



Moss & Associates, LLC
 6363 NW 6th Way
 Ft Lauderdale, FL 33309

November 06, 2025

Ronald Stein
 City of Fort Lauderdale
 101 NE 3rd Ave, Suite 2100
 Ft. Lauderdale, FL 33301

RE: Potential Change Item (PCI) 0353 Notification
 Fort Lauderdale Police Headquarters - B372302

Dear Ronald Stein,

This letter is to provide official notification of a potential change item (PCI) as follows:

PCI Number: 0353
 Date: February 18th, 2026
 Description: Time Extension for Demo Delay
 Days Requested: 105 Working Days
 Reason: Owner Directive - External
 Scope Description:

The previous Overall Substantial Completion date, inclusive of "Phase II" Sitework, as of OCO #29 (City Change Order #27) was March 9th, 2026, see attached Exhibit B. Per the attached Exhibit B, the demolition must have started by August 7th, 2025, to achieve Substantial Completion by March 9th, 2026.

This PCI represents a time extension of 150 Calendar Days (5 Months) and its associated General Conditions and General Requirements. This extension is requested based on the actual start date of existing HQ demolition (activity P3 10130) occurring on January 13th, 2025. The predecessors for the demolition starting were the asbestos abatement and Motorola equipment relocation which were performed by Owner. See attached Exhibit 'A' Remaining Work Schedule as of 2.28.26.

The revised date for Overall Substantial Completion (Phase 1B & Phase II) upon approval of this PCI via OCO is therefore August 5th, 2026.

Partial Certificate of Occupancy/Substantial Completion of Headquarters Building and Parking Garage ("Phase 1A" on Exhibit 'A' Schedule) was received on February 3rd, 2026. Change Order Work excluded from the PCO/Phase 1A, including but not limited to, Faraday Room, Kitchen rough-in and equipment installation, and SI-006 Site Plan Revision are forecasted in the Exhibit 'A' Schedule under "Phase 1B". These activities are not currently on the critical path for Phase II Substantial Completion and therefore assumed to be completed by August 5th, 2026 so long as no additional delays or scope modifications are incurred.

The previously approved monthly rates for additional GC's and GR's in Exhibit B PCI 296/OCO 29 were \$205,484/mo for GC's and \$63,031/mo for GR's, however, due to receipt of the PCO/Substantial Completion for Phase 1A and the reduction of staff for the remainder of the Work, these rates have been reduced to \$70,000/mo for GC's and \$30,000/mo for GR's as calculated on the attached Exhibit C.

(5) Months General Conditions	\$ 350,000.00
(5) Months General Requirements	\$ 150,000.00
02 Moss Insurance 1.75%	\$ 8,750.00
03 Bond 1%	\$ 5,000.00
04 Fee 4%	\$ 20,000.00

Grand Total	\$ 533,750.00
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Per the terms and conditions of our contract, we have attached the appropriate back up documentation to substantiate the above referenced costs. This request only includes the items specifically identified in this change proposal. All other costs associated with this project shall be submitted under a separate change order cover.

Please indicate your formal approval for this additional work and cost by signing in the space provided below. Moss & Associates will then incorporate this change into the next Owner Change Order (OCO).

If you should have any questions, please contact the undersigned at 954-326-2727 as soon as possible.

<p>Sincerely, Moss & Associates, LLC</p> <p>_____ Date: _____</p> <p>Matthew Kane Project Manager</p>	<p>Reviewed / Approved by: City of Fort Lauderdale</p> <p>Approved: _____ Date: _____ (Owner)</p>
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EXHIBIT 'A'

Filename: FTFS 0030.1 // Layout: [FTPHQ_Remaining Work]

FT LAUDERDALE POLICE HEADQUARTERS - DD 01-31-26

Data Date: 31-Jan-26 Run Date: 05-Feb-26

REMAINING WORK

Activity ID	Activity Name	OD	Start	Finish	Total Float	2026												
						Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov		
FT LAUDERDALE POLICE HEADQUARTERS - DD 01-31-26		271	14-Jul-25 A	05-Aug-26	-103													
PROJECT DELAYS		151	04-Sep-25 A	11-May-26	-61													
Delay 06D: Kitchen/Cafeteria Design		125	25-Sep-25 A	17-Apr-26	-80													
PD06D-050	Delay 06D: Prepare/Submit Shop Drawings	10	20-Oct-25 A	06-Feb-26	-80													
PD06D-170	Delay 06D: Revise/Re-Submit Equipment Cut-Sheets	10	23-Dec-25 A	06-Feb-26	-80													
PD06D-030	Delay 06D: City Review/Approval of 100% CD Pricing	20	25-Sep-25 A	17-Feb-26	-62													
PD06D-060	Delay 06D: A/E Review/Approve Shop Drawings	10	09-Feb-26	20-Feb-26	-80													
PD06D-180	Delay 06D: 2nd. A/E Review/Approve Equipment Cut-Sheets	10	09-Feb-26	20-Feb-26	-80													
PD06D-130	Delay 06D: MEPF Rough Rework	15	18-Feb-26	10-Mar-26	-62													
PD06D-140	Delay 06D: Re-Frame/Hang/Tape/Finish Drywall	10	11-Mar-26	24-Mar-26	-62													
PD06D-070	Delay 06D: Procure Kitchen Equipment	40	23-Feb-26	17-Apr-26	-80													
Delay 15: Fence, Gate and Dumpster Revision		151	04-Sep-25 A	11-May-26	-68													
PD15-050	City Issue OCO for Revised Fence and Gate Design	10	24-Dec-25 A	10-Feb-26	-69													
PD15-90	Site Plan Revision SI-006 Permitting	30	04-Sep-25 A	16-Feb-26	-68													
PD15-100	Prep/Submit Gate Shop Drawings	10	11-Feb-26	24-Feb-26	-69													
PD15-060	Tree Removal	10	17-Feb-26	02-Mar-26	-68													
PD15-080	A/E Review Gate Shop Drawings	10	25-Feb-26	10-Mar-26	-69													
PD15-070	Demo and Re Grade South Lot	10	03-Mar-26	16-Mar-26	-68													
PD15-030	Procure and Fabricate Additional Fence and Gate Material	40	11-Mar-26	05-May-26	-69													
PD15-090	Construct Dumpster Enclosure	40	17-Mar-26	11-May-26	-68													
Delay 18: Faraday Room Spec Change		70	02-Feb-26	08-May-26	-60													
PD18-050	Fabricate Faraday Room	40	02-Feb-26	27-Mar-26	-60													
PD18-060	Install Faraday Room	10	30-Mar-26	10-Apr-26	-60													
PD18-070	MEPF Trimout	10	13-Apr-26	24-Apr-26	-54													
PD18-090	Install Cabinets	3	27-Apr-26	29-Apr-26	-54													
PD18-080	Perform Faraday Room Testing	1	30-Apr-26	30-Apr-26	-54													
PD18-100	Build Out Vestibule	20	13-Apr-26	08-May-26	-60													
NEW PARKING GARAGE		167	14-Jul-25 A	21-May-26	-53													
CONSTRUCTION		167	14-Jul-25 A	21-May-26	-69													
NEW SITE WORK		167	14-Jul-25 A	21-May-26	-69													
SOUTH SITE WORK		167	14-Jul-25 A	21-May-26	-69													
PSWS 10200	INSTALL FENCING	10	14-Jul-25 A	05-May-26	-69													
PSWS 10210	STRIPING & SIGNAGE	4	06-May-26	11-May-26	-69													
PSWS 10190	FINAL LIFT OF ASPHALT	2	12-May-26	13-May-26	-68													
PSWS 10220	MEP TRIM	3	12-May-26	14-May-26	-69													
PSWS 10230	CLEAN UP & PUNCH OUT	5	15-May-26	21-May-26	-69													

█ Remaining Level of Effort █ Critical Remaining Work
█ Actual Level of Effort █ Actual Work
█ Remaining Work ◆ ◆ Milestone



EXHIBIT 'A'

Filename: FTFS 0030.1 // Layout: [FTPHQ_Remaining Work]

FT LAUDERDALE POLICE HEADQUARTERS - DD 01-31-26

Data Date: 31-Jan-26 Run Date: 05-Feb-26

REMAINING WORK

Activity ID	Activity Name	OD	Start	Finish	Total Float	2026											
						Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	
PHASE 1 PARKING GARAGE COMPLETION																	
PPC 99130	CERTIFICATE OF OCCUPANCY / SUBSTANTIAL COMPLETION	5	26-Jan-26 A	02-Feb-26	24	■ CERTIFICATE OF OCCUPANCY / SUBSTANTIAL COMPLETION											
PPC 99140	SUBSTANTIAL COMPLETION	1	03-Feb-26	03-Feb-26*	24	SUBSTANTIAL COMPLETION											
PHASE 1 NEW FT LAUDERDALE POLICE HEADQUARTERS																	
CONSTRUCTION																	
INTERIOR FINISHES																	
NEW 2ND FLOOR																	
INTERIOR 2ND FLOOR AREA A																	
KITCHEN / CAFETERIA																	
NIF2 20610	FRP WALL PANELS	5	25-Mar-26	31-Mar-26	-62	■ FRP WALL PANELS											
NIF2 20600	INSTALL KITCHEN HOOD	5	20-Apr-26	24-Apr-26	-80	■ INSTALL KITCHEN HOOD											
NIF2 20620	ACOUSTIC GRID KITCHEN	3	27-Apr-26	29-Apr-26	-80	■ ACOUSTIC GRID KITCHEN											
NIF2 20630	MEP RI GRID KITCHEN	6	29-Apr-26	06-May-26	-80	■ MEP RI GRID KITCHEN											
NIF2 20640	ACOUSTIC TILE KITCHEN	3	07-May-26	11-May-26	-80	■ ACOUSTIC TILE KITCHEN											
NIF2 20670	INSTALL RESINOUS FLOORING KITCHEN	5	12-May-26	18-May-26	-80	■ INSTALL RESINOUS FLOORING KITCHEN											
NIF2 20675	INSTALL KITCHEN EQUIPMENT / CONNECT MEP	6	19-May-26	28-May-26	-75	■ INSTALL KITCHEN EQUIPMENT / CONNECT MEP											
NIF2 20685	START UP KITCHEN	3	29-May-26	02-Jun-26	-75	■ START UP KITCHEN											
NIF2 20678	INSTALL TILE FLOORS CAFETERIA	10	19-May-26	03-Jun-26	-80	■ INSTALL TILE FLOORS CAFETERIA											
NIF2 20680	KITCHEN MILLWORK CAFETERIA	6	04-Jun-26	11-Jun-26	-80	■ KITCHEN MILLWORK CAFETERIA											
NIF2 20690	MEP TRIM	5	10-Jun-26	16-Jun-26	-80	■ MEP TRIM											
NIF2 20695	CLEAN UP & PUNCHOUT	5	12-Jun-26	18-Jun-26	-77	■ CLEAN UP & PUNCHOUT											
NEW SITEWORK																	
INSPECTIONS																	
HQSWI 10020	ENGINEERING INSPECTIONS	4	31-Jan-26 A	02-Feb-26	-2	■ ENGINEERING INSPECTIONS											
HQSWI 10030	BUILDING INSPECTIONS	4	02-Dec-25 A	02-Feb-26	-1	■ BUILDING INSPECTIONS											
NEW POLICE HEADQUARTERS COMPLETION																	
PHASE 1A																	
PC 99130	CERTIFICATE OF OCCUPANCY / SUBSTANTIAL COMPLETION - PHASE 1A	5	26-Jan-26 A	02-Feb-26	-2	■ CERTIFICATE OF OCCUPANCY / SUBSTANTIAL COMPLETION - PHASE 1A											
PC 99140	SUBSTANTIAL COMPLETION - PHASE 1A	1	03-Feb-26	03-Feb-26*	-2	SUBSTANTIAL COMPLETION - PHASE 1A											
PHASE 1B																	
PC 99110-B	COMPLETE / TEST MEP SYSTEMS / TRADE CONT FINAL INSPECTIONS -	10	15-Jul-25 A	16-Jun-26	-80	■ COMPLETE / TEST MEP SYSTEMS / TRADE CONT FINAL											
PC 99120-1B	FINAL CLEAN UP & PUNCH - PHASE 1B	10	10-Jun-26	23-Jun-26	-80	■ FINAL CLEANUP & PUNCH - PHASE 1B											
PC 99130-1B	CERTIFICATE OF OCCUPANCY / SUBSTANTIAL COMPLETION - PHASE 1E	5	24-Jun-26	30-Jun-26	-80	■ CERTIFICATE OF OCCUPANCY / SUBSTANTIAL CO											
PC 99140-1B	SUBSTANTIAL COMPLETION - PHASE 1B	1	01-Jul-26	01-Jul-26*	-80	SUBSTANTIAL COMPLETION - PHASE 1B											
OWNER MOVE INTO NEW HEADQUARTERS																	
P3 10110	OWNER MOVE INTO NEW HEADQUARTERS	22	10-Feb-26	11-Mar-26	-2	■ OWNER MOVE INTO NEW HEADQUARTERS											

■ Remaining Level of Effort ■ Critical Remaining Work
■ Actual Level of Effort ■ Actual Work
■ Remaining Work ◆ ◆ Milestone



EXHIBIT 'A'

Filename: FTFS 0030.1 // Layout: [FTPHQ_Remaining Work]

FT LAUDERDALE POLICE HEADQUARTERS - DD 01-31-26

Data Date: 31-Jan-26 Run Date: 05-Feb-26

REMAINING WORK

Activity ID	Activity Name	OD	Start	Finish	Total Float	2026											
						Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	
PHASE 2 DEMO OF EXISTING HQ AND SITEWORK																	
ASBESTOS ABATEMENT & DEMO OF EXISTING HEADQUARTERS																	
P3 10130	DEMOLITION EXISTING HEADQUARTERS	60	13-Jan-26 A	06-Apr-26	-103	DEMOLITION EXISTING HEADQUARTERS											
SITE WORK																	
P2SW 10110	INSTALL DRAINAGE	10	07-Apr-26	20-Apr-26	-103	INSTALL DRAINAGE											
P2SW 10210	FORM & POUR WALL FOOTINGS	10	21-Apr-26	04-May-26	-103	FORM & POUR WALL FOOTINGS											
P2SW 10120	INSTALL WATERLINES / TAP WATER MAIN	13	21-Apr-26	07-May-26	-102	INSTALL WATERLINES / TAP WATER MAIN											
P2SW 10130	SUBBASE / LBR40 / ROAD	5	08-May-26	14-May-26	-102	SUBBASE / LBR40 / ROAD											
P2SW 10140	INSTALL STRUCTURAL SOIL	2	15-May-26	18-May-26	-102	INSTALL STRUCTURAL SOIL											
P2SW 10220	FORM & POUR WALLS	15	28-Apr-26	18-May-26	-103	FORM & POUR WALLS											
P2SW 10150	INSTALL LIGHT POLE BASES	4	15-May-26	20-May-26	-102	INSTALL LIGHT POLE BASES											
P2SW 10230	BACK FILL WALLS	10	14-May-26	29-May-26	-103	BACK FILL WALLS											
P2SW 10160	INSTALL UNDERGROUND ELECTRICAL	10	18-May-26	02-Jun-26	-102	INSTALL UNDERGROUND ELECTRICAL											
P2SW 10240	LIMEROCK FOR PAVERS	5	27-May-26	02-Jun-26	-103	LIMEROCK FOR PAVERS											
P2SW 10250	FORM & POUR STAIRS	5	29-May-26	04-Jun-26	-99	FORM & POUR STAIRS											
P2SW 10260	LANDSCAPE PLANTERS	8	01-Jun-26	10-Jun-26	-103	LANDSCAPE PLANTERS											
P2SW 10170	LIMEROCK ROAD	10	01-Jun-26	12-Jun-26	-102	LIMEROCK ROAD											
P2SW 10180	1ST LIFT ASPHALT	3	15-Jun-26	17-Jun-26	-102	1ST LIFT ASPHALT											
P2SW 10270	STUCCO WALLS	5	11-Jun-26	17-Jun-26	-103	STUCCO WALLS											
P2SW 10280	PAINT WALLS	5	18-Jun-26	24-Jun-26	-103	PAINT WALLS											
P2SW 10300	CURBS	10	18-Jun-26	01-Jul-26	-102	CURBS											
P2SW 10310	FORM & POUR SIDEWALKS	4	26-Jun-26	01-Jul-26	-102	FORM & POUR SIDEWALKS											
P2SW 10320	INSTALL LANDSCAPING	10	29-Jun-26	14-Jul-26	-102	INSTALL LANDSCAPING											
P2SW 10290	INSTALL PAVERS	20	23-Jun-26	22-Jul-26	-103	INSTALL PAVERS											
P2SW 10330	INSTALL LIGHT POLS	8	15-Jul-26	24-Jul-26	-102	INSTALL LIGHT POLS											
P2SW 10340	INSTALL SITE LIGHTING	5	21-Jul-26	27-Jul-26	-103	INSTALL SITE LIGHTING											
P2SW 10325	INSTALL HANDRAILS	3	23-Jul-26	27-Jul-26	-101	INSTALL HANDRAILS											
P2SW 10350	FINAL LIFT ASPALT	3	28-Jul-26	30-Jul-26	-103	FINAL LIFT ASPALT											
P2SW 10380	MEP TRIM	5	28-Jul-26	03-Aug-26	-103	MEP TRIM											
P2SW 10360	STRIPING	3	31-Jul-26	04-Aug-26	-102	STRIPING											
P2SW 10370	SIGNAGE	3	31-Jul-26	04-Aug-26	-103	SIGNAGE											
P2SW 10395	SITE INSPECTIONS	3	31-Jul-26	04-Aug-26	-102	SITE INSPECTIONS											
P2SW 10390	CLEAN UP & PUNCH OUT	5	30-Jul-26	05-Aug-26	-103	CLEAN UP & PUNCH OUT											
P2SW 10400	CERTIFICATE OF COMPLETION PHASE 2	0		05-Aug-26*	-103	◆ CERTIFICATE OF COMPLETION PH											

█ Remaining Level of Effort █ Critical Remaining Work
█ Actual Level of Effort █ Actual Work
█ Remaining Work ◆ ◆ Milestone



EXHIBIT B

To: Glenn Marcos, CPPO, CPPB, FCPM, FCPA, Chief Procurement Officer
From: Ronald Stein, Sr. Project Manager
Date: June 30, 2025
Re: Change Order No. 27 – Additional Time, General Requirements and General Conditions for Project #12573

Job Description: Project P12573, Fort Lauderdale Police Headquarters
Contractor: Moss & Associates, LLC
Amount: Total amount of Change Order #27 \$ 859,919.29 plus three (3) additional months
Funding: P12573.352/6599

The purpose of this Change Order is:

As required by the CMAR's Agreement, Section 7.2, the CMAR must request an extension of time for general conditions and general requirements. Further, Section 7.2.2 states:

7.2.2 Should the Contract time set forth in the GMP Amendment be contractually extended for an excusable Delay or for a Project Change resulting in an extension of time or for additional work due to no fault of the Construction Manager or its Subcontractors, the Construction Manager's additional General Conditions will be negotiated and set forth in a Change Order, estimated initially on the General Conditions Schedule of Values as provided as back-up to the GMP contract and subsequently billed to the City based on actual costs expended.

This Change Order includes an extension of the agreement's substantial completion date and an increase in the contract line items for general requirements (GR's) and general conditions (GC's).

Moss has submitted a Potential Change Item for additional GC's and GR's for a total cost of \$2,775,128.51. While the Project has been delayed for various reasons including the deflection item, Moss is entitled to additional time and an increase in GC's and GR's; however, City staff is not currently in agreement with its total proposed costs.

The latest schedule dated April 30, 2025 indicates the substantial completion date adds three (3) months to the approved timeline, resulting in a Project duration increase from 32 months to 35 months. The original substantial completion date was December 8, 2025. The current projected date is March 9, 2026. Moss's proposed costs are projections based on the current average amount being spent each month on the Project.

Staff is working with the auditing firm of Fort Hill Associates, LLC ("Fort Hill") for a proposal to have the firm prepare a detailed review of the schedule, the delays and the associated costs. Fort Hill's review will

EXHIBIT B

include an opinion of the amount of time associated with the deflection issue and associated costs. This review will not be available for several months.

Once Fort Hill's audit is complete, Staff will update the City Commission and make any necessary recommendations, as may be deemed appropriate based on the audit findings.

In the interim, staff agrees with the amount indicated below as it reflects the average monthly cost associated with GC's & GR's and reflects the three (3) month addition of time.

Requesting Funding for the below listed items:

PCI	DESCRIPTION	AMOUNT
296	Additional GR's and GC's	\$ 859,919.29

EXISTING CONTRACT ITEMS ARE UTILIZED – TOTAL ADDITION \$0.00

Line Number	No Markup
Line 01 – General Requirements	\$ 189,093.00
Line 63 – General Conditions	\$ 616,452.00
Line 64 - Bond	\$ 8,055.45
Line 66 - Insurance	\$ 14,097.04
Line 67 -Fee	\$ 32,221.80
Total	\$ 859,919.29

NET AMOUNT OF THIS CHANGE ORDER \$ 859,919.29

ADDITIONAL CONTRACT TIME BEING REQUESTED– (90) CALENDAR DAYS

THE TOTAL AMOUNT OF THIS CHANGE ORDER \$ 859,919.29

EXHIBIT B

This Change Order provides for all costs and schedule adjustments associated with completing the Work, including materials, labor, equipment, bond, insurance, overhead, profit, impacts, and all related items or associated costs incurred or resulting from the items listed above, and is provided in accordance with Article 9 – Changes in the Work.

CHANGE ORDER SUMMARY SHEET

ORIGINAL CONTRACT AMOUNT		\$ 118,998,391.00
COST OF CHANGE ORDERS TO DATE		(\$12,827,748.88)
COST OF THIS CHANGE ORDER		\$ 859,919.29
	TOTAL:	\$107,030,561.41
ORIGINAL CONTRACT TIME		959 calendar days
TIME ADDED TO DATE		0 calendar days
TIME ADDED TO THIS CHANGE ORDER		91 calendar days
	TOTAL:	1050 calendar days

SCHEDULE OF CHANGE ORDERS TO DATE

C.O.#	DATE	DESCRIPTION	AMOUNT OF COST OR CREDIT
1	8/16/2023	ODP 001 Switchgear Material (\$1,759,650.94) Tax Savings - \$99,650.05	(\$1,660,000.89)
2	8/28/2023	ODP 002 Generator, SG, ATS (\$2,722,974.82) Tax Savings - \$154,177.82	(\$2,568,797.00)

EXHIBIT B

3	10/12/2023	ODP 003 Rebar, CIP Concrete, PG Precast, Arch. Precast	(\$8,884,980.00)
			(\$9,247,237.84)
4	10/12/2023	ODP 004 Roofing, Fire Sprinklers, Plumbing, and HVAC	(\$2,382,308.80)
			(\$2,525,497.33)
5	11/14/2023	OCO 001 Allowance Reconciliation	(\$0.00)
6	11/14/2023	OCO 002 Budget Reconciliation	(\$0.00)
7	11/14/2023	OCO 003 City Contingency	(\$0.00)
8	11/18/2023	OCO 004 Vibro-compaction Credit	(\$0.00)
9	1/24/2024	OCO 005 Conformed Permit Set	(\$0.00)
10	1/30/2024	OCO 006 Jobsite Cleaning	(\$0.00)
11	2/20/2024	ODP 006 Stucco, Ceilings, Carpet, LVT, Painting, HVAC, and Electrical	(\$3,866,451.92)
			Not including City Contingency
12	3/27/2024	OCO 007 CIP Fiber Reinforcement 2nd Floor	(\$0.00)
13	4/5/2024	OCO 008 Misc. Construction Contingency	(\$0.00)
14	5/02/2024	ODP 007 Structured Cabling only, Carpet LVT and VCT	(\$573,940.23)
			Not including City Contingency
15	06/11/2024	OCO 009 BDA-DAS and Temp. Shelter	(\$0.00)
16	07/02/2024	OCO 16 Additional Scopes of Work	\$1,634,999.49
17	09/03/2024	OCO 17 Baseline Schedule NTP	(\$0.00)
18	09/08/2024	OCO 18 Supplemental Instructions 004	\$996,133.33
18A	12/19/2024	OCO 18A SI 004 Corrections	(\$0.00)

EXHIBIT B

19	11/15/2024	OCO 19 GR's, Added Elevator Scope Envelope Testing & Inspection	(\$0.00)
20	1/21/2025	OCO 20 Retaining Wall Additions and L3 Glazing	(\$0.00)
21	1/22/2025	OCO 21 Sitework, Fume Hood, Faraday Door	(\$0.00)
22	03/04/2025	OCO 22 Deflection Foundation Additions	\$1,123,206.46
23	03/18/2025	OCO 23 Supplemental Instructions 1-4 and New Line Items	\$2,070,330.18
23A	05/09/2025	Line Item Corrections	\$ 0.00
24	05/06/2025	OCO 24 Misc. Additions & Increase Owner Contingency by \$850,000.00	\$1,284,060.50
25	05/07/2025	OCO 25 Reallocation of Moss Contingency	\$ 0.00
26	06/06/2025	OCO 26 Misc. Additions, RFI Responses & Deflection Repairs	\$0.00

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EXHIBIT B

IN WITNESS OF THE FOREGOING, the Parties have set their hands and seals the day and year first written below.

CITY

CITY OF FORT LAUDERDALE, a Florida municipal corporation.

By: Rickelle Williams
RICKELLE WILLIAMS
City Manager

Date: 7/11/25

ATTEST:

By: D. R. Soloman
DAVID R. SOLOMAN
City Clerk



Approved as to Legal Form and Correctness:
D'Wayne M. Spence, Interim City Attorney

By: Rhonda Montoya Hasan
RHONDA MONTOYA HASAN
Senior Assistant City Attorney

EXHIBIT B

CONTRACTOR

MOSS & ASSOCIATES, LLC, a Florida limited liability company.

WITNESSES:

[Signature]
Signature

Ashley Gonzalez
Print Name

[Signature]
Signature

Diana Pirana
Print Name

By: [Signature]
GARRETT GREEN
Vice President

(CORPORATE SEAL)

STATE OF Florida :

COUNTY OF Bayard :

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 7th day of July, 2025, by **Garrett Green**, as **Vice President**, for **Moss & Associates, LLC**, a Florida limited liability company.



ANGELIQUE T. CARMODY
Commission # HH 137412
Expires October 3, 2025
Bonded Thru Budget Notary Services

[Signature]
(Signature of Notary Public - State of Florida)

Angelique Carmody
(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally Known OR Produced Identification _____
Type of Identification Produced: _____

EXHIBIT B



Moss & Associates, LLC
2101 N Andrews Avenue
Ft Lauderdale, FL 33311

May 29, 2025

Ronald Stein
City of Fort Lauderdale
101 NE 3rd Ave, Suite 2100
Ft. Lauderdale, FL 33301

RE: Potential Change Item (PCI) 0296 Notification
Fort Lauderdale Police Headquarters - B372302

Dear Ronald Stein,

This letter is to provide official notification of a potential change item (PCI) as follows:

PCI Number: 0296

Date: May 29, 2025

Description: Partial GC's/GR's from PCI 275

Days Requested: 91

Reason: Owner Directive - External

Scope Description: As mutually agreed between the City and Moss, this PCI is being submitted for a portion of additional General Conditions and General Requirements from PCI 275 submitted on 5/12/25 for \$2,775,128.51.

The original PCI 275 dated 5/1/25 was for additional GC's and GR's for both added time and scope as relates to the delays incurred to date; primarily the structural design issue and associated remedial work. This PCI is for (3) months of time only, or 91 days, extending the current Substantial Completion date (activity P2SW 10400) from December 8th, 2025 to **March 9th, 2026**, see attached Exhibit A Schedule with actuals through 5/30/25. The original contract time was 959 Calendar Days, and the new proposed contract time is 1,050 calendar days.

The primary critical path for Substantial Completion is through completion of the added electrical scope for the temp radio shelter (PCI 277 in OCO 24 approved at 5/6/24 Commission), relocation of the radio equipment by City, asbestos abatement by City, demolition of existing HQ, and completion of the West Site Work. Per attached Exhibit A Schedule, demolition (activity P3 10130) must start by August 7th, 2025 with all predecessors completed.

The City agrees to continue to work with Moss to negotiate and approve the \$1,915,209.22 balance of GC's and GR's (Original PCI 275 less this PCI 296) for additional scope and CM services provided due to the structural deflection issue. The primary critical path for TCO of the new headquarters (activity PC 99140) is driven by completion of carbon fiber wrap remediation work at the 3rd floor columns and roof beams at the north side and the subsequent finish work. The EOR's recommendation for 3rd floor remediation was released as final on 5/26/25 and is currently being priced with a specialty contractor who will need to provide their own delegated engineering after pricing approval by the City.

The current target TCO date for the new HQ is December 1st, 2025 and assumes the AHJ(s) will approve a partial TCO without the west site work (drainage, landscape, hardscape) being completed. The Community Center would also not be included in the partial TCO as currently permitted. This PCI does not include cost of work and associated general conditions nor does it include time extension request associated with completion of the kitchen, which is pending final design, and has a projected completion date of June 2nd, 2026 (activity PC 99140-1B). The attached Exhibit A schedule also assumes work by City, e.g. Low Voltage systems, or areas on hold pending design (e.g. faraday room, south parking lot changes, and dumpster relocation) will be designed, permitted, priced, and approved so that they may be completed in time for final inspections and/or not affect subsequent trades.

EXHIBIT B

The overall Substantial Completion date of March 9th, 2026 does not include "Phase II" remedial structural work per 3rd party engineer (WJE) report, as these recommendations have not yet been reviewed or designed by the EOR or priced by Moss.

The GC and GR cost below was calculated using the monthly rate as shown in Exhibit E of the CMAR Contract (\$205,484/mo for GC's and \$63,031/mo for GR's) as requested by City, however it should be noted that the correct monthly rate per Exhibit B Schedule of Values is \$214,490/mo for GC's and \$66,195/mo for GR's based on the original contract value / 32 months.

(3) Months General Conditions	\$ 616,452.00
(3) Months General Requirements	\$ 189,093.00
02 Moss Insurance 1.75%	\$ 14,097.04
03 Bond 1%	\$ 8,055.45
04 Fee 4%	\$ 32,221.80
Grand Total	\$859,919.29

Per the terms and conditions of our contract, we have attached the appropriate back up documentation to substantiate the above referenced costs. This request only includes the items specifically identified in this change proposal. All other costs associated with this project shall be submitted under a separate change order cover.

We respectfully reserve our rights to request additional time should it become evident that this work will impact the overall completion of the project. The costs associated with this PCI will remain valid for fourteen (14) calendar days after submission.

Please indicate your formal approval for this additional work and cost by signing in the space provided below. Moss & Associates will then incorporate this change into the next Owner Change Order (OCO).

If you should have any questions, please contact the undersigned at 954-326-2727 as soon as possible.

Sincerely, Moss & Associates, LLC _____ Date: _____ Matthew Kane Project Manager	Reviewed / Approved by: City of Fort Lauderdale Approved: _____ Date: _____ (Owner)
-----------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------



Moss & Associates, LLC
6363 NW 6th Way
Ft. Lauderdale FL, 33309

Owner Change Order
029

TITLE: OCO 29 (City OCO 27) - Partial GC's/GR's from PCI 275 **ISSUE DATE:** 2025-07-01
PROJECT: Fort Lauderdale Police Headquarters **JOB NO.:** B372302
TO: City of Fort Lauderdale **CONTRACT:** B372302
101 NE 3rd Ave, Suite 2100
Ft. Lauderdale, FL 33301

The following PCI(s) are included in this Change Order:

<u>PCI NO.</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
0296	Partial GC's/GR's from PCI 275	\$859,919.29
Grand Total		\$859,919.29

The Contract is changed as follows:

The original Contract Sum was.....	\$118,998,391.00
Net change by previously authorized Requests and Changes	-\$12,827,748.88
The Contract Sum prior to this Change Order was	\$106,170,642.12
The Contract Sum will be changed by this Change Order in the Amount of	\$859,919.29
The new Contract Sum including this Change Order is	\$107,030,561.41
The Contract Time will be Changed by	60 Day(s)
The date of Substantial Completion as of the date of this Change Order therefore is	2026-03-09

CONTRACTOR

Moss & Associates, LLC
6363 NW 6th Way
Ft. Lauderdale FL, 33309

OWNER

City of Fort Lauderdale
101 NE 3rd Ave, Suite 2100
Ft. Lauderdale, FL 33301

By: Garrett Green, Vice President

By: Ronald Stein,

DocuSigned by:
Signature: *Garrett Green*
F7DA5EA84863464...
Date: 7/1/2025

Signed by:
Signature: *Ron Stein*
4317335CC680421...
Date: 7/1/2025

MOSS PX

Initial
DN

EXHIBIT B

Docusign Envelope ID: 5D42CAFC-4A67-4B3F-A49D-FF97BCDD216B

Filename: FTPS 0022.0 // Layout: [Moss_Full Schedule_1]		FT LAUDERDALE POLICE HEADQUARTERS - DD - 5-31-25					Data Date: 30-May-25 Run Date: 30-May-25																
Activity ID	Activity Name	OD	RD	Start	Finish	Total Float	2021	2022	2023	2024	2025	2026	2027										
NEW POLICE HEADQUARTERS COMPLETION		248	248	02-Jun-25	02-Jun-26	-301											02-Jun-26, NEW PH						
PHASE 1A		54	54	12-Sep-25	01-Dec-25	-177											01-Dec-25, PHASE 1A						
PC 99110	COMPLETE / TEST MEP SYSTEMS / TRADE CONT FINAL INSPECTIONS - PHASE 1A	25	25	12-Sep-25	16-Oct-25	-159											COMPLETE / TEST MEP SYS						
PC 99120	FINAL CLEAN UP & PUNCH - PHASE 1A	25	25	15-Oct-25	18-Nov-25	-177											FINAL CLEAN UP & PUNCH						
PC 99130	CERTIFICATE OF OCCUPANCY / SUBSTANTIAL COMPLETION - PHASE 1A	5	5	19-Nov-25	25-Nov-25	-177											CERTIFICATE OF OCCUPA						
PC 99140	SUBSTANTIAL COMPLETION - PHASE 1A	1	1	01-Dec-25	01-Dec-25*	-177											SUBSTANTIAL COMPLETI						
PHASE 1B		248	248	02-Jun-25	02-Jun-26	-301											02-Jun-26, PHASE 1B						
PC 99110-B	COMPLETE / TEST MEP SYSTEMS / TRADE CONT FINAL INSPECTIONS - PHASE 1B	10	10	02-Jun-25	13-Jun-25	-74											COMPLETE / TEST MEP SYSTEMS						
PC 99120-1B	FINAL CLEAN UP & PUNCH - PHASE 1B	10	10	08-May-26	21-May-26	-301											FINAL CLEAN UP						
PC 99130-1B	CERTIFICATE OF OCCUPANCY / SUBSTANTIAL COMPLETION - PHASE 1B	5	5	22-May-26	01-Jun-26	-301											CERTIFICATE OF						
PC 99140-1B	SUBSTANTIAL COMPLETION - PHASE 1B	1	1	02-Jun-26	02-Jun-26*	-301											SUBSTANTIAL C						
OWNER MOVE INTO NEW HEADQUARTERS		22	22	02-Dec-25	07-Jan-26	102											07-Jan-26, OWNER MOV						
P3 10110	OWNER MOVE INTO NEW HEADQUARTERS	22	22	02-Dec-25	07-Jan-26	102											OWNER MOVE INTO NE						
PHASE 2 DEMO OF EXISTING HQ AND SITEWORK		164	164	09-Jul-25	09-Mar-26	-54											09-Mar-26, PHASE 2 D						
ASBESTOS ABATEMENT & DEMO OF EXISTING HEADQUARTERS		81	81	09-Jul-25	31-Oct-25	-56											31-Oct-25, ASBESTOS ABAT						
P3 10120	ASBESTOS ABATEMENT	21	21	09-Jul-25	06-Aug-25	-56											ASBESTOS ABATEMENT						
P3 10130	DEMOLITION EXISTING HEADQUARTERS	60	60	07-Aug-25	31-Oct-25	-56											DEMOLITION EXISTING HEA						
P3 10140	CITY REMOVAL / ABANDONMENT OF UNDERGROUND FUEL TANK	10	10	07-Aug-25	20-Aug-25	-6											CITY REMOVAL / ABANDONMEN						
SITE WORK		83	83	03-Nov-25	09-Mar-26	-54											09-Mar-26, SITE WOR						
P2SW 10110	INSTALL DRAINAGE	10	10	03-Nov-25	14-Nov-25	-56											INSTALL DRAINAGE						
P2SW 10120	INSTALL WATERLINES / TAP WATER MAIN	13	13	17-Nov-25	08-Dec-25	-54											INSTALL WATERLINES / T						
P2SW 10210	FORM & POUR WALL FOOTINGS	10	10	17-Nov-25	03-Dec-25	-56											FORM & POUR WALL FOO						
P2SW 10220	FORM & POUR WALLS	15	15	24-Nov-25	17-Dec-25	-56											FORM & POUR WALLS						
P2SW 10130	SUBBASE / LBR40 / ROAD	5	5	09-Dec-25	15-Dec-25	-54											SUBBASE / LBR40 / ROAD						
P2SW 10230	BACK FILL WALLS	10	10	15-Dec-25	30-Dec-25	-56											BACK FILL WALLS						
P2SW 10140	INSTALL STRUCTURAL SOIL	2	2	16-Dec-25	17-Dec-25	-52											INSTALL STRUCTURAL S						
P2SW 10150	INSTALL LIGHT POLE BASES	4	4	16-Dec-25	19-Dec-25	-54											INSTALL LIGHT POLE BAS						
P2SW 10160	INSTALL UNDERGROUND ELECTRICAL	10	10	17-Dec-25	06-Jan-26	-54											INSTALL UNDERGROUND						
P2SW 10240	LIMEROCK FOR PAVERS	5	5	24-Dec-25	06-Jan-26	-56											LIMEROCK FOR PAVERS						
P2SW 10250	FORM & POUR STAIRS	5	5	30-Dec-25	08-Jan-26	-52											FORM & POUR STAIRS						
P2SW 10170	LIMEROCK ROAD	10	10	05-Jan-26	16-Jan-26	-54											LIMEROCK ROAD						
P2SW 10260	LANDSCAPE PLANTERS	8	8	05-Jan-26	14-Jan-26	-56											LANDSCAPE PLANTERS						
P2SW 10270	STUCCO WALLS	5	5	15-Jan-26	21-Jan-26	-56											STUCCO WALLS						
P2SW 10180	1ST LIFT ASPHALT	3	3	19-Jan-26	21-Jan-26	-54											1ST LIFT ASPHALT						
P2SW 10280	PAINT WALLS	5	5	22-Jan-26	28-Jan-26	-56											PAINT WALLS						
P2SW 10300	CURBS	10	10	22-Jan-26	04-Feb-26	-54											CURBS						

■ Remaining Level of Effort ■ Remaining Work Summary
■ Actual Level of Effort ■ Critical Remaining Work
■ Actual Work ◆ Milestone



EXHIBIT C

Position		Salary / Hr	Salary / Mo	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26
Director of Operations	Garrett Green			25%	25%	0%	0%	0%	0%	0%	0%
		\$ 256.34	\$ 44,432	\$11,108	\$11,108	\$0	\$0	\$0	\$0	\$0	\$0
Senior Project Accountant	Desiree Leon			50%	50%	50%	50%	50%	50%	50%	50%
		\$ 89.61	\$ 15,532	\$7,766	\$7,766	\$7,766	\$7,766	\$7,766	\$7,766	\$7,766	\$7,766
Accounting Assistant	Melissa Lorenzo			25%	25%	10%	10%	10%	10%	10%	10%
		\$ 55.36	\$ 9,596	\$2,399	\$2,399	\$960	\$960	\$960	\$960	\$960	\$960
Project Manager	Matthew Kane			100%	100%	50%	50%	50%	50%	50%	50%
		\$ 142.86	\$ 24,762	\$24,762	\$24,762	\$12,381	\$12,381	\$12,381	\$12,381	\$12,381	\$12,381
Superintendent	Jimmy Lorenzo			100%	25%	0%	0%	0%	0%	0%	0%
		\$ 189.73	\$ 32,887	\$32,887	\$8,222	\$0	\$0	\$0	\$0	\$0	\$0
Assistant Superintendent	John James Yancy			100%	100%	100%	100%	100%	100%	100%	100%
		\$ 96.14	\$ 16,664	\$16,664	\$16,664	\$16,664	\$16,664	\$16,664	\$16,664	\$16,664	\$16,664
Sr. Field Engineer	Tiago Lima			100%	100%	100%	100%	100%	100%	100%	100%
		\$ 75.79	\$ 13,137	\$13,137	\$13,137	\$13,137	\$13,137	\$13,137	\$13,137	\$13,137	\$13,137
Field / Project Engineer	James Pope			100%	100%	100%	100%	100%	100%	100%	100%
		\$ 59.82	\$ 10,369	\$10,369	\$10,369	\$10,369	\$10,369	\$10,369	\$10,369	\$10,369	\$10,369
Manager, Planning & Scheduling	Jessica Moraes			10%	10%	10%	10%	10%	10%	10%	10%
		\$ 110.39	\$ 19,134	\$1,913	\$1,913	\$1,913	\$1,913	\$1,913	\$1,913	\$1,913	\$1,913
Safety	TBD			10%	10%	10%	10%	10%	10%	10%	10%
		\$ 86.81	\$ 15,047	\$1,505	\$1,505	\$1,505	\$1,505	\$1,505	\$1,505	\$1,505	\$1,505

Total Staff Expense	\$	122,510	\$	97,845	\$	64,695	\$	64,695	\$	64,695	\$	64,695	\$	64,695	\$	64,695
Non-Staff Expenses	\$	8,392	\$	8,392	\$	5,305	\$	5,305	\$	5,305	\$	5,305	\$	5,305	\$	5,305
Total Estimated GC's/Month	\$	130,902	\$	106,237	\$	70,000	\$	70,000	\$	70,000	\$	70,000	\$	70,000	\$	70,000

Total Additional GC's April '26 through August '26 \$350,000

EXHIBIT C

B372302.00		Fort Lauderdale Police Headquarters (GR's)		Subcontractor	Actual Cost			Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26
01 - General Requirements					Dec-25	Jan-26	Feb-26						
N	B372302.00	00.3143.00	Permitting	Builder's Choice	\$ 1,200.00	\$ 1,000.00	\$ 2,600.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00
N	B372302.00	01.0000.00	General Requirements										
N	B372302.00	01.2119.00	Testing	Nutting	\$ 157.50			\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00
N	B372302.00	01.3030.00	Consulting Services (Adams)										
N	B372302.00	01.3030.01	Consulting Services (HJ High)										
N	B372302.00	01.3045.00	Legal Services										
N	B372302.00	01.3060.00	Security and Alarm	Ring	\$ 10.69	\$ 10.69	\$ 10.69						
N	B372302.00	01.3870.00	Ceremonies										
N	B372302.00	01.2119.00	Testing	Paramount			\$ 13,935.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00
N	B372302.00	01.3890.00	Heavy Equipment Rental (Lull and container)	Herc	\$ 4,387.00	\$ 10,876.39	\$ 5,774.68	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00
N	B372302.00	01.3892.00	Backhoe Equipment Rental										
N	B372302.00	01.3895.00	Safety Supplies		\$ 340.08								
N	B372302.00	01.3915.00	Small Tools and Equipment		\$ 4,080.33	\$ 291.81	\$ 492.85	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00
N	B372302.00	01.3935.00	Plans and Specification Reproduction		\$ 35.66								
N	B372302.00	01.5136.00	Temporary Water		\$ 779.15	\$ 779.15	\$ 738.99	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00
N	B372302.00	01.5159.00	Temporary Labor	Pacesetter	\$ 8,209.76	\$ 4,942.76	\$ 11,939.94	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00
N	B372302.00	01.5159.01	Temporary Labor - Carpenter	Moss	\$ 12,712.60	\$ 15,547.55	\$ 13,862.37						
N	B372302.00	01.5213.00	Field Office and Sheds	Williams Scotsman									
N	B372302.00	01.5219.00	Sanitary Facilities	In & Out									
N	B372302.00	01.5419.00	Temporary Cranes	Beyel									
N	B372302.00	01.5526.00	Jobsite Radios										
N	B372302.00	01.5626.00	Temporary Fencing	Florida Demolition	\$ 25,259.96		\$ 20,054.26	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00
N	B372302.00	01.7123.00	Field Engineering Services										
N	B372302.00	01.7123.16	Construction Surveying	Keith	\$ 6,689.43	\$ 8,361.75		\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00
N	B372302.00	01.7123.161	Construction Surveying 01	Venegrup	\$ 1,550.00			\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00
N	B372302.00	01.7400.00	Jobsite Cleaning										
N	B372302.00	01.7413.00	Progress Cleaning	Charles Cleaning									
N	B372302.00	01.7419.00	Construction Waste Management (Incl Portalets)	Coastal Waste	\$ 1,999.40	\$ 1,289.75	\$ 2,719.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00
N	B372302.00	03.8000.00	Concrete Scanning and Coring	Scantek		\$ 892.50							
Actual Cost					\$ 67,411.56	\$ 43,992.35	\$ 72,127.78						

Projected Avg. Monthly GR's \$ 30,000.00 \$ 30,000.00 \$ 30,000.00 \$ 30,000.00 \$ 30,000.00

Total Additional GR's Projected April '26 thru August '26 \$ 150,000.00