

RESOLUTION NO. 2026-037

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING SIX (6) CHANGE ORDERS TO THE AGREEMENT WITH EAST COAST BUILDERS AND DEVELOPERS TOTALING FIFTY-ONE THOUSAND SEVENTY DOLLARS AND ZERO CENTS (\$51,070.00) FOR CONSTRUCTION OF THE SOUTHWEST MEADOWS SANCTUARY PARK IMPROVEMENTS PROJECT; AUTHORIZING THE TOWN ADMINISTRATOR TO EXECUTE THE CHANGE ORDER; APPROVING A BUDGET AMENDMENT TO THE FISCAL YEAR 2025-2026 ADOPTED BUDGET; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, pursuant to Resolution 2025-009 and Invitation For Bid 24-004, the Town entered into an agreement with East Coast Builders and Developers for Two Million One Hundred Eighty-Two Thousand Dollars and Zero Cents (\$2,182,000.00) for construction of restroom pavilion building with storage room and enlarged roof overhang for picnic tables, asphalt access road, asphalt ADA parking, stabilized grass multi-function area, landscaping, site lighting, drainage improvements, and new perimeter fence for Southwest Meadows Sanctuary Park located at 16020 Griffin Road as per CPZ Architects, Inc plans; and

WHEREAS, the following Change Orders are presented:

Change Order 1 \$4,000 for Additional Parking Lot Pole, Light & Wiring

Change Order 2 \$14,350 for Stamped Colored Concrete Exterior Slab

Change Order 3 (\$15,400) Credit for Non-Installation of 2,200 LF of PVC Fence

Change Order 4 (\$20,000) Credit for Non-Installation of Septic Tank & Drain Field

Change Order 5 \$78,000 for Addition FPL Electrical Feed from Transformer

Change Order 6 (\$9,880) Credit for Electrical Fixtures

WHEREAS, the Town allocated \$1,183,374 in account #001-3920-572-63140 (American Rescue Plan Act), was awarded a \$200,000 Florida Recreation and Development Assistance Program Grant, and provided general fund funding of \$798,626; and

WHEREAS, a budget amendment to the Fiscal Year 2025-2026 Adopted Budget is required to approve these changes; and

WHEREAS, the Town Council believes that the Change Orders are in the best interest of the health, safety, and welfare of its residents.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA:

Section 1. The recitals above are true and correct and are incorporated herein by reference.

Section 2. The Town Council hereby approves Change Orders one (1) through six (6) with East Coast Builders and Developers in the amount of Fifty-One Thousand Seventy Dollars and Zero Cents (\$51,070.00) for construction of the Southwest Meadows Sanctuary Park Pavilion Facility, in substantially the same form as that attached hereto as Exhibit "A".

Section 3. The Town Council hereby authorizes the Mayor, Town Administrator, and Town Attorney to execute the Change Orders in substantially the same form as that attached hereto as Exhibit "A" and to make such modifications, additions and/or deletions which they deem necessary to effectuate the intent of this Resolution.

Section 4. The Town Council hereby approves a budget amendment utilizing unassigned fund balance (reserves) in the amount of Fifty-One Thousand Seventy Dollars and Zero Cents (\$51,070.00) as follows:

Revenues Increase:

Appropriated Fund Balance (001-0000-399-39900)	\$51,070
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Expenditure Increase:

Infrastructure Southwest Meadows (001-3920-572-63260)	\$51,070
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Section 5. This Resolution shall become effective immediately upon its adoption.

[Signatures on following page]

PASSED AND ADOPTED by the Town Council of the Town of

Southwest Ranches, Florida, this 26th day of March, 2026 on a motion by

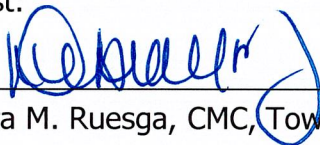
V/m JABLONSKI and seconded by C/m ALLBRITTON.

Breitkreuz	<u>YES</u>
Jablonski	<u>YES</u>
Allbritton	<u>YES</u>
Hartmann	<u>YES</u>
Kuczenski	<u>YES</u>

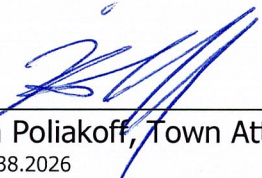
Ayes	<u>5</u>
Nays	<u>1</u>
Absent	<u>1</u>
Abstaining	<u>1</u>


Steve Breitkreuz, Mayor

Attest:


Debra M. Ruesga, CMC, Town Clerk

Approved as to Form and Correctness:


Keith Poliakoff, Town Attorney
1001.038.2026



SOUTHWEST MEADOWS SANCTUARY PARK IMPROVEMENTS
ARPA (IFB) 24-004
Resolution: 2025-009

CHANGE ORDER 1
ADDITIONAL PARKING LOT POLE & LIGHT

This Contract made this 26th day of March 2026, by and between TOWN OF SOUTHWEST RANCHES ("Owner") and EAST COAST BUILDERS AND DEVELOPERS CORPORATION, hereinafter referred to as the ("Contractor").

WITNESSETH, that the Owner and the Contractor for the consideration stated herein mutually agree as follows:

SECTION 1 -Statement of Work

The Contractor shall furnish all supervision, equipment, and labor to perform and complete all work required for Meadows Sanctuary Park:

Additional Parking Lot Pole, Light & Wiring
16020 Griffin Road, Southwest Ranches, FL 33331

SECTION 2 – Contract Price - Payment

The Owner will pay the Contractor for the performance of said contract the sum of FOUR THOUSAND DOLLARS AND 00/100 (**\$4,000.00**) ("Contract Sum").

TOTAL **\$4,000.00**

- SIGNATURE PAGE FOLLOWS -



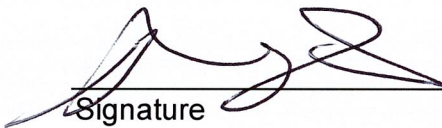
SOUTHWEST MEADOWS SANCTUARY PARK IMPROVEMENTS
ARPA (IFB) 24-004
Resolution: 2025-009

CHANGE ORDER 1
ADDITIONAL PARKING LOT POLE & LIGHT

IN WITNESS WHEREOF, the parties hereto have caused this Contract to be executed on the day and year first above written.

THIS AGREEMENT is executed on the day and year first above written.

TOWN OF SOUTHWEST RANCHES



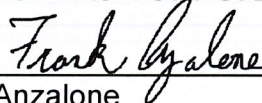
Signature

By: Steve Breitkreuz

Print Name

Title: Mayor

**EAST COAST BUILDERS AND
DEVELOPERS CORPORATION**

By: 

Frank Anzalone

Title: President



SOUTHWEST MEADOWS SANCTUARY PARK IMPROVEMENTS
ARPA (IFB) 24-004
Resolution: 2025-009

CHANGE ORDER 2
STAMPED COLORED CONCRETE EXTERIOR SLAB

This Contract made this 26th day of March 2026, by and between TOWN OF SOUTHWEST RANCHES ("Owner") and EAST COAST BUILDERS AND DEVELOPERS CORPORATION, hereinafter referred to as the ("Contractor").

WITNESSETH, that the Owner and the Contractor for the consideration stated herein mutually agree as follows:

SECTION 1 -Statement of Work

The Contractor shall furnish all supervision, equipment, and labor to perform and complete all work required for Meadows Sanctuary Park:

Stamped Colored Concrete Exterior Slab
16020 Griffin Road, Southwest Ranches, FL 33331

SECTION 2 -Contract Price - Payment

The Owner will pay the Contractor for the performance of said contract the sum of FOURTEEN THOUSAND THREE HUNDRED FIFTY DOLLARS AND 00/100 (**\$14,350.00**) ("Contract Sum").

TOTAL **\$14,350.00**

- SIGNATURE PAGE FOLLOWS -



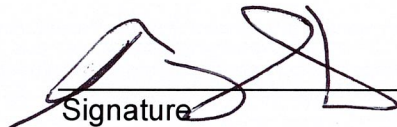
SOUTHWEST MEADOWS SANCTUARY PARK IMPROVEMENTS
ARPA (IFB) 24-004
Resolution: 2025-009

CHANGE ORDER 2
STAMPED COLORED CONCRETE EXTERIOR SLAB

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THIS AGREEMENT is executed on the day and year first above written.

TOWN OF SOUTHWEST RANCHES

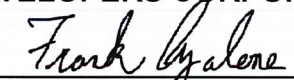

Signature _____

By: Steve Breitkreuz

Print Name

Title: Mayor

**EAST COAST BUILDERS AND
DEVELOPERS CORPORATION**

By: 

Frank Anzalone

Title: President



SOUTHWEST MEADOWS SANCTUARY PARK IMPROVEMENTS
ARPA (IFB) 24-004
Resolution: 2025-009

CHANGE ORDER 3
CREDIT – NON-INSTALLATION OF PVC FENCE

This Contract made this 26th day of March, 2026, by and between TOWN OF SOUTHWEST RANCHES (“Owner”) and EAST COAST BUILDERS AND DEVELOPERS CORPORATION, hereinafter referred to as the (“Contractor”).

WITNESSETH, that the Owner and the Contractor for the consideration stated herein mutually agree as follows:

SECTION 1 -Statement of Work

The Contractor shall furnish all supervision, equipment, and labor to perform and complete all work required for Meadows Sanctuary Park:

Non-Installation of 2,200 LF of PVC FENCE
16020 Griffin Road, Southwest Ranches, FL 33331

SECTION 2 -Contract Price - Credit

The Contractor shall credit the Owner of said contract the sum of FIFTEEN THOUSAND FOUR HUNDRED DOLLARS AND 00/100 (**\$15,400.00**) (“Contract Sum”). Shall be credited to the owner.

TOTAL **\$15,400.00**

- SIGNATURE PAGE FOLLOWS -



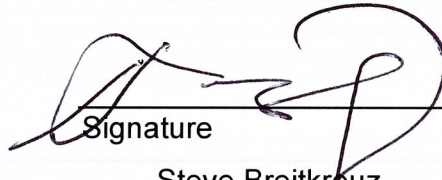
SOUTHWEST MEADOWS SANCTUARY PARK IMPROVEMENTS
ARPA (IFB) 24-004
Resolution: 2025-009

CHANGE ORDER 3
CREDIT – NON-INSTALLATION OF PVC FENCE

IN WITNESS WHEREOF, the parties hereto have caused this Contract to be executed on the day and year first above written.

THIS AGREEMENT is executed on the day and year first above written.

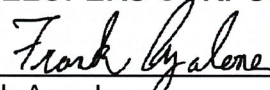
TOWN OF SOUTHWEST RANCHES



Signature
By: Steve Breitkreuz

Print Name
Title: Mayor

**EAST COAST BUILDERS AND
DEVELOPERS CORPORATION**

By: 

Frank Anzalone
Title: President



SOUTHWEST MEADOWS SANCTUARY PARK IMPROVEMENTS
ARPA (IFB) 24-004
Resolution: 2025-009

CHANGE ORDER 4
CREDIT – SEPTIC TANK & DRAIN FIELD

This Contract made this 26th day of March, 2026, by and between TOWN OF SOUTHWEST RANCHES ("Owner") and EAST COAST BUILDERS AND DEVELOPERS CORPORATION, hereinafter referred to as the ("Contractor").

WITNESSETH, that the Owner and the Contractor for the consideration stated herein mutually agree as follows:

SECTION 1 -Statement of Work

The Contractor shall furnish all supervision, equipment, and labor to perform and complete all work required for Meadows Sanctuary Park:

Non-Installation of Septic Tank & Drain Field
16020 Griffin Road, Southwest Ranches, FL 33331

SECTION 2 -Contract Price - Credit

The Contractor shall credit the Owner of said contract the sum of TWENTY THOUSAND DOLLARS AND 00/100 (**\$20,000.00**) ("Contract Sum"). Shall be credited to the owner.

TOTAL **\$20,000.00**

- SIGNATURE PAGE FOLLOWS -



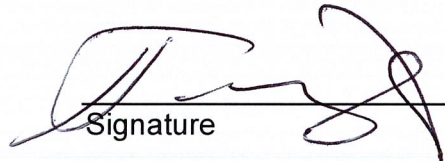
SOUTHWEST MEADOWS SANCTUARY PARK IMPROVEMENTS
ARPA (IFB) 24-004
Resolution: 2025-009

CHANGE ORDER 4
CREDIT – SEPTIC TANK & DRAIN FIELD

IN WITNESS WHEREOF, the parties hereto have caused this Contract to be executed on the day and year first above written.

THIS AGREEMENT is executed on the day and year first above written.

TOWN OF SOUTHWEST RANCHES



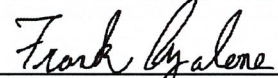
Signature

By: Steve Breitkreuz

Print Name

Title: Mayor

**EAST COAST BUILDERS AND
DEVELOPERS CORPORATION**

By: 

Frank Anzalone

Title: President



SOUTHWEST MEADOWS SANCTUARY PARK IMPROVEMENTS
ARPA (IFB) 24-004
Resolution: 2025-009

CHANGE ORDER 5
FPL ELECTRICAL FEED FROM TRANSFORMER

This Contract made this 26th day of March 2026, by and between TOWN OF SOUTHWEST RANCHES ("Owner") and EAST COAST BUILDERS AND DEVELOPERS CORPORATION, hereinafter referred to as the ("Contractor").

WITNESSETH, that the Owner and the Contractor for the consideration stated herein mutually agree as follows:

SECTION 1 -Statement of Work

The Contractor shall furnish all supervision, equipment, and labor to perform and complete all work required for Meadows Sanctuary Park:

ADDITON FPL ELECTRICAL FEED FROM TRANSFORMER
16020 Griffin Road, Southwest Ranches, FL 33331

SECTION 2 – Contract Price - Payment

The Owner will pay the Contractor for the performance of said contract the sum of SEVENTY-EIGHT THOUSAND DOLLARS AND 00/100 (**\$78,000.00**) ("Contract Sum").

<u>TOTAL</u>	<u>\$78,000.00</u>
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- SIGNATURE PAGE FOLLOWS -



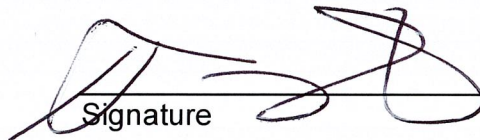
SOUTHWEST MEADOWS SANCTUARY PARK IMPROVEMENTS
ARPA (IFB) 24-004
Resolution: 2025-009

CHANGE ORDER 5
FPL ELECTRICAL FEED FROM TRANSFORMER

IN WITNESS WHEREOF, the parties hereto have caused this Contract to be executed on the day and year first above written.

THIS AGREEMENT is executed on the day and year first above written.

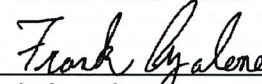
TOWN OF SOUTHWEST RANCHES


Signature _____

By: Steve Breitkreuz
Print Name _____

Title: Mayor

**EAST COAST BUILDERS AND
DEVELOPERS CORPORATION**

By: 
Frank Anzalone
Title: President



SOUTHWEST MEADOWS SANCTUARY PARK IMPROVEMENTS
ARPA (IFB) 24-004
Resolution: 2025-009

CHANGE ORDER 6
CREDIT – ELECTRICAL LIGHTING FIXTURES

This Contract made this 26th day of March 2026, by and between TOWN OF SOUTHWEST RANCHES ("Owner") and EAST COAST BUILDERS AND DEVELOPERS CORPORATION, hereinafter referred to as the ("Contractor").

WITNESSETH, that the Owner and the Contractor for the consideration stated herein mutually agree as follows:

SECTION 1 -Statement of Work

The Contractor shall furnish all supervision, equipment, and labor to perform and complete all work required for Meadows Sanctuary Park:

Change all lighting fixtures to less expensive ones
16020 Griffin Road, Southwest Ranches, FL 33331

SECTION 2 -Contract Price – Credit

The Contractor shall credit the Owner of said contract the sum of NINE THOUSAND EIGHT HUNDRED EIGHTY DOLLARS AND 00/100 (**\$9,880.00**) ("Contract Sum"). Shall be credited to the owner.

TOTAL **\$9,880.00**

- SIGNATURE PAGE FOLLOWS -



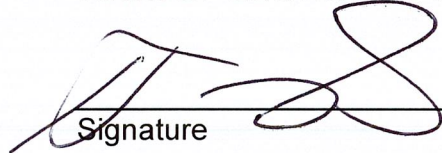
SOUTHWEST MEADOWS SANCTUARY PARK IMPROVEMENTS
ARPA (IFB) 24-004
Resolution: 2025-009

CHANGE ORDER 6
CREDIT – ELECTRICAL LIGHTING FIXTURES

IN WITNESS WHEREOF, the parties hereto have caused this Contract to be executed on the day and year first above written.

THIS AGREEMENT is executed on the day and year first above written.

TOWN OF SOUTHWEST RANCHES



Signature

By: Steve Breitkreuz
Print Name

Title: Mayor

**EAST COAST BUILDERS AND
DEVELOPERS CORPORATION**

By: Frank Anzalone
Frank Anzalone
Title: President