



## Agenda Item Summary

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**File #: 25-00614**

**Agenda Date: 8/12/2025**

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**Agenda Item Name:**

**Contract Change Orders – Alachua County Apartments 1 & 2 (Former Budget Inn and Former Scottish Inn)**

**Presenter:**

Travis Parker, Facilities Management Director, 352.374.5289

Theodore White, Procurement Manager, 352.374.5202

**Description:**

As construction moves forward, we have encountered extensive termite damage, full replacement of deteriorated sewer lines due to cast iron failure, water intrusion and replacement of damaged wall sheathing, mechanical system modifications, and electrical changes required to meet current code.

These include a change order for Contract 14532 with Ulloa Construction for work at the former Scottish Inn, and a change order for Contract 14470 with Gray Construction for work at the former Budget Inn.

**Recommended Action:**

Approve the change orders to allow the necessary additional work to proceed at both locations. Approve the budget amendment and approval for the County Manager or her designee to sign all related documents.

**Prior Board Motions:**

3/11/2025 – Approved Ulloa contract #14532 for work at the old Scottish Inn

3/25/2025 – Approved Gray Construction contract #14470 for work at the old Budget Inn

**Fiscal Note:**

Ulloa contract for Scottish Inn was for \$4,079,409.00 The requested increase is \$73,532.00 for a new total of \$4,152,941.00 -There is sufficient budget in 198.29.2964.554.62.00 Buildings - \$73,532.00

Gray Construction contract for Budget Inn was for \$4,089,435.00. The requested increase is \$615,457.00 for a new total of \$4,704,892.00. Budget will utilize Housing Trust Fund. - 206.29.2975.554.62.00 Buildings in the amount of \$615,457.00 to be charged directly. Budget Amendment Attached

**Strategic Guide:**

Housing

**Background:**

As construction progresses at both the former Budget Inn and the former Scottish Inn, we've encountered unforeseen conditions and field-driven changes that require contract modifications. These include repair and replacement of damaged and deteriorated materials, as well as updates needed to meet the current building code and address permitting-related requirements.

At the former Budget Inn, the total proposed change order amount is \$558,705.00, increasing the contract with Gray Construction from \$4,089,435.00 to \$4,648,140.00. The change order also includes a request for an additional 62 calendar days to complete the work, pushing the substantial completion date to December 24, 2025. The scope of the change includes extensive termite damage repair, full replacement of deteriorated sewer lines due to cast iron failure, replacement of damaged wall sheathing, adjustments to downspouts, mechanical system modifications, and electrical changes required to meet current code. Additional adjustments are included in response to comments received through the permitting process.

At the former Scottish Inn, the total proposed change order amount is \$73,532.00, increasing the contract with Ulloa Construction from \$4,079,409.00 to \$4,152,941. No additional days are requested, with September 30, 2025 being the target date for substantial completion. The scope includes removal and replacement of interior wall studs damaged by water intrusion, repairs to fascia and roof substrate due to hidden water damage discovered during roof work, and full replacement of deteriorated plumbing lines.

These change orders reflect necessary work that could not have been fully anticipated during initial design and inspection phases, some code and permitting required changes, and all represent repairs that must be completed to ensure long-term viability of both housing projects.