

Office of Superintendent of Schools
Board Meeting of January 13, 1999

December 16, 1998

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

SUBJECT: CHANGE ORDER NO. 6
PROJECT NO. A-0568
ADDITIONS, REMODELING AND RENOVATIONS
KEY BISCAVNE ELEMENTARY SCHOOL
150 W Mc Intire Street, Miami, Florida

This request for change in the construction contract includes forty-three 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 42. These items are presented to the Board for confirmation and consideration as required by State Statute.

These changes will increase the contract price by \$147,224 and extend the contract completion date by 82 days. These items have been recommended by the Project Architect and were confirmed/approved by the Technical Review Committee, subsequent to completion, on November 25, 1998. 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. 6 on Project No. A-0568, Additions, Renovations and Remodeling, Key Biscayne Elementary School, for an extra of \$147,224 and a time extension of 82 days.

OS:ayb

J-12

KEY BISCAYNE ELEMENTARY
SUMMARY OF CHANGE ORDER NO. 6
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	C	03/10/98	11/19/98		ER	CEE	8,652.14	8,652.00	0	0	
					Contractor provided labor, material and equipment to modify the HVAC system condensate drainage drywells, including the furnishing and installing of filter fabric liners.							
2	C	C	04/24/98	11/19/98		ER	EEE	983.41	983.00	0	0	
					Contractor provided labor, material and equipment to relocate a TV outlet and electrical receptacle from the ceiling to the floor at the media center.							
3	C/A	C	04/24/98	11/11/98		ER	EEE	8,525.65	8,526.00	5	1	
					Contractor provided labor, material and equipment to relocate electrical outlets due to conflicts with cabinets and to furnish and install light fixtures at the music suite.							
4	C	C	04/20/98	11/19/98		OM	MEO	1,637.40	1,637.00	0	0	
					Contractor provided labor, material and equipment to furnish and install an electric drinking water cooler at the P.E. shelter.							
5	C/A	C	05/17/98	11/19/98		OM	EEO	7,961.56	7,961.00	3	1	
					Contractor provided labor, material and equipment to furnish and install lighting at the P.E. shelter.							
6	C	C	05/17/98	11/19/98		OM	AO	1,041.32	1,041.00	0	0	
					Contractor provided labor, material and equipment to furnish and install additional fire extinguishers.							
7	C/A	D	06/16/98	11/19/98		OM	AO	5,778.27	5,778.00	3	3	
					Contractor provided labor, material and equipment to furnish and install additional structural reinforcement at the roof.							

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								REQ.	AUTH. REC.	REQ.	AUTH. REC.
8	C	C	06/18/98	11/19/98		OM	MEO	1,386.31	1,386.00	0	0
			Contractor provided labor, material and equipment to furnish and install an HVAC system condensate drain line in room #04-1032.								
9	C/A	P	07/24/98	11/19/98		OM	CEO	6,261.24	6,261.00	8	5
			Contractor provided labor, material and equipment to furnish and install an additional storm drainage system catch basin and associated underground piping.								
10	C/A	I	07/24/98	11/19/98		OM	EEO	10,154.16	10,154.00	7	2
			Contractor provided labor, material and equipment to furnish, install fire alarm system smoke detectors, public address/intercom system call buttons and speakers, and associated conduit, wire and accessories at the elevator lobby and stairwell landing.								
11	C/A	I	07/24/98	11/19/98		OM	EEO	877.51	878.00	1	1
			Contractor provided labor, material and equipment to furnish and install an additional fire alarm system horn/strobe unit at the new administration building #4.								
12	C/A	I	07/24/98	11/19/98		OM	EEO	3,223.73	3,224.00	4	1
			Contractor provided labor, material and equipment to furnish and install emergency lighting fixtures and exit lights in existing corridors and stairwells.								
13	C	I	08/04/98	11/19/98		OM	EEO	948.50	948.00	0	0
			Contractor provided labor, material and equipment to furnish and install a three-pole 70 amp circuit breaker in panel #H4B for the elevator.								

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								REQ.	AUTH. REC.	REQ.	AUTH. REC.	
14	C	A	08/04/98	11/19/98		OM	EEO	1,900.49	1,901.00	0	0	
					Contractor provided labor, material and equipment to furnish and install additional lighting fixtures in the media center.							
15	C	C	08/04/98	11/19/98		OM	AO	151.29	151.00	0	0	
					Contractor provided labor, material and equipment to furnish and install an additional countertop in a science room.							
16	C/A	I	08/04/98	11/19/98		OM	AO	4,044.21	4,044.00	2	2	
					Contractor provided labor, material and equipment to furnish and install rainwater gutters at the north and south entrances on the east side, and at the southeast rear entrance.							
17	C/A	P	08/04/98	11/19/98		OM	AO	1,388.65	1,389.00	1	1	
					Contractor provided labor, material and equipment to furnish and install concrete-filled pipe bollards and column corner guards at the parent drop off, in order to protect the low wall and columns.							
18	C/A	U	08/04/98	11/19/98		OM	AO	9,537.34	9,537.00	7	7	
					Contractor provided labor, material and equipment to furnish and install metal shelving in various storage rooms.							
19	C	C	08/04/98	11/19/98		OM	MEO	1,501.30	1,501.00	1	0	
					Contractor provided labor, material and equipment to furnish and install power conduit and a switch for the kiln room fan.							

KEY BISCAYNE ELEMENTARY

SUMMARY OF CHANGE ORDER NO. 6

Project No. A-0568 Additions, Remodeling and Renovations

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								REQ.	AUTH. REC.	REQ.	AUTH. REC.	
20	C	C	08/04/98	11/19/98		OM	EEO	3,712.52	3,713.00	0	0	
					Contractor provided labor, material and equipment to furnish and install overhead in lieu of wall-mounted light fixtures at the handicap access ramp.							
21	C	C	08/04/98	11/19/98		OM	EEO	2,254.28	2,254.00	0	0	
					Contractor provided labor, material and equipment to furnish and install three-pole 30 amp circuit breakers for the MATV system head end unit.							
22	C	C	08/04/98	11/19/98		OM	EEO	2,243.81	2,244.00	0	0	
					Contractor provided labor, material and equipment to furnish and install an electrical door strike and associated power supply for the security system card reader.							
23	C/A	I	08/04/98	11/19/98		OM	MEO	1,336.56	1,337.00	2	2	
					Contractor provided labor, material and equipment to furnish and install an emergency shut off gas solenoid valve in the existing kitchen.							
24	C	C	08/04/98	11/11/98		OM	MEO	1,916.77	1,917.00	0	0	
					Contractor provided labor, material and equipment to furnish and install HVAC system equipment transition pieces in the cafeteria.							
25	C	U	08/28/98	11/19/98		OM	AO	3,484.28	3,484.00	0	0	
					Contractor provided labor, material and equipment to furnish and install chain link fencing at the east and south sides of the existing service area, in order to separate it from the new parking lot.							

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								REQ.	AUTH. REC.	REQ.	AUTH. REC.	
26	C	A	08/28/98	11/19/98		OM	AO	2,085.04	2,085.00	0	0	
					Contractor provided labor, material and equipment to furnish and install a chain link fencing enclosure around the new pad-mounted exterior electrical transformer.							
27	C	C	04/20/98	11/19/98		OM	MEO	3,600.98	3,601.00	0	0	
					Contractor provided labor, material and equipment to furnish and install plumbing fixtures in a rest room.							
28	C/A	C	07/24/98	11/19/98		OT	SR	3,049.16	3,049.00	1	1	
					Contractor provided labor, material and equipment to furnish and install additional street striping and signage as required by the Village of Key Biscayne.							
29	C	C	08/28/98	11/19/98		OT	UR	1,858.35	1,858.00	0	0	
					Contractor provided labor, material and equipment to furnish and install a rolling chain link fencing gate at the new parking lot in lieu of a swing gate, due to conflicts with the relocated FPL power pole guy wire.							
30	C	U	02/08/98	11/19/98		SC	SC	494.62	495.00	0	0	
					Contractor provided labor, material and equipment to furnish and install additional teachers' mail boxes.							
31	C/A	D	02/24/98	11/19/98		SC	SC	1,946.97	1,947.00	3	3	
					Contractor provided labor, material and equipment to furnish and install crawl space access panels.							

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								REQ.	AUTH. REC.	REQ.	AUTH. REC.	
32	C/A	P	06/25/98	11/19/98		SC	SC	11,630.00	11,630.00	20	20	
					Contractor provided labor, material and equipment to furnish and install emergency lighting fixtures and associated conduit, wire and accessories in the existing cafeteria and building #1.							
33	C/A	P	08/04/98	11/19/98		SC	SC	17,517.00	17,517.00	30	20	
					Contractor provided labor, material and equipment to remove and replace existing deteriorated ceilings and lighting in the building #1 corridor.							
34	C/A	I	08/04/98	11/19/98		SC	SC	904.27	904.00	1	1	
					Contractor provided labor, material and equipment to furnish and install a fire alarm system strobe unit in the existing building #1 computer room.							
35	C/A	D	08/04/98	11/19/98		SC	SC	3,800.97	3,801.00	2	2	
					Contractor provided labor, material and equipment to construct a sidewalk from the new parking lot to the cafeteria, for ADA access purposes.							
36	C	U	08/28/98	11/19/98		SC	SC	459.21	459.00	0	0	
					Contractor provided labor, material and equipment to furnish and install a chain link fencing gate for the new sidewalk from the parking lot to the cafeteria.							
37	C/A	U	01/02/98	11/19/98		UN	UC	3,631.06	3,631.00	4	4	
					Contractor provided labor, material and equipment to remove and replace deteriorated existing carpet in the media center.							

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Project No. A-0568 Additions, Remodeling and Renovations

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								REQ.	AUTH. REC.	REQ.	AUTH. REC.	
38	C/A	U	08/04/98	11/19/98		UN	UC	1,018.33	1,018.00	2	2	
					Contractor provided labor, material and equipment to relocate the existing cafeteria HVAC units electrical feeders to a higher capacity electrical panel.							
39	C/A	C	08/28/98	11/19/98		UN	UC	475.06	475.00	1	1	
					Contractor provided labor, material and equipment to perform additional floor preparation and patching in the existing media center subsequent to existing flooring removal, in order to have a proper substrate for new flooring.							
40	C	C	08/28/98	11/19/98		UN	UC	4,050.02	4,050.00	0	0	
					Contractor provided labor, material and equipment to reroute and extend the existing lawn sprinkler irrigation system due to conflicts with the new construction.							
41	C	U	08/16/98	11/19/98		UN	UC	279.31	279.00	0	0	
					Contractor provided labor, material and equipment to patch and repair deteriorated existing asphalt paving.							
42	C	C	07/08/98	11/19/98		UN	UC	(476.00)	(476.00)	0	0	
					Contractor provided a credit for furnishing and installing smaller-than-specified trees, due to availability.							

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								REQ.	AUTH. REC.	REQ.	AUTH. REC.
43	A	C		11/19/98		UN	RD	0.00	0.00	2	2
								SUB-TOTAL	147,224.00		82
								CHANGE ORDER TOTAL:	147,224.00		82

This is to extend the completion date due to delays caused by rain days above and beyond those allowed for in the contract.

SUMMARY OF CHANGE ORDER NO.: 6
 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.....\$ 242,346.00
 PREVIOUS CREDITS.....\$ 0.00
 PREVIOUSLY APPROVED NET CHANGE.....\$ 242,346.00
 PREVIOUSLY APPROVED CONTRACT PRICE.....\$ 4,235,346.00
 THIS CHANGE.....\$ 147,224.00
 TOTAL NET CHANGE.....\$ 389,570.00
 ADJUSTED CONTRACT PRICE AFTER THIS CHANGE.....\$ 4,382,570.00
 CONTRACT AWARD DATE..... October 9, 1996
 ORIGINAL CONTRACT COMPLETION DATE..... December 3, 1997
 PREVIOUS TIME EXTENSION..... 107
 PREVIOUS ADJUSTED COMPLETION DATE..... March 20, 1998
 TIME EXTENSION THIS CHANGE 82
 ADJUSTED COMPLETION DATE AFTER THIS CHANGE..... June 10, 1998
 PROJECTED COMPLETION DATE..... N/A
 ACCEPTANCE DATE..... July 10, 1998

CHANGE CAUSE SUMMARY:
 (Totals Including This Change Order)

TYPE	AMOUNT	%	DAYS
ERRORS.....	\$ 18,161.00	0.45	1
OMISSIONS.....	\$ 222,527.00	5.57	42
OWNER REQUESTS...	\$ 46,747.00	1.17	0
UNFORSEEN.....	\$ 34,746.00	0.87	62
OTHER.....	\$ 4,907.00	0.12	37
SCOPE CHANGE.....	\$ 62,482.00	1.56	47
HURRICANE.....	\$ 0.00	0.00	0
	=====	=====	=====
Totals	\$ 389,570.00	9.74	189

LEGEND

ORIGIN:

TYPE:

- | | | |
|------------------------------|---------------------------------------|-------------------------------------|
| A-- A/E | ER-- PA/E Error | CD-- Contractor Default |
| E-- Educational Fac. Plan. | HC-- Hurricane Andrew | CE-- Contractor Error |
| P-- Project Manager | OM-- PA/E Omission | CR-- Contractor Request |
| D-- DCPS Specialists/Depts. | OT-- Other | FE-- Fastrack/Coord. Error |
| C-- Contractor | OW-- Owner Request | FD-- Fastrack/Coord. Omission |
| S-- State DOE | SC-- Scope Change | ID-- Inspection Delay |
| M-- Maintenance Dept. | UN-- Unforeseen | MD-- Manufacturer's Delay |
| U-- User (Principal/Admin.) | CAUSE: | OD-- Owner Delay |
| I-- UBCI | AE-- Architectural Error | OO-- Owner Omission |
| AM-- Asbestos Mgmt. | AO-- Architectural Omission | OR-- Owner Request |
| DS-- Design Services (Group) | EEE-- Electrical Engineering Error | RA-- Reinstate Alternate |
| | EEO-- Electrical Engineering Omission | RD-- Rain Delay |
| | MEE-- Mechanical Engineering Error | SC-- Scope Change |
| | MEO-- Mechanical Engineering Omission | SR-- State Requirement/Local/City |
| | SEE-- Structural Engineering Error | UC-- Unforeseen Conditions |
| | SEO-- Structural Engineering Omission | UD-- Utility Co. Delay |
| | CEE-- Civil Engineering Error | UP-- Unit Price |
| | CEO-- Civil Engineering Omission | CL-- Clerical Error |
| | DBR-- Design-builder Request | UR-- Utility Requirement |
| | | CMO-- Construction Manager Omission |

ACTION

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