

Office of Superintendent of Schools  
Board Meeting of April 14, 1999

March 24, 1999

Facilities Planning and Construction  
Paul J. Phillips, Chief Facilities Officer

SUBJECT: CHANGE ORDER NO. 7  
PROJECT NO. A-0568  
ADDITIONS, REMODELING AND RENOVATIONS  
KEY BISCAZYNE ELEMENTARY SCHOOL  
150 W McIntire Street, Key Biscayne, Florida

This request for change in the construction contract includes nineteen items for the School Board's confirmation and consideration. Attachment A presents a description of the items, the cause for each change, the effect upon the contract, and the action recommended to the Board. In order to prevent delay in the completion of the project, Staff authorized the Contractor to proceed with Items 1 through 19. These items are presented to the Board for confirmation and consideration as required by State Statute.

These changes will increase the contract price by \$120,660 and extend the contract completion date by 30 days. These items have been recommended by the Project Architect and were confirmed/approved by the Technical Review Committee, subsequent to completion, on March 2, 1999. They were found to be necessary, fair, and equitable.

The Project Architect will not receive additional fees for the items that resulted from errors and omissions in the design phase of the project. This factor will become part of the evaluation of this firm for consideration of future work with this school system.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, confirm/approve Change Order No. 7 on Project No. A-0568, Additions, Remodeling and Renovations, Key Biscayne Elementary School, for an extra of \$120,660 and a time extension of 30 days.

OS:ayb

KEY BISCAYNE ELEMENTARY  
SUMMARY OF CHANGE ORDER NO. 7  
Project No. A-0568 Additions, Remodeling and Renovations

ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	DESCRIPTION	TYPE	CAUSE	DOLLARS		DAYS		
								REQ.	AUTH. REC.	REQ.	AUTH. REC.	
1	C	P	09/12/98	02/23/99		ER	EEE	2,099.95	2,100.00	0	0	
					Contractor provided labor, material and equipment to furnish and install framing and plaster to enclose the new surface-mounted electrical panels at the existing walkway, in order to meet code.							
2	C	P	09/12/98	02/23/99		ER	AE	1,745.70	1,746.00	0	0	
					Contractor provided labor, material and equipment to furnish and install an anti-slip epoxy floor coating on the new first floor concrete open corridor. This was necessary due to rainwater intrusion.							
3	C	P	08/04/98	02/23/99		ER	AE	5,423.33	5,423.00	5	0	
					Contractor provided labor, material and equipment to furnish and install fixed wall louvers at the east and west stairwells in order to prevent rainwater intrusion.							
4	C	P	05/20/98	02/23/99		ER	AE	9,519.02	9,519.00	5	0	
					Contractor provided labor, material and equipment to furnish and install piping and accessories necessary to change the plumbing fixture heights in new student rest rooms, in order to meet ADA requirements. This included wall patching and tile work.							
5	C	C	12/15/98	02/23/99		ER	EEE	2,676.74	2,677.00	0	0	
					Contractor provided labor, material and equipment to cut, frame and patch drywall under the classroom cabinets subsequent to relocating new above-counter light fixtures.							
6	C	P	09/12/98	02/23/99		OM	AO	2,896.85	2,897.00	0	0	
					Contractor provided labor, material and equipment to furnish and install sheet metal to close the roof opening between the new and existing walkways, in order to prevent rainwater intrusion.							

KEY BISCAYNE ELEMENTARY  
SUMMARY OF CHANGE ORDER NO. 7  
Project No. A-0568 Additions, Remodeling and Renovations

ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	DESCRIPTION	TYPE	CAUSE	DOLLARS		DAYS		
								REQ.	AUTH. REC.	REQ.	AUTH. REC.	
7	C	C	12/15/98	02/23/99		OM	MEO	1,112.41	1,112.00	0	0	
					Contractor provided labor, material and equipment to furnish and install a dehumidifier and a stand in student records room #108.							
8	C	C	11/04/98	02/23/99		OM	EEO	965.95	966.00	0	0	
					Contractor provided labor, material and equipment to furnish and install electrical grounding for the chain link fence around the FPL pad-mounted main transformer for the addition.							
9	C	I	11/04/98	02/23/99		OM	EEO	1,638.63	1,639.00	0	0	
					Contractor provided labor, material and equipment to furnish and install a fire alarm system smoke detector and associated conduit, wire and accessories in the existing main electrical room.							
10	C	P	12/15/98	02/23/99		OT	CE	(17,000.00)	(17,000.00)	0	0	
					Contractor provided a credit to reimburse MDCPS for the costs of A/E additional services for extended construction administration, and additional UBC inspections.							
11	C	C	07/24/98	02/23/99		OT	SR	20,452.21	20,452.00	60	0	
					Contractor provided labor, material and equipment to furnish and install additional sidewalks and a handicap ramp, as required by the Village of Key Biscayne. This included regrading and compaction.							
12	C	U	08/04/98	02/23/99		SC	SC	3,892.91	3,893.00	5	0	
					Contractor provided labor, material and equipment to furnish and install additional markerboards.							

KEY BISCAYNE ELEMENTARY  
SUMMARY OF CHANGE ORDER NO. 7  
Project No. A-0568 Additions, Remodeling and Renovations

ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	DESCRIPTION	TYPE	CAUSE	DOLLARS		DAYS		
								REQ.	AUTH. REC.	REQ.	AUTH. REC.	
13	C/A	U	07/08/98	02/23/99		SC	SC	47,890.37	47,890.00	45	30	
					Contractor provided labor, material and equipment to remove and replace existing deteriorated and obsolete lighting in building #2.							
14	C	C	12/15/98	02/23/99		UN	UC	955.48	955.00	0	0	
					Contractor provided labor, material and equipment to repair the main electrical switchgear for the addition subsequent to a car hitting the FPL power pole, which caused an outage and the resultant damage.							
15	C	U	11/04/98	02/23/99		SC	SC	4,415.46	4,415.00	0	0	
					Contractor provided labor, material and equipment to furnish and install a public address/intercom system administrative telephone and associated conduit, wire and accessories in the community school office.							
16	C	U	11/04/98	02/23/99		SC	SC	10,244.93	10,245.00	0	0	
					Contractor provided labor, material and equipment to furnish and install public address/intercom and fire alarm systems devices and associated underground conduit, wire and accessories for an existing portable classroom that was originally scheduled to be relocated from the site.							
17	C	U	11/04/98	02/23/99		SC	SC	10,478.86	10,479.00	0	0	
					Contractor provided labor, material and equipment to furnish and install additional sidewalks at the existing classroom building, in order to meet current ADA requirements.							
18	C	C	09/12/98	02/23/99		UN	UC	1,097.46	1,097.00	0	0	
					Contractor provided labor, material and equipment to furnish and install additional lawn irrigation system piping, heads, valves and accessories due to incorrect record drawings.							

KEY BISCAYNE ELEMENTARY  
 SUMMARY OF CHANGE ORDER NO. 7  
 Project No. A-0568 Additions, Remodeling and Renovations

ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	DESCRIPTION	TYPE	CAUSE	<u>DOLLARS</u>		<u>DAYS</u>	
								REQ.	AUTH. REC.	REQ.	AUTH. REC.
19	C	U	11/15/98	02/23/99		SC	SC	10,154.63	10,155.00	0	0
					Contractor provided labor, material and equipment to remove and replace existing deteriorated ceiling tile.						
								SUB-TOTAL	120,660.00		30
								CHANGE ORDER TOTAL:	120,660.00		30

SUMMARY OF CHANGE ORDER NO.: 7  
 Facility: KEY BISCAYNE ELEMENTARY  
 Project No.: A-0568  
 Description: Additions, Remodeling and Renovations  
 ARCHITECT: Johnson & Partners  
 CONTRACTOR: Sunhouse Construction, Inc. PRIME: Stefan Johansson  
 CONTRACT STATUS

ORIGINAL CONTRACT PRICE.....	\$		3,993,000.00
PREVIOUS EXTRAS.....	\$	390,046.00	
PREVIOUS CREDITS.....	\$	476.00	
PREVIOUSLY APPROVED NET CHANGE.....	\$		389,570.00
PREVIOUSLY APPROVED CONTRACT PRICE.....	\$		4,382,570.00
THIS CHANGE.....	\$		120,660.00
TOTAL NET CHANGE.....	\$		510,230.00
ADJUSTED CONTRACT PRICE AFTER THIS CHANGE.....	\$		4,503,230.00
CONTRACT AWARD DATE.....			October 9, 1996
ORIGINAL CONTRACT COMPLETION DATE.....			December 3, 1997
PREVIOUS TIME EXTENSION.....			189
PREVIOUS ADJUSTED COMPLETION DATE.....			June 10, 1998
TIME EXTENSION THIS CHANGE .....			30
ADJUSTED COMPLETION DATE AFTER THIS CHANGE.....			July 10, 1998
PROJECTED COMPLETION DATE.....			N/A
ACCEPTANCE DATE.....			July 10, 1998

CHANGE CAUSE SUMMARY:  
 (Totals Including This Change Order)

TYPE	AMOUNT	%	DAYS
ERRORS.....	\$ 39,626.00	0.99	1
OMISSIONS.....	\$ 229,141.00	5.74	42
OWNER REQUESTS...	\$ 46,747.00	1.17	0
UNFORSEEN.....	\$ 36,798.00	0.92	62
OTHER.....	\$ 8,359.00	0.21	37
SCOPE CHANGE.....	\$ 149,559.00	3.75	77
HURRICANE.....	\$ 0.00	0.00	0
	=====	=====	=====
Totals	\$ 510,230.00	12.78	219

\*\*\*\*\*

LEGEND

ORIGIN:

- A-- A/E
- E-- Educational Fac. Plan.
- P-- Project Manager
- D-- DCPS Specialists/Depts.
- C-- Contractor
- S-- State DOE
- M-- Maintenance Dept.
- U-- User (Principal/Admin.)
- I-- UBCI
- AM-- Asbestos Mgmt.
- DS-- Design Services (Group)

TYPE:

- ER-- PA/E Error
- HC-- Hurricane Andrew
- OM-- PA/E Omission
- OT-- Other
- OW-- Owner Request
- SC-- Scope Change
- UN-- Unforeseen

CAUSE:

- AE-- Architectural Error
- AO-- Architectural Omission
- EEE-- Electrical Engineering Error
- EEO-- Electrical Engineering Omission
- MEE-- Mechanical Engineering Error
- MEO-- Mechanical Engineering Omission
- SEE-- Structural Engineering Error
- SEO-- Structural Engineering Omission
- CEE-- Civil Engineering Error
- CEO-- Civil Engineering Omission
- DBR-- Design-builder Request

- CD-- Contractor Default
- CE-- Contractor Error
- CR-- Contractor Request
- FE-- Fastrack/Coord. Error
- FO-- Fastrack/Coord. Omission
- ID-- Inspection Delay
- MD-- Manufacturer's Delay
- OD-- Owner Delay
- OO-- Owner Omission
- OR-- Owner Request
- RA-- Reinstate Alternate
- RD-- Rain Delay
- SC-- Scope Change
- SR-- State Requirement/Local/City
- UC-- Unforeseen Conditions
- UD-- Utility Co. Delay
- UP-- Unit Price
- CL-- Clerical Error
- UR-- Utility Requirement
- CMO-- Construction Manager Omission

ACTION

- A-- Approve
- C-- Confirm Staff/TRC Authorize
- C/A-- Confirm/Approve Authorize