

Office of Superintendent of Schools
Board Meeting of May 12, 1999

April 28, 1999

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

SUBJECT: FINAL CHANGE ORDER NO. 9
PROJECT NO. A-0362
ADDITIONS, RENOVATIONS AND REMODELING
ARCOLA LAKE ELEMENTARY SCHOOL
1037 NW 81 Street, Miami, Florida

This request for change in the construction contract includes seven 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 7. These items are presented to the Board for confirmation and consideration as required by State Statute.

These changes will increase the contract price by \$62,901 and extend the contract completion date by 194 days. These items have been recommended by the Project Architect and were confirmed/approved by the Technical Review Committee, subsequent to completion, on April 12, 1999. They were found to be necessary, fair, and equitable.

The Project Architect will not receive additional fees for the items that resulted from an error and an omission 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. 9 on Project No. A-0362, Additions, Renovations and Remodeling, Arcola Lake Elementary School, for an extra of \$62,901 and a time extension of 194 days.

DB:ayb

J-12

FINAL CHANGE ORDER
 ARCOLA LAKE ELEMENTARY
 SUMMARY OF CHANGE ORDER NO. 9
 Project No. A-0362 Additions, Renovations and Remodeling

ATTACHMENT A

ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	DESCRIPTION	TYPE	CAUSE	DOLLARS		DAYS		
								REQ.	AUTH. REC.	REQ.	AUTH. REC.	
1	C	C	11/12/98	04/01/99		ER	AE	4,064.00	4,064.00	0	0	
					Contractor provided labor, material and equipment to furnish and install replacement classroom signs in building #1.							
2	C/A	C	03/15/99	04/01/99		OM	AO	16,196.00	11,643.00	30	30	
					This reimburses the contractor for additional on-site costs due to delays caused by electrical system feeder and HVAC system ductwork revisions.							
3	C	P	03/15/99	04/01/99		OT	CE	(36,370.00)	(36,370.00)	0	0	
					Contractor provided a credit for incomplete punch list items, and other backcharges.							
4	C/A	C	03/15/99	04/01/99		OT	UD	39,724.00	28,353.00	72	72	
					This reimburses the contractor for additional on-site costs due to delays caused by additional WASA permitting requirements for the potable water, fire protection water and sanitary sewer systems.							
5	C/A	C	03/15/99	04/01/99		SC	SC	39,724.00	25,567.00	63	63	
					This reimburses the contractor for additional on-site costs due to delays caused by the scope addition of renovations to rooms #223, #224, #225 and #227, and a walkway cover adjacent to building #3.							
6	C	C	03/15/99	04/01/99		UN	UC	34,413.00	19,946.00	0	0	
					This reimburses the contractor for overtime labor costs necessary to accelerate the completion of building #7 and the addition to building #2, prior to school opening. This was necessary due to delays caused by the unforeseen replacement of the existing building #2 roof.							

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ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	DESCRIPTION	TYPE	CAUSE	DOLLARS		DAYS	
								REQ.	AUTH. REC.	REQ.	AUTH. REC.
7	C/A	C	11/12/98	04/01/99		UN	UC	19,062.00	9,698.00	29	29
								SUB-TOTAL		62,901.00	194
								CHANGE ORDER TOTAL:		62,901.00	194

Contractor provided labor, material and equipment to furnish and install replacement components, perform repairs; and to reconnect, reprogram and recertify the fire alarm system. This was necessary due to portable classroom relocations and the tie in of auxiliary system components, subsequent to warranty expiration.

FINAL CHANGE ORDER

SUMMARY OF CHANGE ORDER NO.: 9

Facility: ARCOLA LAKE ELEMENTARY

Project No.: A-0362

Description: Additions, Renovations and Remodeling

ARCHITECT: Thaddeus Cohen Architect, P.A.

CONTRACTOR: Soares da Costa Contractors, Inc. PRIME: Rene Diaz de Villegas

CONTRACT STATUS

ORIGINAL CONTRACT PRICE.....	\$	4,792,000.00
PREVIOUS EXTRAS.....	\$	532,892.00
PREVIOUS CREDITS.....	\$	7,620.00
PREVIOUSLY APPROVED NET CHANGE.....	\$	525,272.00
PREVIOUSLY APPROVED CONTRACT PRICE.....	\$	5,317,272.00
THIS CHANGE.....	\$	62,901.00
TOTAL NET CHANGE.....	\$	588,173.00
ADJUSTED CONTRACT PRICE AFTER THIS CHANGE.....	\$	5,380,173.00
CONTRACT AWARD DATE.....		August 23, 1995
ORIGINAL CONTRACT COMPLETION DATE.....		January 14, 1997
PREVIOUS TIME EXTENSION.....		12
PREVIOUS ADJUSTED COMPLETION DATE.....		January 26, 1997
TIME EXTENSION THIS CHANGE		194
ADJUSTED COMPLETION DATE AFTER THIS CHANGE.....		August 8, 1997
PROJECTED COMPLETION DATE.....		N/A
ACCEPTANCE DATE.....		August 8, 1997

CHANGE CAUSE SUMMARY:

(Totals Including This Change Order)

TYPE	AMOUNT	%	DAYS
ERRORS.....	\$ 10,706.00	0.22	0
OMISSIONS.....	\$ 264,246.00	5.51	39
OWNER REQUESTS...	\$ 54,170.00	1.13	-2
UNFORSEEN.....	\$ 123,282.00	2.57	34
OTHER.....	\$ 43,206.00	0.90	72
SCOPE CHANGE.....	\$ 92,563.00	1.93	63
HURRICANE.....	\$ 0.00	0.00	0
	=====	=====	=====
Totals	\$ 588,173.00	12.26	206

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