



Huntsville, Alabama

305 Fountain Circle
Huntsville, AL 35801

Cover Memo

Meeting Type: City Council Regular Meeting **Meeting Date:** 12/4/2025

File ID: TMP-6305

Department: General Services

Subject:

Type of Action: Approval/Action

Resolution authorizing the Mayor to execute Change Order No. 1 and Final between the City of Huntsville and Britt Demolition and Recycling, Inc. for the Municipal Building Demolition.

Resolution No.

Finance Information:

Account Number: 4017-14-00000-521036-000000000

City Cost Amount: \$ -\$153,313.36

Total Cost: \$1,089,686.64

Special Circumstances:

Grant Funded: NONE

Grant Title - CFDA or granting Agency: N/A

Resolution #: N/A

Location: (list below)

Address: 308 Fountain Circle

District: District 1 ☐ District 2 ☐ District 3 ☐ District 4 ☒ District 5 ☐

Additional Comments:

Change Order No. 1 and Final to include removal and disposal of 900 sf of asbestos containing 9x9 floor tile and mastic found under a layer of 12x12 floor tile; removal of SOF Item No. 7: dirt work/landscaping; removal of the following from the scope of work: SOV Item No. 24-Unit Price #17, SOV Item No. 25-Unit Price #18, SOV Item No. 26-Unit Price #19, SOV Item No. 28 - Unit Price #21, SOV Item No. 27- Unit Price #20, SOV Item No. 21- Unit Price #14, Liquidated damages, labor costs for fencing restoration;

RESOLUTION NO. 25-_____

BE IT RESOLVED by the City Council of the City of Huntsville, Alabama, and the Mayor that the contract with Britt Demolition & Recycling, Inc. for Construction Services for the for the Municipal Building Demolition, Huntsville, Alabama, approved and executed by the City of Huntsville, Huntsville, Alabama on the 7th day of November 2024, be and the same is hereby amended as is reflected on Change Order No. 1 and Final attached hereto.

BE IT FURTHER RESOLVED that the total contract amount be hereby is amended from One Million Two Hundred Forty-Three Thousand Dollars and NO/100s (\$1,243,000.00), to One Million Eighty Nine Thousand Six Hundred Eighty Six Dollars and 64/100s (\$1,089,686.64) on behalf of the City of Huntsville, a municipal corporation in the State of Alabama to including this Change Order No. 1 and Final in the amount of Negative One Hundred Fifty Three Thousand Three Hundred Thirteen Dollars and 36/100s (-\$153,313.36), said Change Order is substantially in word and figures as attached hereto and identified as “Change Order No. 1 and Final to the contract between the City of Huntsville and Britt Demolition & Recycling, Inc. for the construction services for the Municipal Building Demolition consisting of five (5) pages together with the signature of the City Council President and an executed copy of said document being permanently kept on file in the Office of the Clerk of the City of Huntsville, Alabama.

ADOPTED this the 4th day of December, 2025.

President of the City Council of
the City of Huntsville, Alabama

APPROVED this the 4th day of December, 2025.

Mayor of the City of Huntsville,
Alabama

"EXHIBIT B"

CITY OF HUNTSVILLE, ALABAMA

CONTRACT CHANGE ORDER

CHANGE ORDER NO. 1 and Final

DATE: 11/20/2025
TO: Britt Demolition

PROJECT: Municipal Building Demolition

(Contractor)

TERMS: You are hereby authorized, subject to the provisions of your contract for this project, to make the following changes thereto in accordance with the attached Change Order Request and supporting documents and to

FURNISH the necessary labor, materials and equipment to Execute the Work as described in CMR's #1-3
(Description of work to be done or changes to be made)

TOTAL ADDITION OR DEDUCTION TO CONTRACT PRICE (NOTE: Numbers in parentheses are deductions).

For this Change \$ <u>(153,313.36)</u>	\$ <u>(153,313.36)</u>
ORIGINAL CONTRACT PRICE	\$ <u>1,243,000.00</u>
Net total previous Change Orders	\$ <u>0</u>
Previous revised Contract Price	\$ <u>1,243,000.00</u>
This Change Order No. <u>1</u> ADD (DEDUCT)	\$ <u>(153,313.36)</u>
Revised Contract Price this date	\$ <u>1,089,686.64</u>

Extension of time resulting from this Change Order 0 (Indicate no. of calendar days).

The amount of this Change Order will be the responsibility of The City of Huntsville, Alabama.

This contract modification constitutes full and mutual accord and satisfaction for all time and all cost related to this change. By acceptance of this Contract Modification, the Contractor hereby agrees that the modification represents an equitable adjustment to the Contract, and further, agrees to waive all right to file any further claims or changes arising out of or as a result of this change, or the accumulation of executed Contract Modifications on this Contract.

The Contractor and Owner(s) hereby agree to the terms of this Change Order as contained herein.

CONSENT OF SURETY

FCCI Insurance Company
(Company)

By Chris Gunn
(Authorized Representative) Chris Gunn

RECOMMENDED

By Michael Dowdy McMillan Pazdan Smith Architecture
(Design Engineer or Architect)

By Chris Covel
(COH Facilities Project Manager)

By Debi E. Wilk
(Director of General Services)

CONTRACTING PARTIES

Britt Demolition & Recycling, Inc.
(Contractor)

By Tommy Britt
(Authorized Representative) Tommy Britt

CITY OF HUNTSVILLE, ALABAMA

By _____
(Its Mayor)

By _____
(President of City Council)

Date December 4, 2025

The parties agree that any form of electronic signature, including but not limited to signatures via facsimile, scanning, or electronic mail, may substitute for the original signature and shall have the same legal effect as the original signature.



GENERAL POWER OF ATTORNEY

Know all men by these presents: That the FCCI Insurance Company, a Corporation organized and existing under the laws of the State of Florida (the "Corporation") does make, constitute and appoint:

Chris Gunn; Sussann Lovett; Michael Martin; Jimmy Boling; Brett Conyers;

Sarah Gray; Heather Lynn; Hugo Organista; Julie Schroeder

Each, its true and lawful Attorney-In-Fact, to make, execute, seal and deliver, for and on its behalf as surety, and as its act and deed in all bonds and undertakings provided that no bond or undertaking or contract of suretyship executed under this authority shall exceed the sum of (not to exceed \$30,000,000.00): \$30,000,000.00

This Power of Attorney is made and executed by authority of a Resolution adopted by the Board of Directors. That resolution also authorized any further action by the officers of the Company necessary to effect such transaction.

The signatures below and the seal of the Corporation may be affixed by facsimile, and any such facsimile signatures or facsimile seal shall be binding upon the Corporation when so affixed and in the future with regard to any bond, undertaking or contract of surety to which it is attached.

In witness whereof, the FCCI Insurance Company has caused these presents to be signed by its duly authorized officers and its corporate Seal to be hereunto affixed, this 23rd day of July, 2020.

Attest: Christina D. Welch
Christina D. Welch, President
FCCI Insurance Company



Christopher Shoucair
Christopher Shoucair,
EVP, CFO, Treasurer, Secretary
FCCI Insurance Company

State of Florida
County of Sarasota

Before me this day personally appeared Christina D. Welch, who is personally known to me and who executed the foregoing document for the purposes expressed therein.

My commission expires: 2/27/2027



PEGGY SNOW
Commission # HH 326535
Expires February 27, 2027

Peggy Snow
Notary Public

State of Florida
County of Sarasota

Before me this day personally appeared Christopher Shoucair, who is personally known to me and who executed the foregoing document for the purposes expressed therein.

My commission expires: 2/27/2027



PEGGY SNOW
Commission # HH 326535
Expires February 27, 2027

Peggy Snow
Notary Public

CERTIFICATE

I, the undersigned Secretary of FCCI Insurance Company, a Florida Corporation, DO HEREBY CERTIFY that the foregoing Power of Attorney remains in full force and has not been revoked; and furthermore that the February 27, 2020 Resolution of the Board of Directors, referenced in said Power of Attorney, is now in force.

Dated this 20th day of November, 2025

Christopher Shoucair
Christopher Shoucair, EVP, CFO, Treasurer, Secretary
FCCI Insurance Company

"EXHIBIT A"

UPDATED 10/07/2015

CONTRACT MODIFICATION REQUEST

DATE: 6/25/2025 CMR NUMBER: #1
PROJECT: City of Huntsville Municipal Building Demolition
OWNER: City of Huntsville
ARCHITECT: Fuqua & Partners Architects
CONTRACTOR: Britt Demolition & Recycling, Inc.
DESCRIPTION OF CHANGE (BY GENERAL CONTRACTOR):
Removal and disposal of 900sf of asbestos containing 9x9 floor tile and mastic
found under a layer of 12x12 floor tile

1. TOTAL COST (CONTRACTOR TO ATTACH DETAILED BREAKDOWN): ADD \$2,880.00
2. TIME EXTENSION IN CALENDAR DAYS (ATTACH JUSTIFICATION): 0
THIS CHANGE AFFECTS THE CRITICAL PATH OF THE PROJECT

3. SUBMITTED BY:
A. CONTRACTOR Britt Demolition & Recycling, Inc.
B. ARCHITECT Michael Dowdy / FUQUA & PARTNERS ARCHITECTS

BOTTOM SECTION TO BE FILLED OUT BY CITY OF HUNTSVILLE REPRESENTATIVE

4. INITIATED BY: OWNER

5. OWNER'S CLASSIFICATION:

CONTRACT MODIFICATION DUE TO:
☒ VALUE ENGINEERING OR COST REDUCTION
☐ CHANGES IN PROJECT SCOPE OF WORK
☐ OWNER REQUESTED UPGRADE
☐ UNFORESEEN CONDITIONS
☐ TECHNICAL COORDINATION

6. THIS CHANGE IS SUBMITTED FOR REVIEW AND APPROVAL AND IS CLASSIFIED AS ONE OF THE FOLLOWING TYPES:

☒ MINOR CHANGE OF A MONETARY VALUE AND NOT REQUIRED FOR COMPETITIVE BIDDING
☒ CHANGES TO THE ORIGINAL CONTRACT NECESSITATED BY UNFORESEEABLE CIRCUMSTANCES ARISING DURING THE COURSE OF THE WORK
☐ EMERGENCIES ARISING DURING THE COURSE OF THE WORK
☐ CHANGE FOR ALTERNATES PROVIDED FOR IN THE ORIGINAL BIDDING WHERE THERE IS NO DIFFERENCE IN PRICE OF THE CHANGE FROM THE ORIGINAL BEST BID ON THE ALTERNATE
☐ CHANGE NOT CONTEMPLATED WHEN THE PLANS AND SPECIFICATIONS WERE PREPARED AND THE PROJECT WAS BID AND WHICH IS IN THE PUBLIC INTEREST AND DOES NOT EXCEED 10% OF THE CONTRACT PRICE
☐ CHANGE NOT CONTEMPLATED WHEN THE PLANS AND SPECIFICATIONS WERE PREPARED AND THE PROJECT WAS BID AND WHICH IS IN THE PUBLIC INTEREST AND EXCEEDS 10% OF THE CONTRACT PRICE AND CONSTITUTES EXTRAORDINARY CIRCUMSTANCES

7. I HAVE REVIEWED, UNDERSTAND AND RECOMMEND THIS CHANGE WITH NO EXCEPTIONS:

A. CoH ESTIMATOR
B. CoH PROJECT MANAGER
C. DEPARTMENT HEAD (CUSTOMER)
D. CoH FACILITIES PROJ MANAGER
E. DEPARTMENT HEAD (GS)

Natasha Wright
[Signature]
[Signature]
[Signature]
[Signature]

THIS EXECUTED FORM DOES NOT CONSTITUTE A CHANGE ORDER. THIS DOCUMENT IS AN ACKNOWLEDGEMENT BY THESE DESIGNATED REPRESENTATIVES THAT THEY RECOMMEND TO THE CITY OF HUNTSVILLE'S CITY COUNCIL TO APPROVE THE CHANGE IN CONTRACT SUM, SCOPE AND OR TIME STATED HEREIN. THE CITY OF HUNTSVILLE'S CITY COUNCIL MUST APPROVE ALL CHANGE ORDERS.

"EXHIBIT A"

UPDATED 10/07/2015

CONTRACT MODIFICATION REQUEST

DATE: 6/25/2025 CMR NUMBER: #2
PROJECT: City of Huntsville Municipal Building Demolition
OWNER: City of Huntsville
ARCHITECT: Fuqua & Partners Architects
CONTRACTOR: Britt Demolition & Recycling, Inc.
DESCRIPTION OF CHANGE (BY GENERAL CONTRACTOR):
Removal of the following items from our scope of work:
SOV Item No. 7: Dirt work / Landscaping <\$70,000.00>
SOV Item No. 29: Unit Price #22: Removal/Disposal of approximately 3,000CY @ \$16.00 per CY <\$48,000.00>
1. TOTAL COST (CONTRACTOR TO ATTACH DETAILED BREAKDOWN): <\$118,000.00>
2. TIME EXTENSION IN CALENDAR DAYS (ATTACH JUSTIFICATION): 0
THIS CHANGE AFFECTS THE CRITICAL PATH OF THE PROJECT
3. SUBMITTED BY:
A. CONTRACTOR Britt Demolition & Recycling, Inc.
B. ARCHITECT Michael Dowdy / FUQUA & PARTNERS ARCHITECTS

BOTTOM SECTION TO BE FILLED OUT BY CITY OF HUNTSVILLE REPRESENTATIVE

4. INITIATED BY: Contractor
5. OWNER'S CLASSIFICATION:
- CONTRACT MODIFICATION DUE TO:
- ☐ VALUE ENGINEERING OR COST REDUCTION
- ☒ CHANGES IN PROJECT SCOPE OF WORK
- ☐ OWNER REQUESTED UPGRADE
- ☐ UNFORESEEN CONDITIONS
- ☐ TECHNICAL COORDINATION
6. THIS CHANGE IS SUBMITTED FOR REVIEW AND APPROVAL AND IS CLASSIFIED AS ONE OF THE FOLLOWING TYPES:
- ☒ MINOR CHANGE OF A MONETARY VALUE AND NOT REQUIRED FOR COMPETITIVE BIDDING.
- ☐ CHANGES TO THE ORIGINAL CONTRACT NECESSITATED BY UNFORESEEABLE CIRCUMSTANCES ARISING DURING THE COURSE OF THE WORK.
- ☐ EMERGENCIES ARISING DURING THE COURSE OF THE WORK.
- ☐ CHANGE FOR ALTERNATES PROVIDED FOR IN THE ORIGINAL BIDDING WHERE THERE IS NO DIFFERENCE IN PRICE OF THE CHANGE FROM THE ORIGINAL BEST BID ON THE ALTERNATE.
- ☐ CHANGE NOT CONTEMPLATED WHEN THE PLANS AND SPECIFICATIONS WERE PREPARED AND THE PROJECT WAS BID AND WHICH IS IN THE PUBLIC INTEREST AND DOES NOT EXCEED 10% OF THE CONTRACT PRICE.
- ☐ CHANGE NOT CONTEMPLATED WHEN THE PLANS AND SPECIFICATIONS WERE PREPARED AND THE PROJECT WAS BID AND WHICH IS IN THE PUBLIC INTEREST AND EXCEEDS 10% OF THE CONTRACT PRICE AND CONSTITUTES EXTRAORDINARY CIRCUMSTANCES.
7. I HAVE REVIEWED, UNDERSTAND AND RECOMMEND THIS CHANGE WITH NO EXCEPTIONS:
- A. CoH ESTIMATOR Natasha Wright
- B. CoH PROJECT MANAGER Michael Dowdy
- C. DEPARTMENT HEAD (CUSTOMER) Joe Smith
- D. CoH FACILITIES PROJ MANAGER Mike Smith
- E. DEPARTMENT HEAD (GS) Bob Smith

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"EXHIBIT A"

UPDATED 10/07/2015

CONTRACT MODIFICATION REQUEST

DATE: 11/19/2025 CMR NUMBER: #3
PROJECT: City of Huntsville Municipal Building Demolition
OWNER: City of Huntsville
ARCHITECT: Fuqua & Partners Architects
CONTRACTOR: Britt Demolition & Recycling, Inc.

DESCRIPTION OF CHANGE (BY GENERAL CONTRACTOR):

Removal of the following items from our scope of work: SOV Item No. 24: Unit Price #17 <\$1,000.00>, SOV Item No. 25: Unit Price #18 <\$800.00>, SOV Item No. 26: Unit Price #19 <\$900.00>, SOV Item No. 28: Unit Price #21 <\$800.00>, SOV Item No. 27: Unit Price #20 <\$6,000.00>, SOV Item No. 21: Unit Price #14 <\$21,000.00>, Liquidated Damages <\$7,300.00>, Labor Costs for fencing restoration <\$393.36>

1. TOTAL COST (CONTRACTOR TO ATTACH DETAILED BREAKDOWN): <\$38,193.36>
2. TIME EXTENSION IN CALENDAR DAYS (ATTACH JUSTIFICATION): 0
THIS CHANGE AFFECTS THE CRITICAL PATH OF THE PROJECT

3. SUBMITTED BY:
A. CONTRACTOR Britt Demolition & Recycling, Inc.
B. ARCHITECT _____

*****BOTTOM SECTION TO BE FILLED OUT BY CITY OF HUNTSVILLE REPRESENTATIVE*****

4. INITIATED BY: Architect

5. OWNER'S CLASSIFICATION:

CONTRACT MODIFICATION DUE TO:

- ☐ VALUE ENGINEERING OR COST REDUCTION
☒ CHANGES IN PROJECT SCOPE OF WORK
☐ OWNER REQUESTED UPGRADE
☐ UNFORESEEN CONDITIONS
☐ TECHNICAL COORDINATION

6. THIS CHANGE IS SUBMITTED FOR REVIEW AND APPROVAL AND IS CLASSIFIED AS ONE OF THE FOLLOWING TYPES:

- ☐ MINOR CHANGE OF A MONETARY VALUE AND NOT REQUIRED FOR COMPETITIVE BIDDING.
☒ CHANGES TO THE ORIGINAL CONTRACT NECESSITATED BY UNFORESEEABLE CIRCUMSTANCES ARISING DURING THE COURSE OF THE WORK.
☐ EMERGENCIES ARISING DURING THE COURSE OF THE WORK.
☐ CHANGE FOR ALTERNATES PROVIDED FOR IN THE ORIGINAL BIDDING WHERE THERE IS NO DIFFERENCE IN PRICE OF THE CHANGE FROM THE ORIGINAL BEST BID ON THE ALTERNATE.
☐ CHANGE NOT CONTEMPLATED WHEN THE PLANS AND SPECIFICATIONS WERE PREPARED AND THE PROJECT WAS BID AND WHICH IS IN THE PUBLIC INTEREST AND DOES NOT EXCEED 10% OF THE CONTRACT PRICE.
☐ CHANGE NOT CONTEMPLATED WHEN THE PLANS AND SPECIFICATIONS WERE PREPARED AND THE PROJECT WAS BID AND WHICH IS IN THE PUBLIC INTEREST AND EXCEEDS 10% OF THE CONTRACT PRICE AND CONSTITUTES EXTRAORDINARY CIRCUMSTANCES.

7. I HAVE REVIEWED, UNDERSTAND AND RECOMMEND THIS CHANGE WITH NO EXCEPTIONS:

- A. CoH ESTIMATOR
B. CoH PROJECT MANAGER
C. DEPARTMENT HEAD (CUSTOMER)
D. CoH FACILITIES PROJ MANAGER
E. DEPARTMENT HEAD (GS)

[Signature]
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Del E. Wilk - [Signature]
[Signature]
Del E. Wilk - [Signature]

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