

AHRENS COMPANIES

1461 Kinetic Road
Lake Park, FL 33403-1911
Ph : (561) 839-2822 Fax: (561) 863-9007

Change Order

Project:

22-000054 95 SW 5th AVENUE COMMERCIAL
BUILDING CONSTRUCTION (CRA)
DELRAY BEACH, FL 33444

Change Order: **92**

Date: 2/8/2024

To Contractor:

AHRENS COMPANIES
1461 Kinetic Road
Lake Park, FL 33403-1911

The Contract is changed as follows:

OPENINGS AT FRONT OF BUILDING CHANGED TO 16"X12"

RECEIPT OF APPROVED CHANGE ORDER IS REQUIRED BY 02/13/2023 IN ORDER FOR AHRENS COMPANIES TO ISSUE
REQUIRED CHANGE ORDERS AND SCHEDULE THE WORK. ONCE THE CHANGE ORDER IS RECEIVED BY AHRENS
COMPANIES, THE START DATE WILL BE ESTABLISHED AND COMPLETION DAYS AS STATED BELOW . IF CHANGE ORDER I
RECEIVED AFTER THIS DATE , NOTIFICATION WILL BE PROVIDED ON POTENTIAL CONSTRUCTION SCHEDULE IMPACT
AND CHARGES FOR ADDITIONAL GENERAL CONDITIONS.

\$3,314.36

MODIFY (3) OPENINGS BETWEEN 12X12 COLUMNS AT FRONT OF BUILDING WITH NEW DESIGN OF 16"X12" BEAMS AND
THE ADDITION OF 25LF OF SILLS NEEDED FOR OPENING.

THESE CHANGES CAN BE FOUND ON DRAWING S20 REV 3 DATED 1/29/2024, ATTACHED

The original Contract Amount was	\$2,739,968.00
Net change by previously authorized Change Orders	\$103,111.96
The Contract Amount prior to this Change Order was	\$2,843,079.96
The Contract will be changed by this Change Order in the amount of	\$3,314.36
The new Contract Amount including this Change Order will be	\$2,846,394.32
The Contract Time will be unchanged.	
The date of Substantial Completion as of the date of this Change Order therefore is	

NOT VALID UNTIL SIGNED BY THE CONTRACTOR AND OWNER. CHANGE REQUEST/CHANGE ORDER VOID IF NOT SIGNED WITHIN 30 DAYS

AHRENS COMPANIES

CONTRACTOR

1461 Kinetic Road
Lake Park, FL 33403-1911

OWNER



(Signature)

Richard C. Ahrens, CEO/President

By

2/8/2024

Date

(Signature)

By

Date

AHRENS COMPANIES

1461 Kinetic Road
Lake Park, FL 33403-1911
Ph : (561) 839-2822

Change Request

To: IVAN CABRERA
DELRAY BEACH CRA
20 North Swinton Avenue
Delray Beach, Florida 33444
Delray Beach, FL 33444

Number: 92
Date: 2/8/24
Job: 22-000054 95 SW 5th AVENUE COMMERCIAL
Phone:

Description: OPENINGS AT FRONT OF BUILDING CHANGED TO 16"X12"

We are pleased to offer the following specifications and pricing to make the following changes:

RECEIPT OF APPROVED CHANGE ORDER IS REQUIRED BY 02/13/2023 IN ORDER FOR AHRENS COMPANIES TO ISSUE REQUIRED CHANGE ORDERS AND SCHEDULE THE WORK. ONCE THE CHANGE ORDER IS RECEIVED BY AHRENS COMPANIES, THE START DATE WILL BE ESTABLISHED AND COMPLETION DAYS AS STATED BELOW . IF CHANGE ORDER I RECEIVED AFTER THIS DATE , NOTIFICATION WILL BE PROVIDED ON POTENTIAL CONSTRUCTION SCHEDULE IMPACT AND CHARGES FOR ADDITIONAL GENERAL CONDITIONS .

MODIFY (3) OPENINGS BETWEEN 12X12 COLUMNS AT FRONT OF BUILDING WITH NEW DESIGN OF 16"X12" BEAMS AND THE ADDITION OF 25LF OF SILLS NEEDED FOR OPENING.

THESE CHANGES CAN BE FOUND ON DRAWING S20 REV 3 DATED 1/29/2024, ATTACHED

Description	Price
OPENINGS AT FRONT OF BUILDING CHANGED TO 16"X12"	\$3,250.00
GENERAL LIABILITY - 1.33%	\$43.23
BUILDERS RISK - .65%	\$21.13
Subtotal:	\$3,314.36
Total:	\$3,314.36

If you have any questions, please contact me at (561)863-9004.

Submitted by: SUSIE CIRILLO
AHRENS ENTERPRISES, INC.

Approved by: _____
Date: _____

- LTI -
Construction & Development Co. Inc.
(SHELL DIVISION)
3570 Consumer Street Suite # 3 West Palm Beach FL 33404
Phone (561) 296-1193 Fax (561) 296-1203, Website: Iticonstruction.co
CBC058600

Change Order Request #5 For CRA Delray

Per Cody's and Jerry's Conversation

January 29, 2024
Ahrens Companies

Modify 3 openings between 12x12 columns at front of building

Demo as is and add 4" CMU	\$1,500.00
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Add 25 LF of 12" CIP beams	\$2,375.00
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Demo and deposit into receptical by others after beams have cured to Create new openings	\$2,000.00
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25 LF of CIP or precast sills	\$875.00
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Total Change Order Request	\$3,250.00 \$6,750.00
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Please sign and return or issue an official change order #5 from your office keeping in mind that this must be completed during like phases or minimums and short charges will apply.

Sincerely,

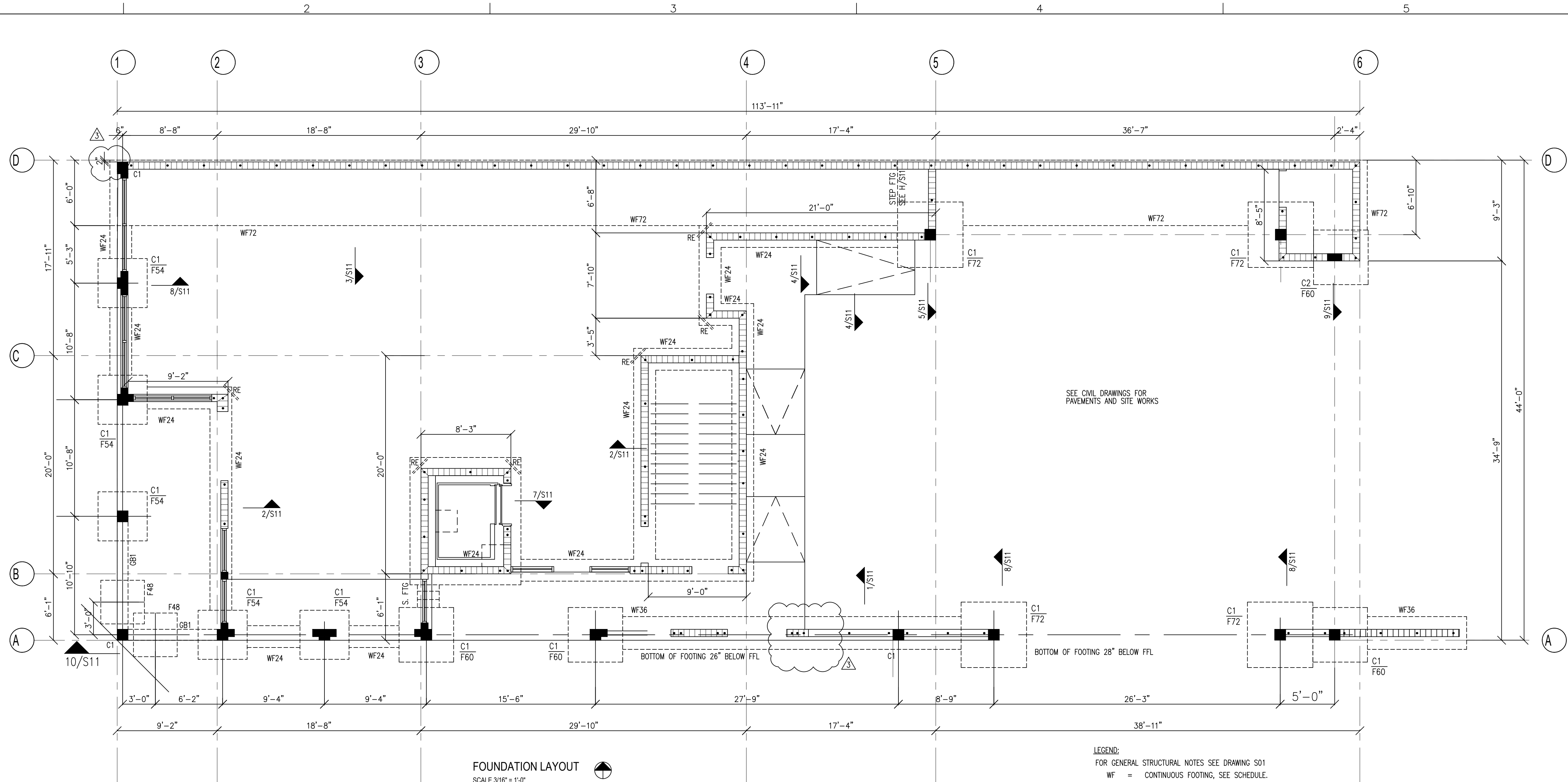
Todd Everly

LTI Construction & Development Co. Inc

Senior Contracts/ Project Manager

Agent for Ahrens Companies

Date



FOUNDATION LAYOUT
SCALE 3/16" = 1'-0"

- LEGEND:
FOR GENERAL STRUCTURAL NOTES SEE DRAWING S01
WF = CONTINUOUS FOOTING, SEE SCHEDULE.
C1, C2 CONCRETE COLUMNS
GB1 12"x20" DEEP GRADE BEAM, 6#8T, 3#8B, #3 STIRRUPS AT 6" O.C.
S. FTG STEPPED FOOTING
TOP TOP OF FOOTING
BOF BOTTOM OF FOOTING
CJ CONTROL JOINT IN SLAB
RE = RE-ENTRANT BARS, 2#4 x 6'-0" LONG AT MIDDLE OF SLAB SECTION.
REINFORCED MASONRY WALL
- 8" WIDE REINFORCED CONCRETE WALL AT C1 WITH 2#5 VERTICAL BARS, 1" COVER COORDINATE LENGTH WITH ARCH DWGS
8"x8" REINFORCED CONCRETE WALL AT GRID LINE 2B WITH 4#5 VERTICAL BARS, 1" COVER

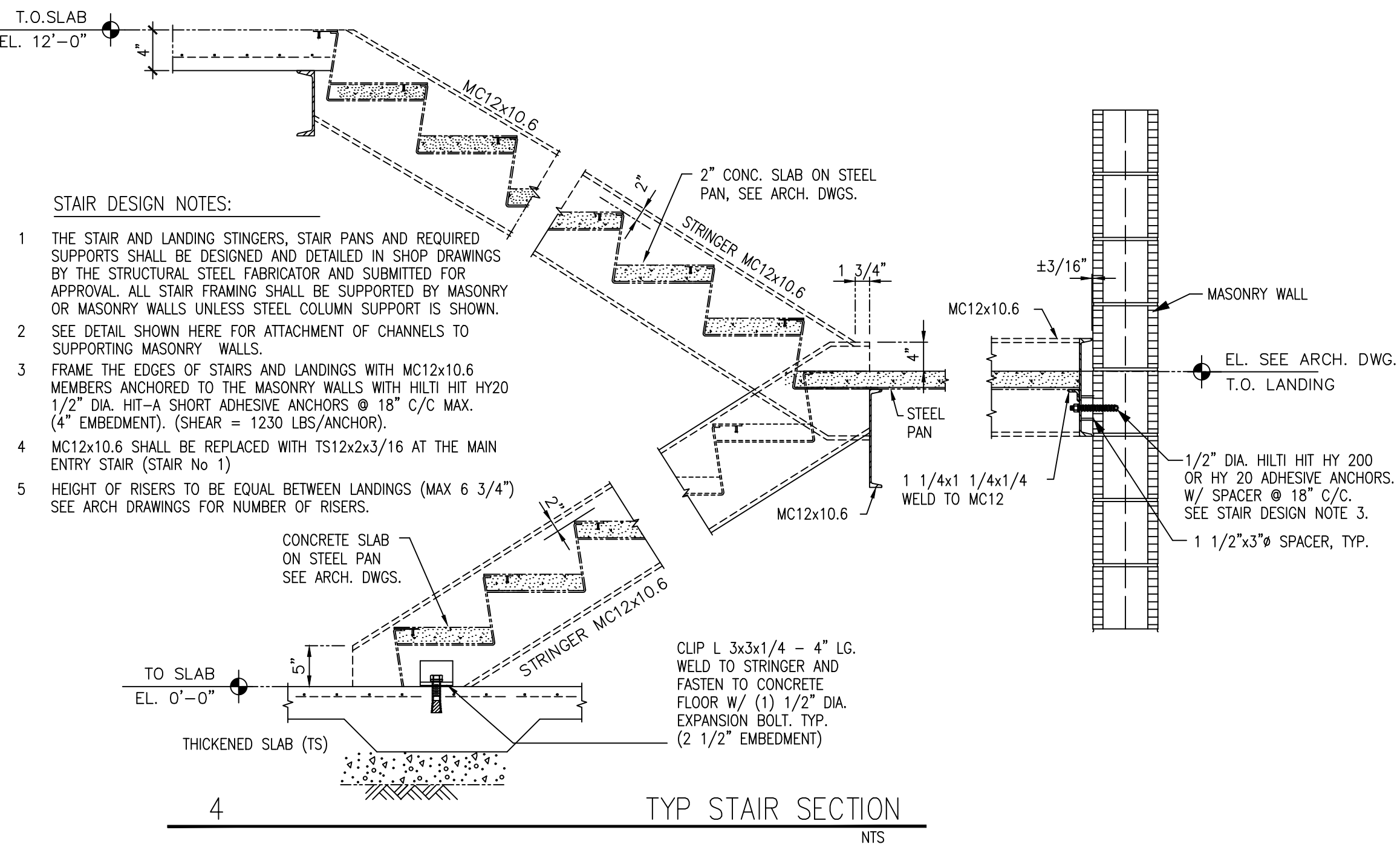
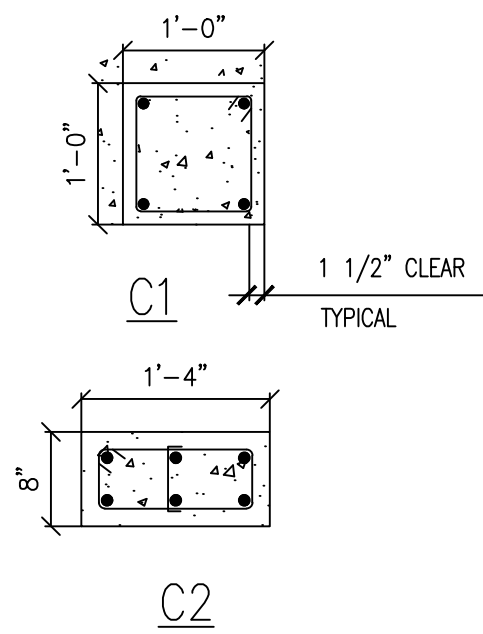
- FOUNDATION PLAN NOTES:
- ALLOWABLE NET SOIL BEARING CAPACITY = 2500 PSF. THE CONTRACTOR IS TO CONFIRM THIS BEFORE EXCAVATING.
 - A GEOTECHNICAL REPORT SHALL BE PROVIDED BY THE OWNER. A GEOTECHNICAL REPORT SHALL BE PROVIDED BY THE OWNER.
 - SEE S11 FOR TYPICAL FOUNDATION DETAILS. TYPICAL DETAILS MAY NOT BE CUT ON PLANS, BUT APPLY UNLESS OTHERWISE NOTED.
 - F**... ETC INDICATES CONCRETE FOOTING. e.g. F36 INDICATES A FOOTING 36" SQUARE
 - VERIFY BEARING CAPACITY AT BOTTOM OF FOOTING EXCAVATIONS PRIOR TO PLACING CONCRETE. INSPECTOR TO VERIFY AND REPORT PLACEMENT OF REINFORCING STEEL PRIOR TO PLACEMENT OF CONCRETE.
 - REINFORCING AT CORNERS IN FOOTINGS PER DETAIL C/S11 TO MAINTAIN CONTINUOUS REINFORCING.
 - COORDINATE WITH OTHER CONTRACT DOCUMENTS FOR INSTALLATION OF ALL REQUIRED SLEEVES, INSERTS, ETC. UNDER THE CONCRETE FOOTINGS.
 - FOR SLAB ON GRADE DETAILS, SEE A/S11.
 - PROVIDE CONTROL JOINTS IN THE SLAB ON GRADE TO FORM NEAR SQUARE PANELS AS SHOWN.
 - CENTERLINE OF FOOTING TO MATCH CENTERLINE OF COLUMN UNO
 - MAINTAIN SLAB DEPTH AT SLOPED SLABS.
 - GROUT SOLID MASONRY BELOW FIRST FLOOR F.F.L.

CONT. WALL FOOTING SCHEDULE			
MARK	FOOTING SIZE WxD	REINFORCING	
WF24	2'-0"x12" CONT.	3-#5 L.W. CONT. + #5 @ 15" S.W. BOT.	
WF36	6'-0"x12" CONT.	4-#5 L.W. CONT. + #5 @ 12" S.W. BOT.	
WF72	6'-0"x16" CONT.	7-#5 L.W. CONT. + #5 @ 12" S.W. T&B	

SPREAD FOOTING SCHEDULE			
MARK	FOOTING SIZE	REINFORCING	REMARKS
F36	NOT USED		
F48	4'-0"x4'-0"x12"	5#5 BOT. E.W.	
F54	4'-6"x4'-6"x12"	5#5 BOT. E.W.	
F60	5'-0"x5'-0"x13"	7#4 BOT. E.W.	
F72	6'-0"x6'-0"x14"	7#5 BOT. E.W.	

TOP OF FOOTINGS SHALL BE 12" BELOW GRADE OR FFL

CONCRETE COLUMN SCHEDULE				
MARK	SIZE	MAIN (VERTICAL) REINFORCING	#3 TIE SPACING	REMARKS
C1	12" x 12"	4#8	12"	
C2	8" x 16"	6#6	8"	



- STAIR DESIGN NOTES:
- THE STAIR AND LANDING STRINGERS, STAIR PANS AND REQUIRED SUPPORTS SHALL BE DESIGNED AND DETAILED IN SHOP DRAWINGS BY THE STRUCTURAL STEEL FABRICATOR AND SUBMITTED FOR APPROVAL. ALL STAIR FRAMING SHALL BE SUPPORTED BY MASONRY OR MASONRY WALLS UNLESS STEEL COLUMN SUPPORT IS SHOWN.
 - SEE DETAIL SHOWN HERE FOR ATTACHMENT OF CHANNELS TO SUPPORTING MASONRY WALLS.
 - FRAME THE EDGES OF STAIRS AND LANDINGS WITH MC12x10.6 MEMBERS ANCHORED TO THE MASONRY WALLS WITH HILTI HIT HY20 1/2" DIA. HIT-A SHORT ADHESIVE ANCHORS @ 18" C/C MAX. (4" EMBEDMENT). (SHEAR = 1230 LBS/ANCHOR).
 - MC12x10.6 SHALL BE REPLACED WITH TS12x2x3/16 AT THE MAIN ENTRY STAIR (STAIR No 1).
 - HEIGHT OF RISERS TO BE EQUAL BETWEEN LANDINGS (MAX 6 3/4") SEE ARCH DRAWINGS FOR NUMBER OF RISERS.

TYP STAIR SECTION
NTS

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Song + Associates

Architecture • Planning • Interior Design

1545 Centrepark Drive North
West Palm Beach, Florida 33401
Telephone: 561-655-2423
Fax: 561-655-1482

AA - 0003165 IB - 0001095

Seal :
ANDREW J. MORGAN
LICENSE
No. 57171
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

Name : Andrew Morgan
License # : PE #57171
Consultants :
andrew morgan services
STRUCTURAL ENGINEERING
513 US Hwy 1, Suite 100, Nth Palm Beach FL 33408
Tel: 561 881 8998 amorganservices@gmail.com
Certificate of Authorization # 38093

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DELRAY BEACH CRA DEVELOPMENT

CRA DEVELOPMENT
NEW BUILDING

95 SW 5TH AVE
DELRAY BEACH, FL 33483

Key Plan:

1. RFI #2 10/6/22
2. REVISION 9/20/23
3. REVISION 1/29/24

Date : 01-05-2022
S+A Project No : 18069
Owner Project No :
Drawn By :
Checked By :
Phase :
100% CONSTRUCTION DOCUMENTS


Sheet Title :
FOUNDATION LAYOUT

Sheet # :
S10

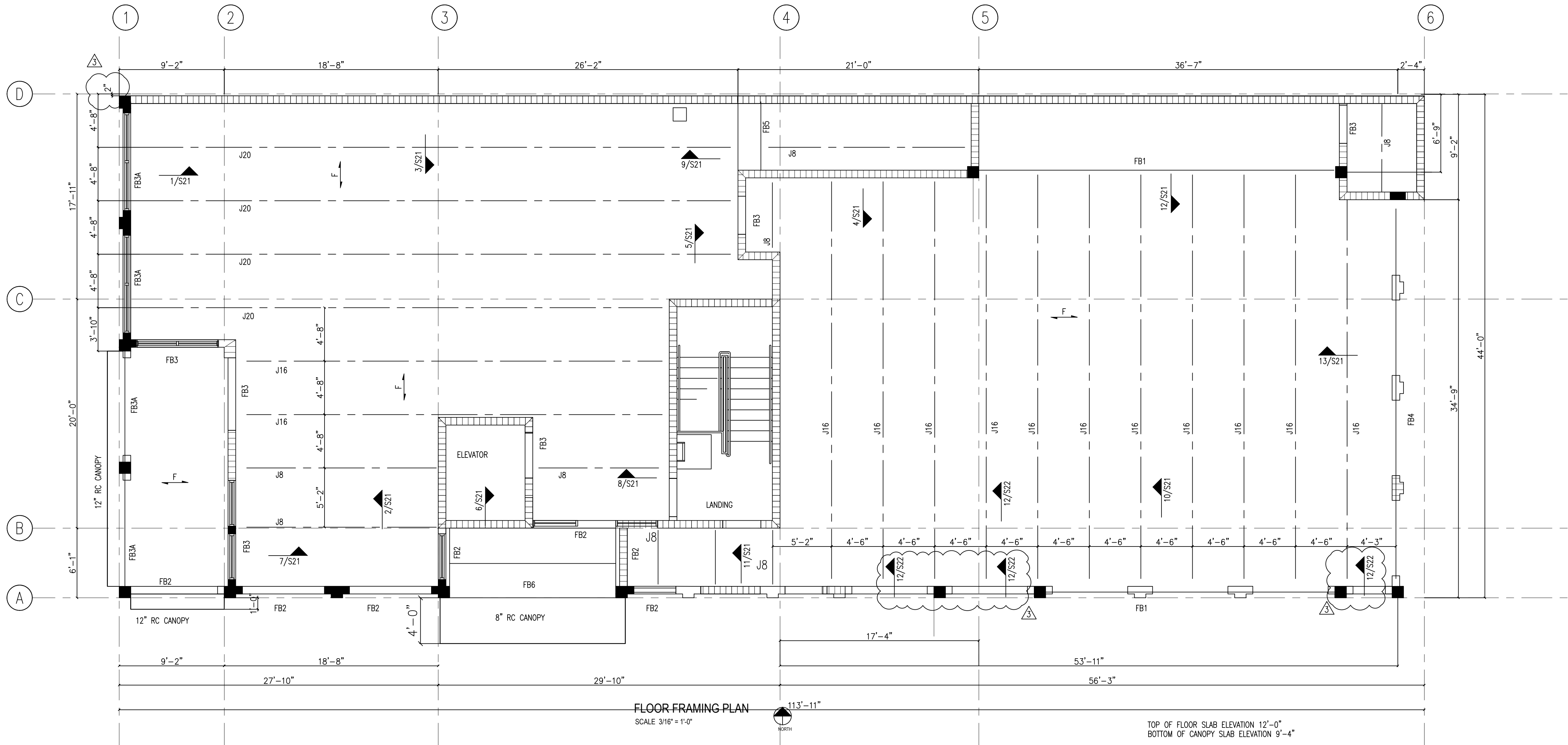
FLOOR PLAN NOTES:

1. CONCRETE JOISTS BY JOIST MANUFACTURER PER PCI SPECS. PRE-ENGINEERED PRESTRESSED JOISTS TO BEAR ON BEARING PADS AND SPACED PER THE P.C. JOIST MANUFACTURER.
2. FLOOR JOIST SHALL BE 16" DEEP PRESTRESSED, PRECAST CONCRETE JOISTS (J16) AT 4'-6" O.C. MAXIMUM UNO.
3. FLOOR SLAB: 4" N.W. CAST IN PLACE REINFORCED CONCRETE SLAB WITH #3 AT 12" O.C. TOP AND BOTTOM, EACH WAY, 3/4" COVER.
4. WALLS SHOWN ARE BEARING WALLS AND NON-LOADBEARING WALLS UNDER THE LEVEL SHOWN. FOR WALLS ABOVE THIS LEVEL, SEE STRUCTURAL LEVEL ABOVE AND THE ARCHITECTURAL DRAWINGS.
5. SEE GENERAL STRUCTURAL NOTES ON S01.

LEGEND

-  INDICATES DIRECTION OF FLOOR SPAN
- J8 8" PRECAST JOIST
- J16 12" PRECAST JOIST
- J20 20" PRECAST JOIST

TYPICAL DETAILS MAY NOT BE CUT ON PLANS, BUT APPLY UNLESS NOTED OTHERWISE.



CAST IN PLACE CONCRETE BEAM SCHEDULE								
MARK	SIZE BxD	TOP REBAR	BOTTOM REBAR	#3 STIRRUP SPACING, INCH	COMMENT	ULTIMATE MOMENT Kip-FT	ULTIMATE SHEAR Kips	SHEAR FRICTION BARS
FB1	16"x32"	4#6			SOFFIT BEAM	435	68	3#6
FB1A	NOT USED							
FB2	8"x32"	2#6	2#6	14				
FB3	8"x32"	2#6	2#6	14				
FB3A	16"x32"	3#6			SOFFIT BEAM	71	24	3#5
FB4	16"x32"	4#6			SOFFIT BEAM	424	50	3#6
FB5	24"x30 1/2"	3#6			SOFFIT BEAM	85	17	3#5
FB6	36"x8"	4#8	8#8		SLAB/BEAM			

PROVIDE 16" EMBEDMENT INTO EACH SOFFIT BEAM TO #5 SHEAR FRICTION BARS
PROVIDE 20" EMBEDMENT INTO EACH SOFFIT BEAM TO #6 SHEAR FRICTION BARS

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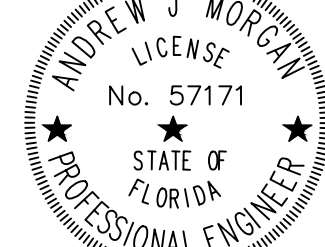
Song + Associates

Architecture • Planning • Interior Design

1545 Centrepark Drive North
West Palm Beach, Florida 33401
Telephone: 561-655-2423
Fax: 561-655-1482

AA - 0003165 IB - 0001095

Seal :



Name : Andrew Morgan

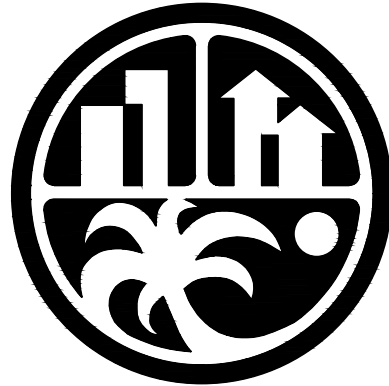
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Consultants :



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DELRAY BEACH CRA
DEVELOPMENT



CRA DEVELOPMENT
NEW BUILDING

95 SW 5TH AVE
DELRAY BEACH, FL 33483

Key Plan:

1	RFI #2	10/6/22
2	RFI #7	7/12/23
3	REVISION	1/29/24

Date : 01-05-2022

S+A Project No : 18069

Owner Project No :

Drawn By :

Checked By :

Phase :

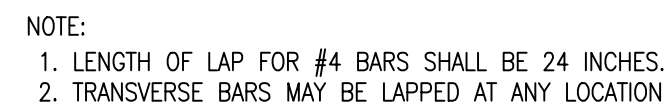
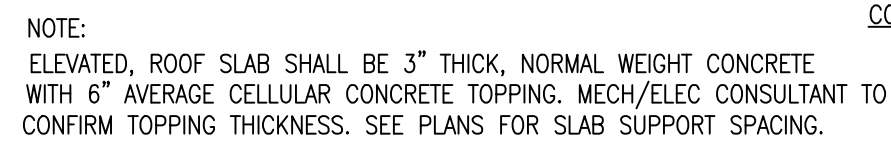
100% CONSTRUCTION
DOCUMENTS

Sheet Title :

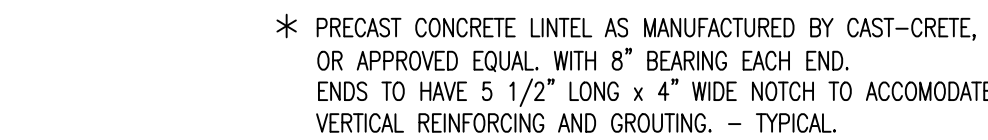
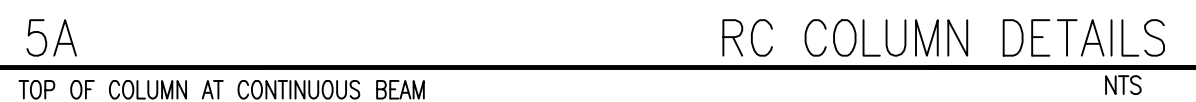
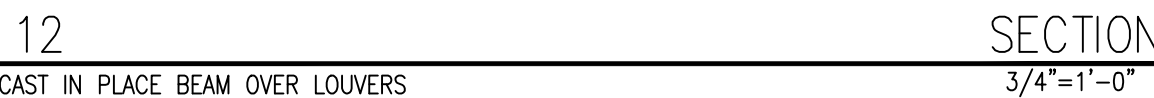
FLOOR FRAMING PLAN

Sheet # :

S20



NTS



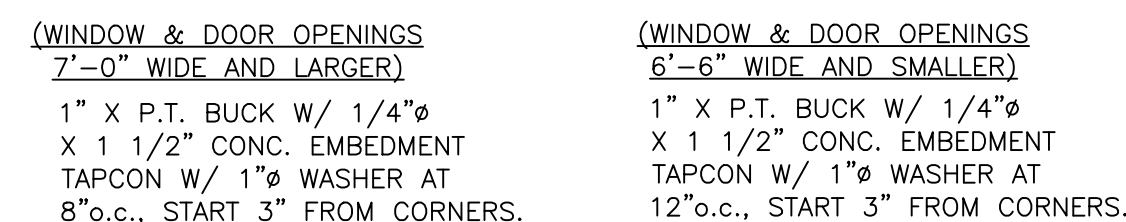
- NOTES:
1. GROUT SOLID ALL MASONRY UNITS AS SHOWN.
 2. ALL REINFORCING BARS HAVE STANDARD HOOKS AT THEIR ENDS.
 3. CMU SHALL BE 8" NORMAL WEIGHT LAID IN RUNNING BOND.
 4. SHORE LINTEL UNTIL CONCRETE CURES (7 DAY MIN)

1838 G: 1836 PLF VERTICAL GRAVITY LOAD
-962 U: 962 PLF UPLIFT LOAD

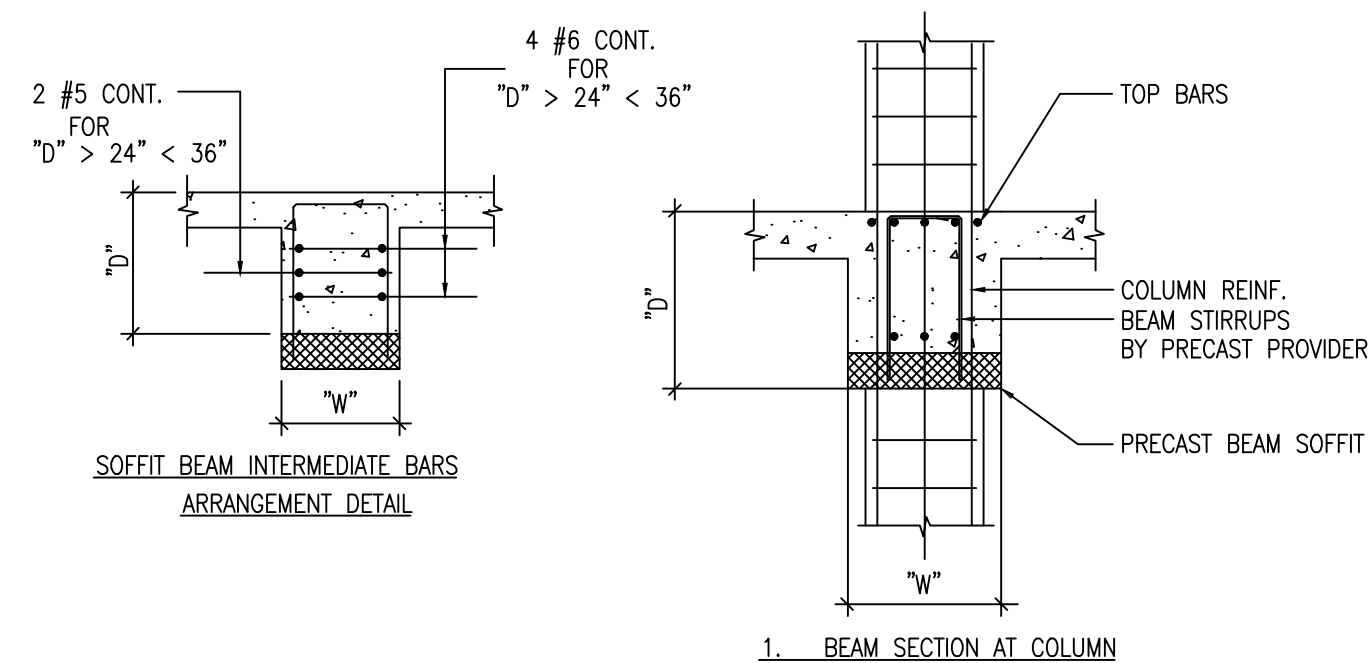
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