

Office of Superintendent of Schools
Board Meeting of February 10, 1999

January 28, 1999

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

SUBJECT: FINAL CHANGE ORDER NO. 6
PROJECT NO. A-0422
ADDITION, REMODELING AND RENOVATIONS
BEL-AIRE ELEMENTARY SCHOOL
10205 SW 194 Street, Miami, Florida

This request for change in the construction contract includes twenty-two 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 22. These items are presented to the Board for confirmation and consideration as required by State Statute.

These changes will increase the contract price by \$57,929 and extend the contract completion date by 42 days. These items have been recommended by the Project Architect and were confirmed/approved by the Technical Review Committee, subsequent to completion, on December 10, 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 Final Change Order No. 6 on Project No. A-0422, Addition, Remodeling and Renovations, Bel-Aire Elementary School, for an extra of \$57,929 and a time extension of 42 days.

MD:ayb

FINAL CHANGE ORDER
 BEL-AIRE ELEMENTARY
 SUMMARY OF CHANGE ORDER NO. 6
 Project No. A-0422 Addition, Remodeling and Renovations

ATTACHMENT A

ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	DESCRIPTION	TYPE	CAUSE	DOLLARS		DAYS		
								REQ.	AUTH. REC.	REQ.	AUTH. REC.	
1	C	A	02/03/98	12/01/98		ER	EEE	4,598.00	4,598.00	21	0	
					Contractor provided labor, material and equipment to replace high pressure sodium light fixtures with fluorescents having emergency lighting battery packs.							
2	C	C	01/09/98	12/01/98		ER	EEE	1,841.00	1,611.00	5	0	
					Contractor provided labor, material and equipment to furnish and install conduit, wire and accessories to rewire the undercabinet lights for the proper voltage in the technical processing and A.V. storage rooms.							
3	C	I	05/22/98	12/01/98		ER	AE	207.00	207.00	0	0	
					Contractor provided labor, material and equipment to replace the wall-mounted soap dispensers with sink-mounted dispensers in order to meet ADA requirements.							
4	C/A	C	01/13/98	12/01/98		OM	EEO	5,637.00	5,637.00	30	21	
					Contractor provided labor, material and equipment to replace the existing fire alarm and public address/intercom systems underground conduits to the relocatable classrooms.							
5	C	D	08/05/98	12/01/98		OM	EEO	3,691.00	2,364.00	0	0	
					Contractor provided labor, material and equipment to furnish and install an interlock connection from the new fire alarm system console to the existing emergency gas shut off solenoid valve.							
6	C	I	12/16/97	12/01/98		OM	MEO	1,543.00	1,543.00	3	0	
					Contractor provided labor, material and equipment to furnish and install additional HVAC system ductwork-mounted fire alarm system smoke detectors in the new mechanical rooms.							

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								REQ.	AUTH. REC.	REQ.	AUTH. REC.	
7	C	C	12/04/97	12/01/98		OM	EEO	5,933.00	5,933.00	15	0	
					Contractor provided labor, material and equipment to furnish and install additional fire alarm and public address/intercom systems components in existing relocatable classroom #001.							
8	C	I	07/10/98	12/01/98		OM	EEO	3,693.00	3,693.00	9	0	
					Contractor provided labor, material and equipment to furnish and install additional HVAC system ductwork-mounted fire alarm system smoke detectors in the existing mechanical rooms.							
9	C	A	02/17/98	12/01/98		OM	EEO	3,925.00	3,925.00	8	0	
					Contractor provided labor, material and equipment to replace a public address/intercom system call button and a clock/speaker unit in the existing school.							
10	C	I	05/22/98	12/01/98		OM	EEO	2,653.00	2,273.00	0	0	
					Contractor provided labor, material and equipment to furnish and install a fire alarm system pull station and associated conduit, wire and accessories in the kitchen area.							
11	C	C	06/11/98	12/01/98		OM	EEO	522.00	522.00	0	0	
					Contractor provided labor, material and equipment to furnish and install power conduit, wire and accessories for the new exhaust fan in the custodial room.							
12	C	I	08/05/98	12/01/98		OM	EEO	4,472.00	4,472.00	0	0	
					Contractor provided labor, material and equipment to relocate the sampling tubes for the HVAC system ductwork-mounted fire alarm system smoke detectors in the existing mechanical rooms.							

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								REQ.	AUTH. REC.	REQ.	AUTH. REC.	
13	C	I	05/22/98	12/01/98		OM	AO	610.00	610.00	0	0	
					Contractor provided labor, material and equipment to replace the fire extinguishers cabinets' standard "break glass" inserts with tempered "break glass" inserts.							
14	C	C	05/22/98	12/01/98		OT	CR	(389.00)	(389.00)	0	0	
					Contractor provided a credit to reimburse MDCPS for electrical usage.							
15	C	P	05/22/98	12/01/98		SC	SC	(2,428.00)	(2,428.00)	0	0	
					Contractor provided a credit for not furnishing the book anti-theft system.							
16	C	C	11/25/97	12/01/98		UN	UC	3,259.00	3,000.00	0	0	
					Contractor provided labor, material and equipment to furnish and install larger electrical grounding conductors for the existing HVAC system chiller units in the mechanical room.							
17	C/A	D	11/21/97	12/01/98		UN	UC	4,447.00	4,447.00	25	21	
					Contractor provided labor, material and equipment to furnish and install additional main electrical system ground rods in order to achieve the required resistance levels.							
18	C	C	01/09/98	12/01/98		UN	UC	1,038.00	1,038.00	2	0	
					Contractor provided labor, material and equipment to separate the existing power supply wiring from the fire alarm system wiring feeding relocatable classrooms, in order to correct an existing code violation. This also included relocating existing fire alarm system pull stations in order to provide proper clearance.							

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								REQ.	AUTH. REC.	REQ.	AUTH. REC.
19	C	U	04/01/98	12/01/98		UN	UC	3,284.00	3,284.00	4	0
			Contractor provided labor, material and equipment to repaint new walls that had been vandalized with graffiti after substantial completion of the painting.								
20	C	P	05/22/98	12/01/98		UN	UC	2,308.00	2,308.00	0	0
			Contractor provided labor, material and equipment to furnish and install aluminum panels at the parapets over entrance gates #037A and #037B, for security purposes.								
21	C	D	05/22/98	12/01/98		UN	UC	431.00	431.00	0	0
			Contractor provided labor, material and equipment to furnish and install additional electrical grounding connections for the existing emergency feeders, in order to meet code.								
22	C	P	07/24/98	12/01/98		UN	UC	8,850.00	8,850.00	0	0
			Contractor provided labor, material and equipment to replace and recertify the main central processing unit in the fire alarm system console that had been damaged by roof leaks.								
								SUB-TOTAL	57,929.00		42
								CHANGE ORDER TOTAL:	57,929.00		42

FINAL CHANGE ORDER

SUMMARY OF CHANGE ORDER NO.: 6

Facility: BEL-AIRE ELEMENTARY

Project No.: A-0422

Description: Addition, Remodeling and Renovations

ARCHITECT: Pacetti Architects

CONTRACTOR: JCI International, Inc. PRIME: Julio E. Martinez

CONTRACT STATUS

ORIGINAL CONTRACT PRICE.....	\$	1,934,000.00
PREVIOUS EXTRAS.....	\$	129,881.00
PREVIOUS CREDITS.....	\$	1,820.00
PREVIOUSLY APPROVED NET CHANGE.....	\$	128,061.00
PREVIOUSLY APPROVED CONTRACT PRICE.....	\$	2,062,061.00
THIS CHANGE.....	\$	57,929.00
TOTAL NET CHANGE.....	\$	185,990.00
ADJUSTED CONTRACT PRICE AFTER THIS CHANGE.....	\$	2,119,990.00
CONTRACT AWARD DATE.....		September 11, 1996
ORIGINAL CONTRACT COMPLETION DATE.....		August 27, 1997
PREVIOUS TIME EXTENSION.....		115
PREVIOUS ADJUSTED COMPLETION DATE.....		December 20, 1997
TIME EXTENSION THIS CHANGE		42
ADJUSTED COMPLETION DATE AFTER THIS CHANGE.....		January 31, 1998
PROJECTED COMPLETION DATE.....		N/A
ACCEPTANCE DATE.....		January 31, 1998

CHANGE CAUSE SUMMARY:
(Totals Including This Change Order)

TYPE	AMOUNT	%	DAYS
ERRORS.....	\$ 18,742.00	0.97	60
OMISSIONS.....	\$ 94,075.00	4.86	39
OWNER REQUESTS...	\$ 3,927.00	0.20	0
UNFORSEEN.....	\$ 71,563.00	3.70	58
OTHER.....	\$ 111.00	0.01	0
SCOPE CHANGE.....	\$ -2,428.00	-0.13	0
HURRICANE.....	\$ 0.00	0.00	0
	=====	=====	=====
Totals	\$ 185,990.00	9.61	157

LEGEND

ORIGIN:

TYPE:

- 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)

- 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