

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: CHANGE ORDER NO. 4  
PROJECT NO. A-0512  
ADDITIONS, REMODELING AND RENOVATIONS  
PALM SPRINGS MIDDLE SCHOOL  
1025 West 56 Street, Hialeah, Florida

This request for change in the construction contract includes twenty-five items for the School Board's confirmation. 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 25. These items are presented to the Board for confirmation as required by State Statute.

These changes will increase the contract price by \$102,219. These items have been recommended by the Project Architect and were confirmed by the Technical Review Committee, subsequent to completion, on January 21, 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 Change Order No. 4 on Project No. A-0512, Additions, Remodeling and Renovations, Palm Springs Middle School, for an extra of \$102,219.

EG:ayb

**J-23**

PALM SPRINGS MIDDLE  
SUMMARY OF CHANGE ORDER NO. 4  
Project No. A-0512 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	05/15/98	01/12/99		ER	MEE	921.00	921.00	0	0	
					Contractor provided labor, material and equipment to furnish and install ceiling-mounted TV brackets in lieu of the specified wall-mounted brackets in the administration building.							
2	C	C	05/02/98	01/12/99		ER	EEE	407.00	407.00	0	0	
					Contractor provided labor, material and equipment to reroute the auditorium house light electrical circuits.							
3	C	A	07/15/98	01/12/99		ER	AE	686.00	686.00	0	0	
					Contractor provided labor, material and equipment to furnish and install a new aluminum frame at door #9. This was necessary to avoid contact and electrolytic action between the specified steel hollow metal door frame and the existing aluminum window wall.							
4	C	M	05/15/98	01/12/99		OM	MEO	3,136.00	3,002.00	0	0	
					Contractor provided labor, material and equipment to furnish and install additional fire sprinkler system heads in the area above the stage ceiling, and above the ductwork in the mechanical rooms.							
5	C	C	05/05/98	01/12/99		OM	EEO	11,599.00	11,599.00	0	0	
					Contractor provided labor, material and equipment to furnish and install a pipe grid support system for the auditorium stage lighting.							
6	C	C	05/02/98	01/12/99		OM	EEO	2,112.00	1,977.00	0	0	
					Contractor provided labor, material and equipment to furnish and install light fixtures in the second floor mechanical rooms.							

PALM SPRINGS MIDDLE  
SUMMARY OF CHANGE ORDER NO. 4  
Project No. A-0512 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	M	05/15/98	01/12/99		OM	EEO	1,208.00	1,208.00	0	0	
					Contractor provided labor, material and equipment to furnish and install emergency light fixtures in the existing main electrical room.							
8	C	C	05/15/98	01/12/99		OM	MEO	1,209.00	1,185.00	0	0	
					Contractor provided labor, material and equipment to furnish and install additional HVAC system ductwork-mounted fire alarm system smoke detectors in the addition.							
9	C	C	08/01/98	01/12/99		OM	AO	706.00	673.00	0	0	
					Contractor provided labor, material and equipment to furnish and install fire rated access panels in the new corridor partitions.							
10	C	C	05/02/98	01/12/99		SC	SC	8,343.00	7,953.00	0	0	
					Contractor provided labor, material and equipment to furnish and install new upper and lower cabinets in the art lab. This was necessary because all of the existing cabinets had to be removed along with the wood corridor walls that were not fire rated.							
11	C	C	05/15/98	01/12/99		SC	SC	8,343.00	4,963.00	0	0	
					Contractor provided labor, material and equipment to furnish and install new library shelving. This was necessary because all of the existing shelving had to be removed along with the wood corridor walls that were not fire rated.							
12	C	C	05/02/98	01/12/99		OT	UR	5,030.00	4,821.00	0	0	
					Contractor provided labor, material and equipment to furnish and install a new pair of doors and frames at the existing main FPL transformer vault. This was required to allow a new, larger FPL transformer to fit into the room.							

PALM SPRINGS MIDDLE  
SUMMARY OF CHANGE ORDER NO. 4  
Project No. A-0512 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	07/15/98	01/12/99		SC	SC	7,533.00	7,422.00	0	0	
					Contractor provided labor, material and equipment to furnish and install "Tectum" ceiling tiles in the corridors at the second floor of building #3 in lieu of the specified standard acoustical tiles.							
14	C	C	05/15/98	01/12/99		SC	SC	5,749.00	5,749.00	0	0	
					This reimburses the Contractor for additional on-site costs due to demobilization and remobilization so as not to negatively affect the educational program by taking too many classrooms out of use at one time for renovations.							
15	C	U	05/15/98	01/12/99		SC	SC	4,489.00	4,356.00	0	0	
					Contractor provided labor, material and equipment to furnish and install additional concrete walkways to connect new building #12 to the existing portables and to building #3. This was necessary to safely accommodate the number of current students.							
16	C	U	09/15/98	01/12/99		SC	SC	2,460.00	1,879.00	0	0	
					Contractor provided labor, material and equipment to furnish and install a new concrete walkway around the new HVAC system chiller enclosure, and a new chain link fencing gate.							
17	C	AM	05/02/98	01/12/99		SC	SC	16,434.00	14,370.00	0	0	
					Contractor provided labor, material and equipment to furnish and install fabric-wrapped "Tectum" acoustical wall panels at the rear of the auditorium.							
18	C	C	01/15/98	01/12/99		UN	UC	1,893.00	1,556.00	0	0	
					Contractor provided labor, material and equipment to furnish and install anchor bolts to secure the door frames, in lieu of the specified masonry "T" anchors.							

PALM SPRINGS MIDDLE  
SUMMARY OF CHANGE ORDER NO. 4  
Project No. A-0512 Additions, Remodeling and Renovations

ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	DESCRIPTION	TYPE	CAUSE	DOLLARS		DAYS		
								REQ.	AUTH. REC.	REQ.	AUTH. REC.	
19	C	A	02/02/98	01/12/99		UN	UC	3,277.00	3,179.00	0	0	
					Contractor provided labor, material and equipment to remove and replace deteriorated existing auditorium doors and frames.							
20	C	C	05/15/98	01/12/99		UN	UC	2,581.00	1,439.00	0	0	
					Contractor provided labor, material and equipment to furnish and install concrete to raise the existing exterior walkway to match the interior finished floor elevation at the addition. This was due to incorrect survey information provided to the A/E.							
21	C	AM	05/15/98	01/12/99		UN	UC	19,481.00	19,211.00	0	0	
					Contractor provided labor, material and equipment to furnish and install additional VCT flooring and rubber base. This was necessary due to asbestos abatement.							
22	C	I	06/30/98	01/12/99		UN	UC	513.00	465.00	0	0	
					Contractor provided labor, material and equipment to furnish and install fire seals around existing wall penetrations in the fire rated corridor walls.							
23	C	A	06/30/98	01/12/99		UN	UC	362.00	362.00	0	0	
					Contractor provided labor, material and equipment to remove and replace the deteriorated existing exterior wood door at the art lab.							
24	C	C	08/10/98	01/12/99		UN	UC	1,304.00	959.00	0	0	
					Contractor provided labor, material and equipment to furnish and install concrete stoops at doors #9 and #50. This was necessary because the exterior walkway elevation was lower than the interior finished floor elevation. This was due to incorrect survey information provided to the A/E.							

PALM SPRINGS MIDDLE  
 SUMMARY OF CHANGE ORDER NO. 4  
 Project No. A-0512 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.
25	C	C	08/01/98	01/12/99		UN	UC	1,975.00	1,877.00	0	0
Contractor provided labor, material and equipment to furnish and install cement board on metal framing in order to close the discovered gaps between the existing walls and columns in building #1.											
								SUB-TOTAL	102,219.00		0
CHANGE ORDER TOTAL:									102,219.00		0

SUMMARY OF CHANGE ORDER NO.: 4  
 Facility: PALM SPRINGS MIDDLE  
 Project No.: A-0512  
 Description: Additions, Remodeling and Renovations  
 ARCHITECT: Feinberg & Associates  
 CONTRACTOR: Veitia Padron, Inc. PRIME: Roberto Padron

CONTRACT STATUS

ORIGINAL CONTRACT PRICE.....	\$	2,562,000.00
PREVIOUS EXTRAS.....	\$	126,638.00
PREVIOUS CREDITS.....	\$	0.00
PREVIOUSLY APPROVED NET CHANGE.....	\$	126,638.00
PREVIOUSLY APPROVED CONTRACT PRICE.....	\$	2,688,638.00
THIS CHANGE.....	\$	102,219.00
TOTAL NET CHANGE.....	\$	228,857.00
ADJUSTED CONTRACT PRICE AFTER THIS CHANGE.....	\$	2,790,857.00
CONTRACT AWARD DATE.....		July 23, 1997
ORIGINAL CONTRACT COMPLETION DATE.....		April 24, 1999
PREVIOUS TIME EXTENSION.....		102
PREVIOUS ADJUSTED COMPLETION DATE.....		August 4, 1999
TIME EXTENSION THIS CHANGE .....		0
ADJUSTED COMPLETION DATE AFTER THIS CHANGE.....		August 4, 1999
PROJECTED COMPLETION DATE.....		August 4, 1999
ACCEPTANCE DATE.....		N/A

CHANGE CAUSE SUMMARY:  
 (Totals Including This Change Order)

TYPE	AMOUNT	%	DAYS
ERRORS.....	\$ 84,884.00	3.31	102
OMISSIONS.....	\$ 36,003.00	1.41	0
OWNER REQUESTS...	\$ 0.00	0.00	0
UNFORSEEN.....	\$ 39,750.00	1.55	0
OTHER.....	\$ 4,821.00	0.19	0
SCOPE CHANGE.....	\$ 63,399.00	2.47	0
HURRICANE.....	\$ 0.00	0.00	0
	=====	=====	=====
Totals	\$ 228,857.00	8.93	102

\*\*\*\*\*

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	FO-- 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
ACTION	MEE-- Mechanical Engineering Error	SC-- Scope Change
A-- Approve	MEO-- Mechanical Engineering Omission	SR-- State Requirement/Local/City
C-- Confirm Staff/TRC Authorize	SEE-- Structural Engineering Error	UC-- Unforeseen Conditions
C/A-- Confirm/Approve Authorize	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