

RESOLUTION NO. 2026 - 061

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING CHANGE ORDER #3 TO THE AGREEMENT WITH BRJ RESTORATION, LLC IN THE AMOUNT OF TWENTY THOUSAND FOUR HUNDRED SIXTY DOLLARS AND ZERO CENTS (\$20,460.00) FOR THE CONSTRUCTION OF A MULTI-PURPOSE STORAGE UNIT LOCATED ON THE TOWN PROPERTY LOCATED AT 13400 GRIFFIN ROAD; AUTHORIZING THE TOWN ADMINISTRATOR TO ISSUE A NEW PURCHASE ORDER FOR THIS CHANGE ORDER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, at the February 26, 2026, Town Council meeting, the Town Council of the Town of Southwest Ranches approved Resolution 2026-027 which approved an agreement with BRJ Restoration, LLC for the construction of a multi-purpose storage unit located on Town property located at 13400 Griffin Road (Town Hall) in the amount of One Hundred Twenty-Six Thousand Seven Hundred Dollars and Zero Cents (\$126,700.00); and

WHEREAS, Resolution 2026-027 authorizes the Town Administrator to approve change orders not to exceed twenty percent (20%) of the total project cost, or Twenty-Five Thousand Three Hundred Forty Dollars and Zero Cents (\$25,340.00); and

WHEREAS, BRJ Restoration, LLC has submitted, and the Town Administrator has approved, two (2) change orders totaling Fifteen Thousand Nine Hundred Ninety-One Dollars and Zero Cents (\$15,991.00); and

WHEREAS; Change Order #3, totaling Twenty Thousand Four Hundred Sixty Dollars and Zero Cents (\$20,460.00), exceeds the above-mentioned authorized twenty percent (20%) contingency as well as the Town Administrator's spending authority; and

WHEREAS, Change Order #3 does not place the project over the original budgeted amount of Two Hundred Thousand Dollars and Zero Cents (\$200,000.00) funded through the FY 2025-2026 Capital Improvements Fund (Account 301-5300-539-62140); and

WHEREAS, change orders for this construction project were anticipated based on the nature of the work and the understanding that potential issues might not arise until after the project commenced; and

WHEREAS, the Town of Southwest Ranches desires to approve Change Order #3 under the terms and conditions set forth hereinafter.

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

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

Section 2. The Town Council hereby approves Change Order #3 with BRJ Restoration, LLC in the amount of Twenty Thousand Four Hundred and Sixty Dollars and Zero Cents (\$20,460.00) in substantially the same form as that attached hereto as Exhibit "A."

Section 3. The Town Council hereby authorizes the Town Administrator to issue a new Purchase Order for this change order and to sign any and all documents which are necessary and proper to effectuate the intent of this Resolution.

Section 4. That this Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED by the Town Council of the Town of Southwest

Ranches, Florida, this 23rd day of July 2026 on a motion by

Chm Allbritton and seconded by Chm Kuczenski.

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>0</u>
Absent	<u>0</u>
Abstaining	<u>0</u>


Steve Breitkreuz, Mayor

Attest:


Debra M. Ruesga, CMC, Town Clerk

Approved as to Form and Correctness:


Keith Poliakoff, Town Attorney
1001.2026.085

PROJECT NAME	Metal Building Project	PROPOSAL DATE	7/15/26
JOB LOCATION	13400 Griffin Rd Southwest Ranches, FL 33330	PROJECT #	26-1128

CLIENT INFORMATION		CONTRACTOR INFORMATION	
NAME	Town of Southwest Ranches	NAME	BRJ Restoration, LLC
CONTACT	Kathryn Sims	CONTACT	Jordan Cieslinski
ADDRESS	13400 Griffin Rd	ADDRESS	8230 Pascal Drive
CITY/STATE/ZIP	Southwest Ranches, FL 33330	CITY/STATE/ZIP	Punta Gorda, FL 33950
PHONE	(954) 343 - 7454	PHONE	(585) 953 - 3100
EMAIL	ksims@southwestranches.org	EMAIL	jordan@brjrestoration.com

SCOPE OF WORK - Grade Correction at Roll up Door Openings

The site survey included in the bid documents, which served as the basis for the original pricing, indicated an elevation difference of approximately 3 1/4 inches across the area where the roll-up doors are to be installed. Pricing and scope were developed in reliance on that survey.

Upon further field verification, the actual elevation difference was found to be approximately 11 inches, significantly greater than what was represented in the bid documents. Due to this discrepancy, the anticipated locations of the roll-up doors would result in one door sitting uneven relative to the finished grade at its threshold.

To correct this condition and provide a consistent, level transition at each door opening, additional removal and replacement of existing concrete is required to bring the grade into alignment with the roll-up door openings on each end. This work was not accounted for in the original bid, as the actual site conditions differ materially from the survey provided in the bid documents.

Work to be performed:

Remove and replace approximately 13 ft x 53 ft of sidewalk and driveway.

Removal and replacement is necessary in order to make grade equivalent to the roll-up door openings on each end, ensuring both doors meet finished grade evenly.

The Town also requested installation of 40' of channel drain.

\$16,473.00 (Concrete Subcontractor)

\$577.00 (Bond Premiums)

\$3,410.00 (20% Overhead and Profit)

Total for Change Order 03: \$20,460.00

EXCLUSIONS

Work beyond what is specifically described in this change order

Any additional unforeseen conditions discovered.

Repairs to existing utilities damaged prior to contractor's involvement

Utility company coordination, fees, or required work by the utility provider

Any environmental testing or remediation if hazardous materials are found in or around the pipes

Survey or as-built documentation of existing utilities (unless separately authorized)

ACCEPTANCE OF CHANGE ORDER

AUTHORIZED CLIENT SIGNATURE	DATE OF ACCEPTANCE
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