED FOR FINANCIAL
SUFFICIENCY:

By: _____
Glen J. Torcivia, City Attorney

By: _____
Yannick Ngendahayo, Financial Services Director

**City Manager is authorized to execute Change Order(s) not exceeding \$50,000 (cumulatively) unless otherwise authorized by the Contract Documents or the City's Procurement Code.*

STATE OF _____)
COUNTY OF _____)

THE FOREGOING instrument was acknowledged before me by means of physical presence or online notarization on this ____ day of _____ 202__, by _____, as the _____ [title] of _____, a company authorized to do business in the State of Florida,

who is personally known to me or who has produced _____ as identification, and who did take an oath under penalty of perjury that the facts stated with regard to section 787.06, Florida Statutes, are true and correct, and that he or she is duly authorized to execute the foregoing instrument and bind _____ to the same.

Notary Public Signature

Notary Seal:



Attachments
(Contractor shall attach all supporting documentation)

Document G701

Owner's Change Order

PROJECT: City of Lake Worth Beach Community Sustainability Expansion 1900 2nd Avenue North Lake Worth Beach, FL.	CHANGE ORDER NUMBER: 10	OWNER ☒
	DATE: July 8, 2026	ARCHITECT ☒
	ARCHITECT'S PROJECT NO:	CONTRACTOR ☒
TO CONTRACTOR: Cooper Construction Management and Consulting, Inc. 354 Hiatt Drive, Suite 140 Palm Beach Gardens, FL 33418	CONTRACT DATE: 18-Sep-25	FIELD ☐
	CONTRACT FOR: General Contracting	OTHER ☐

Credit Paver Systems
(Include, where applicable, any undisputed amount attributable to previously executed Construction Change Directives)
Decrease to the contract scope: Remove Roof Paver System from the project. A credit to the Owner is included for the omission of the paver system work at the mezzanine-level south-side terrace. This scope reduction is being implemented at the Owner's request as a cost-saving measure to reduce the overall project.

Labor & Materials.....-\$20,000.00
OH & P.....-\$2,000.22

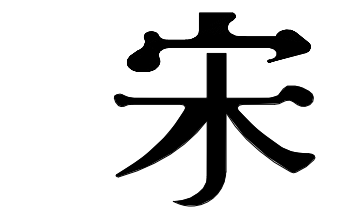
The Contract is changed as follows: Total Lump Sum: \$-22,000.22

The original Contract Sum was	\$	\$2,317,602.22
The net change by previously authorized Change Orders	\$	\$212,352.55
The Contract Sum prior to this Change Order was	\$	\$2,529,954.77
The Contract Sum will be decreased by this Change Order in the amount of	\$	-\$22,000.22
The new Contract Sum including this Change Order will be	\$	\$2,551,954.99
The Contract Time will be unchanged by Calendar Days		
The date of Substantial Completion as of the date of this Change Order therefore is	TBD	

(Note: This Change Order does not include changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.)

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

<u>Songs and Associates, Inc.</u> ARCHITECT (Firm name) 1545 Centrepark Drive North West Palm Beach, FL 33401 ADDRESS	<u>Cooper Construction Management and Consulting, Inc.</u> CONTRACTOR (Firm name) 354 Hiatt Drive, Suite 140 Palm Beach Gardens, FL 33418 ADDRESS	<u>City of Lake Worth Beach</u> OWNER (Firm name) 7 N Dixie Hwy, Lake Worth Beach, FL. 33460 ADDRESS
BY (Signature)	BY (Signature)	BY (Signature)
Typed name	Jackie W. Cooper, Jr. Typed name	Typed name
DATE	07/08/2026 DATE	DATE



Song + Associates

Architecture Planning Interior Design

1545 Centrepark Drive North
West Palm Beach, Florida 33401
Telephone: 561-655-242
Fax: 561-655-1483

AA - 0003165 IB -

Seal:



Name: Robert Castrovinci
License #: AR98054

Consultants:

CCMC Received 3/13/2026

COPYRIGHT © 2015 SONG & ASSOCIATES, INC. ALL RIGHTS RESERVED. These drawings and specifications are instruments of service and shall remain the property of Song & Associates, Inc. whether the project for which they were prepared is executed or not. They are not to be used in any manner on other projects or extensions to this project except by agreement in writing with the appropriate compensation to Song & Associates, Inc. Reproduction of drawings or specifications.

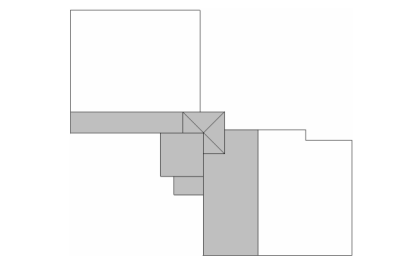
CITY OF LAKE WORTH BEACH COMMUNITY SUSTAINABILITY EXPANSION



CITY OF LAKE WORTH BEACH

1900 2ND AVE NORTH,
LAKE WORTH BEACH,
FL 33461

Key Plan:



REVISION	DATE
REVISION	02/24/2026
REVISION	03/04/2026
REVISION	03/13/2026

Date: 09/04/24

S+A Project No.: 23034

Owner Project No.:

Drawn By: CR

Checked By: HC

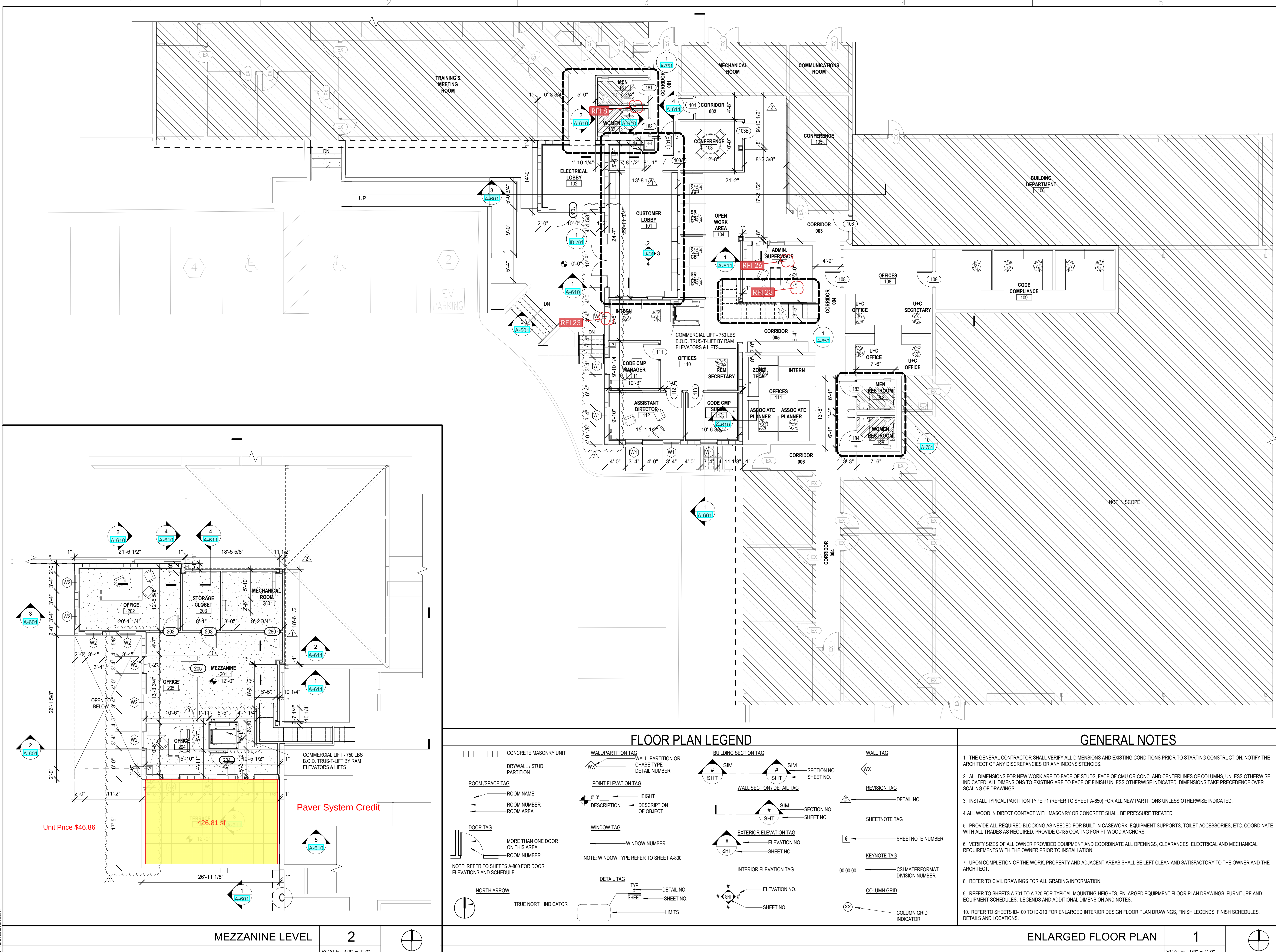
Phase:
100% CONSTRUCTION DOCUMENTS

Sheet Title:

ENLARGED FLOOR PLAN

Sheet #:

A-202



DATE: 09/04/24 2:00:03 PM



Date: March 14, 2025

Project Name: 1900 2nd Ave North

Attention: Andres Fischbon

We are pleased to present the following proposal for your review.

PROPOSED ROOF AREA

Scope of Work:

20.02 Sqrs Flat = \$64,915.00

Flat Roofing:

1. Install Min R-20 LWIC installed on Vented Steel Decking
2. Install JM Ventsulation Base Sheet Mech fastened to LWIC
3. Install Dynaweld 180 S Interply
4. Install Dynaweld 180 FR Cap Sheet over base sheet
5. 2 ply Wall flashings up & over walls under Coping Cap
6. 4" A.R.B.S 16ga Cant Strip
7. .040 Alum. Standard Color Shop Fabricated Coping Cap w/.050 Alum. Cont. Cleat
8. Install P.T. Wood Blocking as per plans - All walls, Curbs & Coping Cap
9. 24ga SS Slip Shop Fabricated metal for curbs
10. 24ga SS 2 pcs Shop Fabricated Counter Flashing & Alum. Term Bar
11. 1 Bilco Roof Hatch 30"x36" Alum.
12. JM - Expand-O-Flash Expansion Joint
13. All Penetrations flashed as per Manuf. Specifications - PermaFlash
14. Lead targets at drains
15. **20 year** NDL Manuf. Warranty
16. 2 Year Workmanship Warranty

Excluded:

Permitting Fees

Bond Fees - 2%

Metal Decking

Ladder

Flag pole

**1300 Old Dixie #101 and 102
Lake Park, Florida 33403**

1.561.719.2653

CCC058177



Paver System Credit
to be returned to
Owner- Per owner's
request as a cost
saving measure to
reduce the overall
project budget

Paver System - ADD: \$20,000.00
Pre-Fabricated Coping Cap - ADD \$9,000.00

Qualifications

- Wolverine Roofing, LLC will maintain watertight conditions according to all manufacturers and standard practices for roofing on a day-to-day basis.
- Wolverine Roofing, LLC will comply with all OSHA safety guidelines and regulations.
- Price good for 30 days

Excluded for proposal.

- All painting and masonry work.
- New drains if required.
- All electrical, HVAC, and plumbing work (roof drains).
- All landscaping, concrete, and pavers. (Unless stated)
- All lightning protection installation and certification
- All cellular equipment removal and replacement.
- Payment and Performance bond, sidewalk bonds, municipal deposits, and police escorts.
- Any waterproofing or stucco work above the counter flashing of the parapet wall unless stated above.
- Any additional engineering or testing (aside from the standard required engineering) which may be required by the local building department will be an additional charge to our proposal / contract.
- Any additional mechanical, plumbing, electrical penetrations or flashing not indicated on existing roof surface will be an additional charge to our proposal / contract.

Investment

We propose to furnish all material, labor, supervision, and equipment to complete the above-mentioned scope of work, in accordance with all specifications for the sum of:

\$4,300.00 per building x 2 buildings = \$8,600.00

PAYMENT TERMS

1300 Old Dixie #101/102
Lake Park, Florida 33403
1.561.719.2653
CCC058177



Payments are to be made as follows:

Negotiable

Once again, thank you for the opportunity to present this proposal for your review. If you should have any questions or if there is anything else that I can do for you, please call me on the number listed. Note: This proposal may be withdrawn by us if not accepted within thirty (30) days.

Sincerely yours,

Dave Wikel
Wolverine Roofing, LLC
1300 Old Dixie #101/102
Lake Park, Florida 33403
Dave@wolverineroofers.com
561.660.5844 (O)
561.318.5267 (F)
561.710.2653 ©

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. The signer authorizes Wolverine Roofing, LLC to do the work as specified. Payment will be made as outlined above.

Date: _____ Signature: _____

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard roofing practices. Contractor retains the initial right to remedy any consequential damages at the sole discretion of the contractor and shall not be held liable for any damages occurring before the following performance of contracted work. Any alteration or deviation from the specifications involving extra costs will be executed only with written orders and will become an extra charge over and above the estimate. All signed agreements are contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado, flood, and other necessary insurances as required by law. Time is of the essence concerning this valuable contract. This project may be stopped if progress payments are not made on time. If it becomes necessary for the contractor to pay legal fees to collect monies owed, these legal fees

1300 Old Dixie #101/102
Lake Park, Florida 33403
1.561.719.2653
CCC058177



will be the responsibility of the property owner. The signer can be personally liable for 2% interest per month after 10 days. All warranties to be issued upon completion of contract and all monies paid in full.

1300 Old Dixie #101/102
Lake Park, Florida 33403
1.561.719.2653
CCC058177



CHANGE ORDER FORM

(Addition or Revision to Work Requested by Owner)

Project Number: IFB#25-100 **Contractor:** Cooper Construction Management and Consulting

Contractor's Project Representative's E-Mail: jcooper@coopercmc.com

Contractor's Project Representative's Phone Number: 561-248-0707

Project Name: 1900 2nd Ave North Community Sustainability Expansion Project

Contract Effective Date: 09/18/2025

Change Order Number: 1.6

Change Order Effective Date: _____ [TO BE COMPLETED BY OWNER]

Change Order Type: INCREASE IN CONTRACT PRICE

Associated Change in Contract Time: _____ (work days)

Existing Purchase Order / Work Order Number: _____ (if applicable)

Description of Change as requested by Owner: Waterproofing @ Planter Wall-RFI#38

Include waterproofing at the Main Stair Entrance Planters Wall

The contract documents did not indicate any waterproofing requirements for the planters located at the main stair entrance. To clarify this scope item, RFI #38 was submitted for review.

Based on the response received, it was confirmed that waterproofing was not shown or specified on the contract drawings. Please find below cost to furnish and install waterproofing for the two (2) planters at the main stair entrance.

Price of Original Contract: \$ 2,317,602.22

Current Price of Contract (including prior Change Orders): \$ 2,343,153.20

Price of Current Change Order: \$ 5,620.59

New Contract Price: \$ 2,348,773.79

Basis of Price Change: ☐ Unit Price ☐ Time & Material ☐ Lump Sum

Contract Time Change: ☐ No Change ☒ Extended ☐ Decreased by work days

*** Contractor shall attach all supporting documentation, which will be incorporated herein by reference.**

(Increases in Unit Prices should be identified in the table below).

The Contractor and the Owner agree that this CHANGE ORDER represents the complete agreement of the parties with respect to the Work as modified herein as of the date of this CHANGE ORDER.

1	2	3	4	5	6
Item No.	Description	Qty	Unit	Unit Price	Increase In Contract Price
1	RFI #38 Waterproofing @Planter Wall				\$5,620.59
2					
3					

By approving this Change Order, the Contractor releases any and all claims that it may have against the Owner under the subject Contract Documents including, but not limited to claims for equitable adjustments, which occurred or accrued prior to the effective date of this CHANGE ORDER except those claims made in writing to the OWNER prior to the effective date of this CHANGE ORDER.

This Change Order may be executed in counterparts and is not effective until approved by either the City Manager or City Commission (as designated on the last page of this Change Order).

Reviewed and Accepted by Contractor : Jackie W. Cooper
(Contractor Name)


Contractor Representative (Signature)

President _____ 7/24/2026 _____
Title Date

OWNER: Based on the foregoing and the attached supporting documentation, the Owner's Contract Administrator recommends the proposed Change Order for submission to the City Commission or City Manager.

William Waters

Digitally signed by William Waters

Date: 2026.08.03 13:08:42 -04'00'

Recommended for approval by: _____, Director _____ Date _____

IN WITNESS WHEREOF, the Owner (City of Lake Worth Beach) has approved this Change Order No. ____ to the _____ Project on _____, 20__.

CITY OF LAKE WORTH BEACH, FLORIDA

ATTEST:

By: _____
Betty Resch, Mayor*

By: _____
Melissa Ann Coyne, MMC,
City Clerk

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

APPROVED FOR FINANCIAL
SUFFICIENCY:

By: _____
Glen J. Torcivia, City Attorney

By: _____
Yannick Ngendahayo, Financial Services Director

**City Manager is authorized to execute Change Order(s) not exceeding \$50,000 (cumulatively) unless otherwise authorized by the Contract Documents or the City's Procurement Code.*

STATE OF _____)
COUNTY OF _____)

THE FOREGOING instrument was acknowledged before me by means of physical presence or online notarization on this ____ day of _____ 202__, by _____, as the _____ [title] of _____, a company authorized to do business in the State of Florida,

who is personally known to me or who has produced _____ as identification, and who did take an oath under penalty of perjury that the facts stated with regard to section 787.06, Florida Statutes, are true and correct, and that he or she is duly authorized to execute the foregoing instrument and bind _____ to the same.

Notary Public Signature

Notary Seal:

Attachments
(Contractor shall attach all supporting documentation)

Document G701

Owner's Change Order

PROJECT: City of Lake Worth Beach Community Sustainability Expansion 1900 2nd Avenue North Lake Worth Beach, FL.	CHANGE ORDER NUMBER: 12	OWNER ☒
	DATE: July 8, 2026	ARCHITECT ☒
	ARCHITECT'S PROJECT NO:	CONTRACTOR ☒
TO CONTRACTOR: Cooper Construction Management and Consulting, Inc. 354 Hiatt Drive, Suite 140 Palm Beach Gardens, FL 33418	CONTRACT DATE: 18-Sep-25	FIELD ☐
	CONTRACT FOR: General Contracting	OTHER ☐

Waterproofing at Planter Wall RFI #38

(Include, where applicable, any undisputed amount attributable to previously executed Construction Change Directives)

Increase to the contract scope to: Include waterproofing at the Main Stair Entrance Planters Wall

The contract documents did not indicate any waterproofing requirements for the planters located at the main stair entrance. To clarify this scope item, RFI #38 was submitted for review.

Based on the response received, it was confirmed that waterproofing was not shown or specified on the contract drawings. Please find below cost to furnish and install waterproofing for the two (2) planters at the main stair entrance.

Labor & Materials.....\$4,985.00

OH & P.....\$635.59

The Contract is changed as follows: Total Lump Sum: \$5,620.59

The original Contract Sum was	\$	\$2,317,602.22
The net change by previously authorized Change Orders	\$	\$173,851.56
The Contract Sum prior to this Change Order was	\$	\$2,491,453.78
The Contract Sum will be increased by this Change Order in the amount of	\$	\$5,620.59
The new Contract Sum including this Change Order will be	\$	\$2,497,074.37
The Contract Time will be increased by Calendar Days		
The date of Substantial Completion as of the date of this Change Order therefore is	TBD	

(Note: This Change Order does not include changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.)

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

Songs and Associates, Inc. ARCHITECT (Firm name) 1545 Centrepark Drive North West Palm Beach, FL 33401 ADDRESS	Cooper Construction Management and Consulting, Inc. CONTRACTOR (Firm name) 354 Hiatt Drive, Suite 140 Palm Beach Gardens, FL 33418 ADDRESS	City of Lake Worth Beach OWNER (Firm name) 7 N Dixie Hwy, Lake Worth Beach, FL. 33460 ADDRESS
BY (Signature)	BY (Signature)	BY (Signature)
Typed name	Jackie W. Cooper, Jr. Typed name	Typed name
DATE	07/08/2026 DATE	DATE



5601 Powerline Road
#103
Fort Lauderdale, FL 33309

O: 954.755.4616
F: 954.944.1930
www.pegasusfl.us

Submitted to:

Cooper Construction

Phone: 5618416150

354 Hiatt Dr Suite #140

Fax:

Palm Beach Gardens

Date: June 16, 2026

Attn: Natasscia Pemberton

RE: IFB #25-100 Community Sustainability Expansion Project

Per plans and specifications, Pegasus Painting & Waterproofing proposes the following scope of work and pricing for the above referenced project.

SECTIONS BIDDING: 070000 Waterproofing

Pegasus Painting & Waterproofing will provide all materials, lifts, and supplies for the scope.

CHANGE ORDER REQUEST 1 - WATERPROOFING :

Tremco Tremproof 250 GC to be applied at 2 planters at stairs. System to cover walls and turn down on the footer 6". System to include Tremdrain 1000 Drainage Mat and HDPE 20 Root Barrier. Termination bar to be applied at grade.

*20 Year Warranty.

Bid: \$ 4,985.00

Total Material Cost \$ 2,537.25

34 Hours \$50.00/Hr

Labor Cost \$ 1,700.00

Overhead & Profit \$ 747.75

CHANGE ORDER REQUEST 1 - WATERPROOFING : \$ 4,985.00

EXCLUSIONS & QUALIFICATIONS:

1. For P&P Bond, add 1.8%.
2. Grinding, prep or touch-up of welds, not included.
3. Painting and touch-up of mechanical equipment and ductwork, not included.
4. Bondo prep of metal surfaces, not included.
5. Signage and graphics, not included.
6. Painting and color coding of pipes, not included.
7. Prep work necessary to bring walls to an acceptable condition for painting, by others.
8. Parking lot, vehicular, and pedestrian markings, not included.

- 9. Painting and caulking at sidewalks, curbs and ramps, not included.
- 10. Finishing of millwork, casework, cabinetry, shelving, and any attached trim is not included.
- 11. Sealing of Penetrations is excluded.

Please let me know if you have any questions. Thank you for this opportunity.



Russell Taylor

Project Manager/Estimator

Pegasus Painting and Waterproofing, LLC.

O: 954.755.4616

F: 954.944.1930

C: 754.399.6068

RussellT@pegasusfl.us

www.pegasusfl.us



Cooper Construction Management
354 Hiatt Drive
Suite 140
Palm Beach Gardens, Florida 33418
P: (561) 841-6150

**Project: 2025-002 - City of Lake Worth Beach
Community Sustainability Expansion**
1900 2nd Avenue North
Lake Worth, Florida 33461
P: 561 841-6150
F: 305 402-2262

RFI #38: Planters At The Entrance of New Building

Revision	0	Status	Open
To	Henrique Certad (Song and Associates, Inc.) Matthew Buttimer (Jezerinac Group)	From	Eddie Acevedo (Cooper Construction Management and Consulting, Inc. (CCMC)) 354 Hiatt Drive Suite 140 Palm Beach Gardens, Florida 33418
Date Initiated	May 29, 2026	Due Date	Jun 1, 2026
Location	Exterior	Project Stage	
Cost Impact	TBD	Schedule Impact	Yes (Unknown)
Spec Section	22 14 23 - Storm Drainage Piping Specialties	Cost Code	
Drawing Number		Reference	
Linked Drawings			
Received From			
Copies To	Eddie Acevedo (Cooper Construction Management and Consulting, Inc. (CCMC)), Jackie Cooper (Cooper Construction Management and Consulting, Inc. (CCMC)), Rob Jones (Jezerinac Group), Alex Leandro (Wells Brothers Construction), Karrie Morrison (Cooper Construction Management and Consulting, Inc. (CCMC)), Natasscia Pemberton (Cooper Construction Management and Consulting, Inc. (CCMC)), Barry Schultz (City of Lake Worth Beach), Gus Velasquez (Wells Brothers Construction), William Walters (City of Lake Worth Beach), Alicia Wilson (City of Lake Worth Beach)		

Activity

Question

Question from Eddie Acevedo Cooper Construction Management and Consulting, Inc. (CCMC) on Friday, May 29, 2026 at 10:08 AM EDT

On the drawings or notes there is no direction of waterproofing or drainage for the two planners at the main entrance stairs. Please advice.

Attachments

[A-202_ ENLARGED FLOOR PLAN Rev.3 markup.pdf](#)

1- Refer to specification sections "07 11 13 Bituminous Dampproofing" and "07 14 16 ColdFluid Applied Waterproofing" for waterproofing.
2- Drainage will be achieved through the opening between the footings at the base of the planter walls..

Henrique Certad
Song + Associates, Inc.
05/30/2026

SECTION 07 11 13 BITUMINOUS DAMPPROOFING

PART 1 GENERAL

2.01 SECTION INCLUDES

- A. Bituminous dampproofing.

2.02 REFERENCE STANDARDS

- A. ASTM D41/D41M - Standard Specification for Asphalt Primer Used in Roofing, Dampproofing, and Waterproofing.
- B. ASTM D4479/D4479M - Standard Specification for Asphalt Roof Coatings - Asbestos-Free.
- C. NRCA (WM) - The NRCA Waterproofing Manual.

2.03 SUBMITTALS

- A. See Section 01 30 00 - Administrative Requirements for submittal procedures.
- B. Product Data: Provide properties of primer, bitumen, and mastics.

2.04 QUALITY ASSURANCE

- A. Installer Qualifications: Company specializing in performing the work of this section with at least three years of documented experience.

2.05 FIELD CONDITIONS

- A. Maintain ambient temperatures above 40 degrees F for 24 hours before and during application until dampproofing has cured.

PART 2 PRODUCTS

4.01 BITUMINOUS DAMPPROOFING

- A. Bituminous Dampproofing: Cold-applied, spray-grade; asphalt base, volatile petroleum solvents, and other content, suitable for application by spray, brush, roller, or squeegee; asbestos-free; suitable for application on vertical and horizontal surfaces.
 - 1. Composition: ASTM D4479/D4479M Type I, asbestos free.
 - 2. VOC Content: Not more than permitted by local, State, and federal regulations.
 - 3. Applied Thickness: 1/16 inch, minimum, wet film.
- B. Primers, Mastics, and Related Materials: Type as recommended by dampproofing manufacturer.

4.02 BITUMEN MATERIALS

- A. Cold Asphaltic Type:
 - 1. Asphalt Primer: ASTM D41/D41M, compatible with substrate.

4.03 ACCESSORIES

PART 3 EXECUTION

6.01 EXAMINATION

- A. Verify existing conditions are acceptable prior to starting this work.

- B. Verify substrate surfaces are durable, free of matter detrimental to adhesion or application of dampproofing system.
- C. Verify that items penetrating surfaces to receive dampproofing are securely installed.

6.02 PREPARATION

- A. Protect adjacent surfaces not designated to receive dampproofing.
- B. Clean and prepare surfaces to receive dampproofing in accordance with manufacturer's instructions.
- C. Do not apply dampproofing to surfaces unacceptable to manufacturer.
- D. Apply mastic to seal penetrations, small cracks, or minor honeycombs in substrate.

6.03 APPLICATION

- A. Perform this work in accordance with manufacturer's instructions and NRCA (WM) applicable requirements.
- B. Prime surfaces in accordance with manufacturer's instructions and NRCA (WM) applicable requirements.
- C. Prime surfaces at a rate approved by manufacturer for application indicated, and allow primer to dry thoroughly.
- D. Apply bitumen by spray application.
- E. Apply bitumen in one coat, continuous and uniform, at a rate of 25 sq ft/gal per coat.
- F. Apply from 2 inches below finish grade elevation down to top of footings.
- G. Seal items watertight with mastic, that project through dampproofing surface.
- H. Immediately backfill against dampproofing to protect from damage.

END OF SECTION 07 11 13

SECTION 07 14 16 COLDFLUID APPLIED WATERPROOFING

PART 1 GENERAL

1.1 SECTION INCLUDES

- A. Waterproofing membrane applied to the outside face of the concrete block in all exterior foundation walls, surface preparation, and substrate treatment.

1.2 RELATED SECTIONS:

- A. Division 3 Section "Cast-in-Place Concrete" for concrete placement, curing, and finishing.
- B. Division 4 Section "Unit Masonry" for concrete block, insulation, and brick.
- C. Division 5 Section "Expansion Joint Cover Assemblies" for expansion-joint cover assemblies and installation.
- D. Division 7 Section "Joint Sealants" for joint sealant materials and installation.

1.3 REFERENCES

- A. ASTM C 836-Standard Specification for High Solids Content, Cold Liquid-Applied Eastomeric Waterproofing Membrane for Use With Separate Wearing Course.

1.4 PERFORMANCE REQUIREMENTS

- A. Provide waterproofing that prevents the passage of liquid water under hydrostatic pressure and complies with physical requirements of ASTM C836 as demonstrated by testing performed by an independent testing agency of manufacturer's current waterproofing formulations.

1.5 SUBMITTALS

- A. Product Data for each type of waterproofing specified, including manufacturer's printed instructions for evaluating, preparing, and treating the substrate, technical data, and tested physical and performance properties.
- B. Shop Drawings showing locations and extent of waterproofing, including details for substrate joints and cracks, sheet flashings, penetrations, and other termination conditions.
- C. Samples, 3-by-6 inch minimum size, of each waterproofing material required for Project.
- D. Installer certificates signed by manufacturer certifying that Installers comply with requirements under the "Quality Assurance" Article below.
- E. Product test reports from a qualified independent testing agency evidencing compliance of waterproofing with requirements based on comprehensive testing of current product formulations.
- F. Warranty.

1.6 QUALITY ASSURANCE

- A. Installer Qualifications: Certified in writing by waterproofing manufacturer as qualified to install manufacturer's waterproofing. Shall have at least three years documented experience in installing materials of types specified and shall have successfully completed at least three projects of similar scope and complexity.
- B. Manufacturer Qualifications: Company specializing in cold fluid-applied waterproofing similar to this Project for a minimum of five years.
- C. Single-Source Responsibility: Obtain all waterproofing system materials from a single manufacturer regularly engaged in manufacturing waterproofing.

1.7 MOCK UP

- A. Apply waterproofing to masonry wall mock-up to demonstrate surface preparation, joint and crack treatment, thickness, texture, and standard of workmanship.
 - 1. Notify the Architect one week in advance of the dates and times when mock-up will be completed.
 - 2. If the Architect determines that mock-up does not meet requirements, reapply waterproofing until mock-up is approved.
 - 3. Retain and maintain approved mock-up during construction in an undisturbed condition as a standard for judging the completed waterproofing.

1.8 PRE-INSTALLATION MEETING

- A. Shall not occur without approved Shop Drawings by the Contractor and A/E. Shall convene a minimum of three weeks before starting work of this section.
- B. Required Attendees:
 - 1. Contractor.
 - 2. Installer.
 - 3. Waterproofing Manufacturer.
 - 4. Any other subcontractors associated with waterproofing work.
 - 5. Owner's Maintenance Foreman.
 - 6. Project Consultant.
- C. The Contractor shall make arrangements for the meeting and notify the parties required to attend. Notify participants at least 3 week days before meeting.
- D. Agenda: review requirements for waterproofing, including surface preparation specified under other Sections, substrate conditions and pretreatment, minimum curing period, forecasted weather conditions, special details and sheet flashings, installation procedures. Inspection and testing procedures, and protection and repairs.

1.9 DELIVERY, STORAGE, AND HANDLING

- A. Deliver materials to Project site in original containers with seals unbroken, labeled with manufacturer's name, product brand name and type, date of manufacture, shelf life, and directions for storing and mixing with other components.
- B. Store materials in their original undamaged containers in a clean, dry, protected location and within the temperature range required by waterproofing manufacturer. Protect stored materials from direct sunlight.
- C. Remove and replace material that cannot be applied within its stated shelf life.

1.10 PROJECT CONDITIONS

- A. Environmental Limitations: Apply waterproofing within the range of ambient and substrate temperatures recommended by waterproofing manufacturer. Do not apply waterproofing to a damp or wet substrate, when relative humidity exceeds 85 percent, or when temperatures are less than 5 degrees Fahrenheit above dew point.
 - 1. Do not apply waterproofing in rain, fog or mist, or when such weather conditions are imminent during the application and curing period.
- B. Maintain adequate ventilation during application and through complete curing of waterproofing materials.

1.11 WARRANTY

- A. General Warranty: The special warranty specified in this Article shall not deprive the Owner of other rights the Owner may have under other provisions of the Contract Documents and shall be in addition to, and run concurrent with, other warranties made by the Contractor under requirements of the Contract Documents.
- B. Special Warranty: Submit a written warranty signed by waterproofing manufacturer and Installer agreeing to repair or replace waterproofing that does not meet requirements or that does not remain watertight within the specified warranty period. Warranty does not include failure of waterproofing due to failure of substrate prepared and treated according to requirements or formation of new joints and cracks in substrate that exceed 1/16 inch in width.
 - 1. Warranty Period: Five years after date of Substantial Completion.

PART 2 PRODUCTS

2.1 MANUFACTURERS

- A. Products: Subject to compliance with requirements, provide one of the following:
 - 1. Single-Component Modified Polyurethane:
 - (a) Carlisle Coatings & Waterproofing Div.
 - (b) Duramem H-500/V-500; Pecora Corporation.
 - (c) HLM 5000; ChemRex, Inc., Sonneborn Building Products Div.
 - (d) One-Kote System; Karnak Corporation.
 - (e) Pacific Polymers, Inc.
 - (f) Vulkem 201 or Tremproof 60; Tremco, Inc.

2.2 WATERPROOFING MATERIALS

- A. Provide waterproofing materials recommended by manufacturer to be fully compatible with and able to develop bond to substrate under conditions of service and application required, as demonstrated by waterproofing manufacturer based on testing and field experience.
 - 1. Compound: Waterproofing for vertical or horizontal application and slope of substrate indicated. Provide waterproofing with not less than 90 percent solids.

- B. Single-component, bitumen-modified polyurethane complying with performance and physical requirements of ASTM C 836 and with manufacturer's printed physical requirements as certified by a qualified independent testing agency.

2.3 ACCESSORIES

- A. Primer: Manufacturer's standard factory-formulated polyurethane or epoxy primer.
- B. Reinforcing Strip: Manufacturer's recommended fiberglass mesh or polyester fabric.
- C. Joint Sealant: Multicomponent polyurethane sealant complying with ASTM C 920 Type M, Class 25, Grade NS for sloping and vertical applications or Grade P for deck applications. Use NT as recommended by manufacturer for substrate and joint conditions and for compatibility with waterproofing.
 - 1. Backer Rod: Closed-cell polyethylene foam.

PART 3 EXECUTION

3.1 EXAMINATION

- A. Examine substrates, areas and conditions under which waterproofing systems will be applied, with Installer present, for compliance with requirements. Do not proceed with installation until unsatisfactory conditions have been corrected.
 - 1. Do not proceed with installation until after the minimum concrete curing period recommended by waterproofing manufacturer.
 - 2. Verify substrate is visibly dry and free of moisture. Test for capillary moisture by the plastic sheet method according to ASTM D 4263.
 - 3. Notify Project Consultant in writing of anticipated problems using waterproofing over substrate.

3.2 SURFACE PREPARATION

- A. Clean and prepare substrate according to manufacturer's recommendations. Provide clean, dust-free, and dry substrate for waterproofing application.
- B. Mask off adjoining surfaces not receiving waterproofing to prevent spillage or overspray affecting other construction.
- C. Remove grease, oil, form release agents, paints, and other penetrating contaminants from concrete. Remove fins, ridges, and other projections and fill honeycomb, aggregate pockets, and other voids.

3.3 PREPARATION AT TERMINATIONS AND PENETRATIONS

- A. Prepare vertical and horizontal surfaces at terminations and penetrations through waterproofing and at expansion joints, and sleeves according to ASTM C 898 and manufacturer's recommendations.
- B. Prime substrate when recommended by waterproofing manufacturer.
- C. Apply a double thickness of waterproofing and embed a joint reinforcing strip in preparation coat when recommended by waterproofing manufacturer.
 - 1. Provide sealant cants around penetrations and at inside corners of deck-to-wall butt joints when recommended by waterproofing manufacturer.

3.4 JOINT AND CRACK TREATMENT

- A. Prepare, treat rout, and fill joints and cracks in substrate according to ASTM C 898 and waterproofing manufacturer's recommendations. Remove dust and dirt from joints and cracks complying with ASTM D 4258 prior to coating surfaces.
 - 1. Comply with recommendations of ASTM C 1193 for joint sealant installation.
 - 2. Apply bond breaker between sealant and preparation strip when required by waterproofing manufacturer.
 - 3. Prime substrate when recommended by waterproofing manufacturer and apply a single thickness of preparation strip extending a minimum of 3 inches along each side of joint. Apply a double thickness of waterproofing and embed a joint reinforcing strip in preparation coat when recommended by waterproofing manufacturer.
- B. Install sheet flashing and bond to deck and wall substrates where indicated or required according to waterproofing manufacturer's recommendations.
 - 1. Extend sheet flashings onto perpendicular surfaces and other work penetrating substrate according to ASTM C 898 and as recommended by waterproofing manufacturer.

3.5 WATERPROOFING APPLICATION

- A. Apply waterproofing according to ASTM C 898 and manufacturer's technical representative.
- B. Start installing waterproofing in presence of manufacturer's technical representative.
- C. Apply primer over prepared substrate when recommended by manufacturer and at manufacturer's recommended rate.
- D. Mix materials according to manufacturer's instructions.
- E. Apply waterproofing, according to manufacturer's recommendations, by spray, roller, notched squeegee, trowel, or other application method suitable to slope substrate.
- F. Apply one or more coats of waterproofing to obtain a seamless membrane free of entrapped gases, with an average dry film thickness of 60 mils and a minimum dry thickness of 50 mils at any point.
- G. Apply waterproofing to prepared wall terminations and vertical surfaces to heights indicated according to manufacturer's recommendations and details.
- H. Verify wet film thickness of waterproofing every 100 sq. ft.

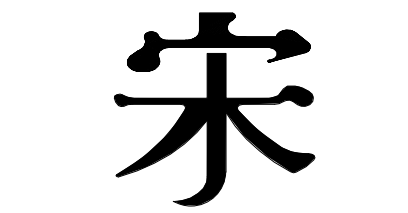
3.6 FIELD QUALITY CONTROL

- A. Owner will engage an independent testing agency to perform field inspections, sample and test materials being used, observe flood tests, and report whether tested Work conforms to or deviates from requirements.
 - 1. Testing agency will identify, seal, and certify samples of materials delivered to Project site, with Contractor present.
 - 2. Testing agency will perform tests for any of the product characteristics specified, using referenced test procedures and other tests cited in manufacturer's Product Data.
 - 3. Testing agency will verify thickness of waterproofing membrane.
- B. Correct deficiencies in or remove waterproofing that does not comply with requirements, repair substrates, reapply waterproofing, and repair sheet flashings.
- C. Additional testing, at Contractor's expense, shall be performed to determine compliance of corrected work with requirements.

3.7 CURING, PROTECTING, AND CLEANING

- A. Cure waterproofing according to manufacturer's recommendations, taking care to prevent contamination and damage during application stages and curing.
- B. Protect waterproofing from damage and wear during remainder of construction period.
- C. Protect installed insulation from damage due to harmful weather exposure, physical abuse, and other causes. Provide temporary coverings where insulation will be subject to abuse and cannot be concealed and protected by permanent construction immediately after installation.
- D. Clean spillage and soiling from adjacent construction using cleaning agents and procedures recommended by manufacturer of affected construction.

END OF SECTION 07 1416



Song + Associates

Architecture • Planning • Interior Design

1545 Centrepark Drive North
West Palm Beach, Florida 33401
Telephone: 561-655-242
Fax: 561-655-1483

AA - 0003165 IB -

Seal:



Name: Robert Castrovinci

License #: AR98054

Consultants:

CCMC Received 3/13/2026

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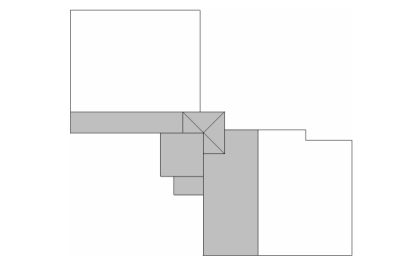
CITY OF LAKE WORTH BEACH COMMUNITY SUSTAINABILITY EXPANSION



CITY OF LAKE WORTH BEACH

1900 2ND AVE NORTH,
LAKE WORTH BEACH,
FL 33461

Key Plan:



REVISION	DATE
REVISION	02/24/2026
REVISION	03/04/2026
REVISION	03/13/2026

Date: 09/04/24

S+A Project No.: 23034

Owner Project No.:

Drawn By: CR

Checked By: HC

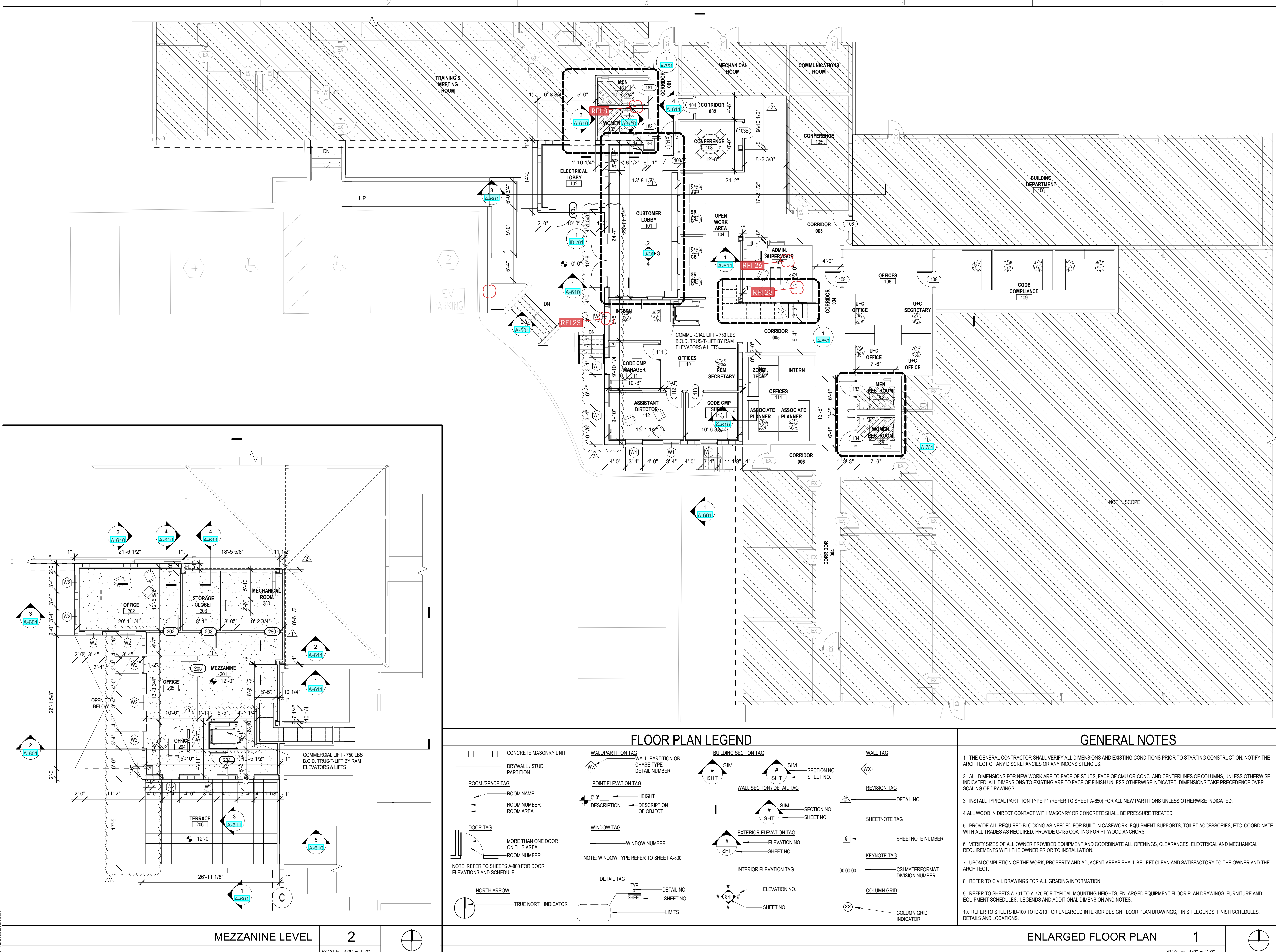
Phase: 100% CONSTRUCTION DOCUMENTS

Sheet Title:

ENLARGED FLOOR PLAN

Sheet #:

A-202





CHANGE ORDER FORM

(Addition or Revision to Work Requested by Owner)

Project Number: IFB#25-100 **Contractor:** Cooper Construction Management and Consulting

Contractor's Project Representative's E-Mail: jcooper@coopercmc.com

Contractor's Project Representative's Phone Number: 561-248-0707

Project Name: 1900 2nd Ave North Community Sustainability Expansion Project

Contract Effective Date: 09/18/2025

Change Order Number: 1.4

Change Order Effective Date: _____ [TO BE COMPLETED BY OWNER]

Change Order Type: INCREASE IN CONTRACT PRICE

Associated Change in Contract Time: _____ 122 _____ (work days)

Existing Purchase Order / Work Order Number: _____ (if applicable)

Description of Change as requested by Owner:

1.4 Project Time Extension- 122 days

The Project has experienced numerous owner- and design-related delays that have materially impacted Cooper Construction Management's ability to perform the Work in accordance with the Contract Schedule. These delays have affected critical path activities, including foundation construction, structural steel installation, and the overall sequencing of the Project.

The delays include, but are not limited to:

- Delay in issuance of the geotechnical report and required permits;
- Revisions to the structural drawings, including incorrect footing elevations;
- Design revisions associated with the existing roof drain and storm drainage system;
- Structural steel and ceiling elevation conflicts requiring clarification and redesign; and
- Additional structural steel revisions resulting from revised design documents and outstanding change orders.



Despite Cooper Construction Management's efforts to mitigate these impacts and maintain progress wherever feasible, the cumulative effect of these owner- and design-related delays has extended the Project's critical path.

Based on the cumulative impact of the delays described above, Cooper Construction Management respectfully requests a 122-calendar-day extension to the Contract Time and a corresponding adjustment to the Contract Completion Date.

Furthermore, Cooper Construction Management requests that this time extension be recognized as an excusable and compensable delay in accordance with the terms and conditions of the Contract Documents, with all rights and remedies expressly reserved.



Price of Original Contract: \$ 2,317,602.22

Current Price of Contract (including prior Change Orders): \$ 2,343,153.20

Price of Current Change Order: \$ 151,189.44

New Contract Price: \$ 2,494,342.64

Basis of Price Change: ☐ Unit Price ☐ Time & Material ☐ Lump Sum

Contract Time Change: ☐ No Change ☒ Extended ☐ Decreased by 122 work days

*** Contractor shall attach all supporting documentation, which will be incorporated herein by reference.**

(Increases in Unit Prices should be identified in the table below).

The Contractor and the Owner agree that this CHANGE ORDER represents the complete agreement of the parties with respect to the Work as modified herein as of the date of this CHANGE ORDER.

1	2	3	4	5	6
Item No.	Description	Qty	Unit	Unit Price	Increase In Contract Price
1	Project Time Extension				\$151,189.44

By approving this Change Order, the Contractor releases any and all claims that it may have against the Owner under the subject Contract Documents including, but not limited to claims for equitable adjustments, which occurred or accrued prior to the effective date of this CHANGE ORDER except those claims made in writing to the OWNER prior to the effective date of this CHANGE ORDER.

This Change Order may be executed in counterparts and is not effective until approved by either the City Manager or City Commission (as designated on the last page of this Change Order).

Reviewed and Accepted by Contractor : Jackie W. Cooper
(Contractor Name)


Contractor Representative (Signature)

President 7/8/2026
Title Date

OWNER: Based on the foregoing and the attached supporting documentation, the Owner's Contract Administrator recommends the proposed Change Order for submission to the City Commission or City Manager.

William Waters

Digitally signed by William Waters
Date: 2026.08.03 13:09:25 -04'00'

Recommended for approval by: _____, Director Date _____

IN WITNESS WHEREOF, the Owner (City of Lake Worth Beach) has approved this Change Order No. ____ to the _____ Project on _____, 20__.

CITY OF LAKE WORTH BEACH, FLORIDA

ATTEST:

By: _____
Betty Resch, Mayor*

By: _____
Melissa Ann Coyne, MMC,
City Clerk

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

APPROVED FOR FINANCIAL
SUFFICIENCY:

By: _____
Glen J. Torcivia, City Attorney

By: _____
Yannick Ngendahayo, Financial Services Director

**City Manager is authorized to execute Change Order(s) not exceeding \$50,000 (cumulatively) unless otherwise authorized by the Contract Documents or the City's Procurement Code.*

STATE OF _____)
COUNTY OF _____)

THE FOREGOING instrument was acknowledged before me by means of physical presence or online notarization on this ____ day of _____ 202__, by _____, as the _____ [title] of _____, a company authorized to do business in the State of Florida,

who is personally known to me or who has produced _____ as identification, and who did take an oath under penalty of perjury that the facts stated with regard to section 787.06, Florida Statutes, are true and correct, and that he or she is duly authorized to execute the foregoing instrument and bind _____ to the same.

Notary Public Signature

Notary Seal:

Attachments
(Contractor shall attach all supporting documentation)

Document G701

Owner's Change Order

PROJECT: City of Lake Worth Beach Community Sustainability Expansion 1900 2nd Avenue North Lake Worth Beach, FL.	CHANGE ORDER NUMBER: 16	OWNER ☒
	DATE: July 24, 2026	ARCHITECT ☒
	ARCHITECT'S PROJECT NO:	CONTRACTOR ☒
TO CONTRACTOR: Cooper Construction Management and Consulting, Inc. 354 Hiatt Drive, Suite 140 Palm Beach Gardens, FL 33418	CONTRACT DATE: 18-Sep-25	FIELD ☐
	CONTRACT FOR: General Contracting	OTHER ☐

Project Time Extension

(Include, where applicable, any undisputed amount attributable to previously executed Construction Change Directives)

Increase to the contract scope to: The Project has experienced numerous owner- and design-related delays that have materially impacted Cooper Construction Management's ability to perform the Work in accordance with the Contract Schedule. These delays have affected critical path activities, including foundation construction, structural steel installation, and the overall sequencing of the Project.

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- Revisions to the structural drawings, including incorrect footing elevations;
- Design revisions associated with the existing roof drain and storm drainage system;
- Structural steel and ceiling elevation conflicts requiring clarification and redesign; and
- Additional structural steel revisions resulting from revised design documents and outstanding change orders.

Despite Cooper Construction Management's efforts to mitigate these impacts and maintain progress wherever feasible, the cumulative effect of these owner- and design-related delays has extended the Project's critical path.

Based on the cumulative impact of the delays described above, Cooper Construction Management respectfully requests a 122-calendar-day extension to the Contract Time and a corresponding adjustment to the Contract Completion Date.

Furthermore, Cooper Construction Management requests that this time extension be recognized as an excusable and compensable delay in accordance with the terms and conditions of the Contract Documents, with all rights and remedies expressly reserved.

General Conditions/Requirements.....\$26,950.00

Project Manager.....\$46,197.84

Superintendent.....\$78,041.60

The Contract is changed as follows: Total Lump Sum: \$151,189.44

The original Contract Sum was	\$ 2,317,602.22
The net change by previously authorized Change Orders	\$ 164,284.98
The Contract Sum prior to this Change Order was	\$ 2,481,887.20
The Contract Sum will be increased by this Change Order in the amount of	\$ 151,189.44
The new Contract Sum including this Change Order will be	\$ 2,633,076.64
The Contract Time will be increased by One Hundred and Twenty-Two Calendar Days 122	
The date of Substantial Completion as of the date of this Change Order therefore is	TBD

(Note: This Change Order does not include changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.)

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

Songs and Associates, Inc. ARCHITECT (Firm name) 1545 Centrepark Drive North West Palm Beach, FL 33401 ADDRESS	Cooper Construction Management & Consulting, Inc. CONTRACTOR (Firm name) 354 Hiatt Drive, Suite 140 Palm Beach Gardens, FL 33418 ADDRESS	City of Lake Worth Beach OWNER (Firm name) 7 N Dixie Hwy, Lake Worth Beach, FL. 33460 ADDRESS
BY (Signature)	BY (Signature)	BY (Signature)
Typed name	Jackie W. Cooper, Jr. Typed name	Typed name
DATE	07/24/26 DATE	DATE



July 8, 2026

To: The City of Lake Worth Beach Community Sustainability
1900 2nd Avenue North
Lake Worth Beach, FL 33461

Project: IFB#25-1100 City of Lake Worth Beach Community Sustainability Expansion

Subject Contract Time Extension – 122 Calendar Days

Dear Mr. Walters,

We respectfully submit this formal request for a 122 calendar – day extension to the overall project schedule. This request is based on multiple delays that directly impacted the critical path and prevented timely progression of the construction activities. These delays were outside of Cooper Construction Management and Consulting, Inc. control and materially affected our ability to perform work as originally scheduled.

Summary of Delays Impacting the Project

1. Delay in Receiving the Geotechnical Report
The project team was unable to commence foundation work due to the late delivery of the geotechnical report. Foundation design and installation activities could not proceed without this essential information, resulting in a significant schedule impact at the start of the project.
2. Incorrect Elevations on the Structural Drawings
The structural drawings contained incorrect and missing elevation data, requiring clarification and correction to layout and proceed with the building foundations. This halted progress on critical early-stage construction tasks.
3. Storm Drain Design for Existing Roof Drains
The discovery of 2 existing roof drains not indicated in the design document required a redesign to incorporate and tie-in the existing drains into the new building's roof drainage system's underground storm drain piping system. This unforeseen condition caused delay in the underground utility installation and placement of the concrete slab.



4. Structural Steel and Ceiling Elevation Conflicts

Tie-beam elevations and bottom of joist elevations conflict with the sizes of the mechanical system above ceiling duct. The space between the bottom of steel joist and the top of acoustical ceiling did not accommodate the size of the HVAC sheet metal duct above the ceiling. Additional coordination and design development were necessary to accommodate the installation of the HVAC duct. This impacted the continuation of the structural concrete work and the subsequent trades that are dependent on accurate structural elevations.

5. Structural Steel

The new building's roof design lacked detailed structural information required for fabrication and installation of the new structural elements. This was primarily an unforeseen condition and additional design development was required, subsequently delaying the fabrication and procurement of the structural steel.

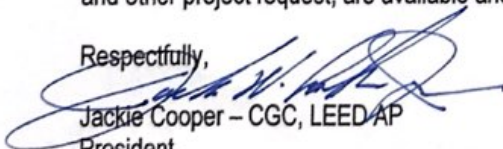
Additional design work was required to modify the existing buildings' soffit structure to accommodate the installation of the new building structural steel framing. These added design requirements were not part of the original scope of work and contributed to further delays to the project timeline.

Based on the cumulative impact of the delays listed above, we respectfully request the approval of a 122-calendar day extension to Contract Time and adjustment of the Contract completion date accordingly. We further request that this extension be recognized as an excusable and compensable to the extent of the Contract Documents. This adjustment is necessary to reflect the actual conditions encountered and to allow the project to proceed in an orderly, efficient and coordinated manner.

Cooper Construction Management and Consulting, Inc. remains committed to completing the project the highest level of quality and professionalism. Approval of this time extension will allow us to maintain realistic expectations and ensure a successful project delivery.

Supporting documentation, including schedule, correspondence, request for information, revised drawings and other project request, are available and can be provided upon your request.

Respectfully,



Jackie Cooper - CGC, LEED AP

President

Cooper Construction Management and Consulting, Inc.

Time Extension
Extended General Conditions Cost
PN#IFB#25-1100
City of Lake Worth Beach Community Sustainability Expansion



Project	City of Lake Worth Beach Community Sustainability Expansion								
S.F.	29,951 sqft					Project Duration = 122 Days			
Stories	2					Project Duration = 17.43 Weeks			
						Project Duration = 4.05 Months			
	Time Extension	Qty	UOM	Labor Unit Price	Labor Total	Material Unit Price	Material Total	Total	Remarks
00 00 00	General Conditions/Requirements								
00.00.01	General Conditions	1	ls	\$10,000.00	\$10,000.00	\$16,950.00	\$16,950.00	\$26,950.00	
01.00.00	On-site Project Supervision								
01 01 01	Project Manager	17.42	wk	\$2,652.00	\$46,197.84	\$0.00	\$0.00	\$46,197.84	60%
01 02 03	Superintendent	17.42	wk	\$4,480.00	\$78,041.60	\$0.00	\$0.00	\$78,041.60	100%
	GENERAL CONDITIONS TOTAL				\$134,239.44		\$16,950.00	\$151,189.44	

LOG

Actual Work

Remaining Work

Critical Remaining Work

Milestone

Summary

Page 1 of 3

TASK filter: All Activities

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Narrative Summary: Time Extension Request

Foundation Delays:

1. First - NTP was anticipated on September 4, 2025 but was not received until December 1, 2025 a 3 months late
2. While Cooper Construction was able to proceed with some interior demolition in January 2026, we still required a geotechnical report and permit which was not provided until March 4, 2026 to proceed with foundation work. This delayed completion of excavations and start of footing into March 2026.
3. As a result of the lack of Geotechnical info and permit, a stop work letter was issued 02/24/2026 which delayed all work until March 2, 2026
4. Concurrently with this, new Structural drawings were required (RFI 7) which were received in mid March. However, we are currently still awaiting a change order for this revised work.
5. RFI 7 regarding a conflict between the new roof and existing Roof was also concurrent and prevented Lobby Demolition and Steel drawing approval.
6. RFI 13 regarding Strom Drain relocation affected Foundation work however Cooper Construction proceeded with the relocations prior to receiving a change order in order to maintain some progress. It should be noted that the change order for this work has still not been received.
7. Additionally RFI 15 – Change in Footing Elevation and RFI 17 Future Stairs & Footing also delayed foundation work.
8. Following these delays, RFI 31 Duct Work Conflict delayed completion of Columns through May 20, 2026.

Structural Steel Delays:

1. As noted previously, revised structural drawings were required early in the project.
2. While the drawings were provided in mid March, Cooper Construction is still awaiting the change order for the revised work scope. This change order is preventing Demo of the Facial Building Steel and Erection of Steel Columns & Beams. This work precedes completion of the building structure and of course all interior work.
3. This issue, and the need for a change order was a result of conflict between new and existing and was submitted in RFI 7 back in January, 2026
4. This delay is currently impacting all of our work in regard to the new building.

IFB#25-100 City of Lake Worth Beach Community Sustainability Expansion
Change Order Log - updated 7/24/2026

	Date	CO. No.	Reference	Description	Total	Status	Funding Source	Total
1	12/5/2025	1	Builder's Risk	Builder's Risk - NIC		Approved	Other	-
2	4/14/2026	2	RFI #15/17	RFI# 15/17 Future Stair & Footing Change in Elevation	\$ 15,814.80	Re-Submitted	Contingency	\$ 15,814.80
3	4/14/2026	3	RFI#13	RFI# 13 Relocation of Existing Storm Drain	\$ 26,382.26	Re-Submitted	Contingency	\$ 26,382.26
4	5/1/2025	4	RFI #7 & 11	RFI #7/11 Demolition Changes per Revised Drawings	\$ 49,232.00	Re-Submitted	Contingency	\$ 49,232.00
5	4/14/2026	5	Existing Offices	Removal of Secondary Flooring Bldg.	\$ 5,589.35	Re-Submitted	Contingency	\$ 5,589.35
6	5/15/2026	6	RFI #7 & 11	RFI#7 /11 Structural Design Changes- Shoring & Steel (OCO# 1.2)	\$ 41,727.75	Re-Submitted	Commission Approval	\$ 41,727.75
7	5/15/2026	7	RFI#23/26	RFI#23/26 Change in Admin Room #107 (OCO#1.5)	\$ 14,469.73	Re-Submitted	Commission Approval	\$ 14,469.73
8	4/14/2026	8	RFI#19	RFI#19 Storm Line Roof Drain (OCO#1.1)	\$ 29,295.49	Re-Submitted	Commission Approval	\$ 29,295.49
9	6/15/2026	9	Owner Request	Material Testing	\$ 4,290.19	Re-Submitted	Contingency	\$ 4,290.19
10	6/15/2026	10	Owner Request	Credit- Paver System @ Mezzanine level (OCO#1.3)	\$ (22,000.22)	Re-Submitted	Commission Approval	\$ (22,000.22)
11	6/15/2026	11	Owner Request	Credit TPO roof System	\$ (16,500.77)	Re-Submitted	Contingency	\$ (16,500.77)
12	6/15/2026	12	RFI#38	RFI #38 Waterproofing @ Planter Wall (OCO#1.6)	\$ 5,620.59	Re-Submitted	Commission Approval	\$ 5,620.59
13	6/15/2026	13	RFI #31	RFI #31 Mezz Elev. Change	\$ 1,744.60	Submitted	Contingency	\$ 1,744.60
14	6/15/2026	14	RFI#37	RFI #37 Tie Column Change	\$ 838.12	Submitted	Contingency	\$ 838.12
15	7/10/2026	15	Owner Request	Floor Moisture Mitigation	\$ 8,098.79	Approved	Contingency	\$ 8,098.79
16	6/15/2026	16	Contractor Request	CCMC Time Extension Request (OCO#1.4)	\$ 151,189.44	Re-Submitted	Commission Approval	\$ 151,189.44
17	8/18/2026	17	Owner Request	Additional Contingency Funds (OCO#1.7)	\$ 50,000.00		Commission Approval	\$ 50,000.00
					\$ 365,792.12			\$ 365,792.12

Approved

Total Work Order Change Directives

Total Commissioners Meeting - Change Orders

Total Changes

\$	8,098.79
\$	95,489.34
\$	270,302.78
\$	365,792.12