

# ZTI-LLC

ZACK TANNER INDUSTRIES

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## **Change Order 1 – Academic Village Swimming Pool Renovations**

January 8, 2020

City of Pembroke Pines

601 City Center Way

Pembroke Pines, Florida 33025

(954) 392-2130 (office)

csorensen@ppines.com

ATTENTION: Christina Sorensen

Amount: Not to exceed \$145,000

Requesting a change order to locate and repair all unforeseen leaks in the pool system. This contractor was issued a notice to proceed on December 1, 2019. The permit application was submitted immediately thereafter and a permit was issued on December 23. This contractor began work immediately emptying the pool and running the dewatering pumps. The old liner has been removed and we are in the process of repairing the leaks. On Saturday January 4, 2020, this contractor sent an email to Christina Sorensen informing her that the leak locations identified in the leak detection report were not the source of the major water loss and that we had begun investigative work to locate and repair the leak issues. The bid documents include the following language: "It is understood and stated here for clarity, that there are probably broken, malfunctioning and inefficient components and features that have not been identified here that will be discovered during the construction process. It shall be the contractor's responsibility to also repair and correct discovered broken, malfunctioning and inefficient swimming pool components and features at a fair and agreed to dollar amount." The approved contract includes a \$50,000 owner's contingency to be used for unforeseen repairs. Ms. Sorensen authorized us to continue the investigative work to locate the leaks under the Owner's Contingency.

This contractor had to bring in excavation equipment to dig around the pool, and use hand digging so not to accidentally damage any of the PVC pipes. The digging took place at the likely culprit for a large amount of water loss, the three twelve inch main return trunk lines. Once excavated, these pipes showed no signs of leaking. This contractor then brought in sounding equipment to start another search approach, which proved successful in steering us to the floor returns. A jackhammer was used on the concrete around a few of the pool floor returns. The digging revealed that the piping of the floor returns was crushed causing significant water loss. There were also several locations on the pool floor with cracks, which allowed water to penetrate the pool shell. Christina Sorensen, Director of Recreation and Cultural Arts, Greg Groselle, City's Aquatics Coordinator, and City Consultant, Mr. John Wahler, Engineer from Aquadynamics, have been onsite at various points of the investigative work to observe and confirm this information.

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To date the contractor has located eleven areas of the floor return piping that has been crushed and is in need of repair. The pool floor returns are broken into three sections of the pool. The majority of the damage is in the middle section. To ensure the integrity of the floor return system, this contractor is recommending that the all piping in the middle section be replaced.

This work will require labor and materials to provide the following:

1. Cut out the concrete over the piping system
2. Remove the concrete from the site
3. Provide all new piping and fittings
4. Plug off all the pipes and pressurize the piping system to ensure a proper repair
5. Reconnect the repaired system
6. Provide a crack isolation membrane over the repair area.

Estimated breakdown of change order to include above repairs and investigative work to date:

	Estimated Cost
Materials	\$29,000
Machinery	\$8,000
Labor	\$53,900
Sub-Contractor Labor	\$10,000
Extra time on Dewatering Pumps	\$16,000
Insurances	\$5,500
Overhead	\$11,200
Profit	\$11,400
<b>Total Not to Exceed Estimated cost</b>	<b>\$145,000</b>

To date the total cost for the investigative work to locate the piping problem area is \$82,700.00. This amount is what would be owed to us if you do not want to proceed with the repairs to the existing piping. To proceed with the repairs of the piping inclusive of all required work other than the filling in of the existing void under the pool is an additional \$62,300.00 or a total of a maximum not to exceed amount of \$145,000.00. Since the estimate is based on future costs, should the change order work require less time, labor, and or materials, this change order will be adjusted downward accordingly. Attached to this change order are pictures to support the request.

The original agreement between the parties is incorporated herein, and all terms and conditions set forth therein are made a part hereof.

City of Pembroke Pines Approval \_\_\_\_\_  
Authorized Signature

Date: \_\_\_\_\_

**ZTI-LLC areas of expertise include:** Unlimited aquatics, any scope construction, renovation, engineering and consultation for pools, spas, fountains, waterfalls. An array of specialty waterproofing membranes (Polyurea), specialty decking materials for both vehicular and pedestrian traffic patterns, as well as specialty industrial coatings for any surface. We provide key installations from engineering to completion. Any discipline, any scope. . References are available in the U.S and Caribbean upon request. Unlimited Scope Commercial Pool Contractor

**APPROVED AS TO LEGAL FORM**

DATED: 1-13-20







































