

Office of Superintendent of Schools  
Board Meeting of September 8, 1999

August 27, 1999

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

SUBJECT: CHANGE ORDER NO. 4  
PROJECT NO. A-0516  
NEW CONSTRUCTION, REMODELING AND RENOVATIONS  
KENWOOD ELEMENTARY SCHOOL  
9300 SW 79 Avenue, Miami, Florida

This request for change in the construction contract includes forty 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 40. These items are presented to the Board for confirmation as required by State Statute.

These changes will increase the contract price by \$84,974. These items have been recommended by the Project Architect and were confirmed by the Technical Review Committee, subsequent to completion, on August 17, 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-0516, New Construction, Remodeling and Renovations, Kenwood Elementary School, for an extra of \$84,974.

AU:ayb

**J-40**

## KENWOOD ELEMENTARY

SUMMARY OF CHANGE ORDER NO. 4

Project No. A-0516 New Construction, 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	05/25/99	08/10/99		ER	EEE	580.00	580.00	0	0	
					Contractor provided labor, material and equipment to relocate exit lights to corridor walls in order to meet code.							
2	C	C	07/29/98	08/10/99		ER	AE	512.00	512.00	0	0	
					Contractor provided labor, material and equipment to furnish and install different-than-specified door frames at the new building.							
3	C	C	09/14/98	08/10/99		OM	AO	3,066.00	3,066.00	0	0	
					Contractor provided labor, material and equipment to modify the existing roof drainage scuppers adjacent to the new addition, in order to allow for rainwater discharge.							
4	C	C	07/29/98	08/10/99		OM	SEO	33,606.00	23,727.00	0	0	
					Contractor provided labor, material and equipment to furnish and install structural supports for the new windows at building #4.							
5	C	C	06/26/98	08/10/99		OM	AO	592.00	229.00	2	0	
					Contractor provided labor, material and equipment to furnish and install a 6" deep in lieu of the specified 4" thick partition wall in order to accommodate a plumbing vent pipe.							
6	C	C	08/27/98	08/10/99		OM	AO	1,964.00	633.00	0	0	
					Contractor provided labor, material and equipment to perform additional painting at the remodeled cafeteria and building #1.							

## KENWOOD ELEMENTARY

SUMMARY OF CHANGE ORDER NO. 4

Project No. A-0516 New Construction, 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	07/28/98	08/10/99		OM	AO	1,335.00	920.00	2	0	
					Contractor provided labor, material and equipment to construct a chase wall due to conflicts between the specified shelving and existing radon piping in classroom #420.							
8	C	C	08/27/98	08/10/99		OM	EEO	413.00	413.00	0	0	
					Contractor provided labor, material and equipment to modify existing gates due to conflicts with new electrical conduits.							
9	C	C	08/06/98	08/10/99		OM	AO	163.00	163.00	0	0	
					Contractor provided labor and equipment to saw cut an existing stainless steel kitchen counter.							
10	C	C	07/22/98	08/10/99		OM	AO	178.00	178.00	0	0	
					Contractor provided labor, material and equipment to furnish and install different-than-specified fire extinguisher cabinets in the building #4 corridor.							
11	C	C	09/14/98	08/10/99		OM	AO	1,308.00	1,057.00	0	0	
					Contractor provided labor, material and equipment to furnish and install additional dry wall partitions above the music suite entrances.							
12	C	U	01/21/99	08/10/99		OM	EEO	450.00	450.00	0	0	
					Contractor provided labor, material and equipment to relocate a light fixture from the east to the west side of building #3.							
13	C	I	02/23/99	08/10/99		OM	AO	976.41	721.00	0	0	
					Contractor provided labor, material and equipment to reinstall the existing stage door to swing towards the path of exit travel, in order to meet code.							

KENWOOD ELEMENTARY  
SUMMARY OF CHANGE ORDER NO. 4  
Project No. A-0516 New Construction, Remodeling, and Renovations

ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	DESCRIPTION	TYPE	CAUSE	DOLLARS		DAYS		
								REQ.	AUTH. REC.	REQ.	AUTH. REC.	
14	C	C	01/18/99	08/10/99		OM	AO	290.00	290.00	0	0	
					Contractor provided labor, material and equipment to furnish and install stucco to cover the wood blocking at the connection between the existing and new walkways.							
15	C	C	03/08/99	08/10/99		OM	AO	1,132.00	669.00	0	0	
					Contractor provided labor, material and equipment to furnish and install additional insulation at the building #4 new windows.							
16	C	C	01/27/99	08/10/99		OM	EEO	980.00	980.00	0	0	
					Contractor provided labor, material and equipment to relocate the electrical panel in room #116A.							
17	C	I	01/18/99	08/10/99		OM	AO	3,812.00	3,812.00	0	0	
					Contractor provided labor, material and equipment to furnish and install public address/intercom system components, clocks, and associated underground conduit, wire and accessories for existing relocatable classrooms.							
18	C	I	01/25/99	08/10/99		OM	EEO	375.00	375.00	2	0	
					Contractor provided labor, material and equipment to furnish and install an additional exit light at the administration area, in order to meet code.							
19	C	C	04/16/99	08/10/99		OM	CEO	458.79	348.00	0	0	
					Contractor provided labor, material and equipment to furnish and install a grate in lieu of the specified solid storm sewer system utility access port cover.							

## KENWOOD ELEMENTARY

SUMMARY OF CHANGE ORDER NO. 4

Project No. A-0516 New Construction, Remodeling, and Renovations

ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	DESCRIPTION	TYPE	CAUSE	DOLLARS		DAYS		
								REQ.	AUTH. REC.	REQ.	AUTH. REC.	
20	C	C	04/16/99	08/10/99		OM	MEO	650.00	650.00	2	0	
					Contractor provided labor, material and equipment to furnish and install a manual reset emergency gas shut off solenoid valve.							
21	C	C	04/15/99	08/10/99		OM	EEO	251.00	251.00	0	0	
					Contractor provided labor, material and equipment to relocate the existing electrical grounding system connection to outside of building #3.							
22	C	C	05/25/99	08/10/99		OM	EEO	1,655.00	1,655.00	0	0	
					Contractor provided labor, material and equipment to construct a stucco covered electrical chase in order to conceal conduits at the building #3 corridor.							
23	C	C	05/25/99	08/10/99		OM	AO	545.00	146.00	0	0	
					Contractor provided different-than-specified VCT flooring at the building #3 addition, in order to match existing.							
24	C	C	05/25/99	08/10/99		OM	AO	1,267.00	826.00	0	0	
					Contractor provided labor, material and equipment to construct stucco covered chases at the building #14 electrical water coolers.							
25	C	C	12/07/98	08/10/99		OM	AO	608.00	608.00	0	0	
					Contractor provided labor, material and equipment to construct a concrete slab outside of the mechanical room door.							
26	C	C	02/26/99	08/10/99		OT	SR	7,542.00	7,542.00	5	0	
					Contractor provided labor, material and equipment to furnish and install street striping and signage, as required by the Public Works Department.							

## KENWOOD ELEMENTARY

SUMMARY OF CHANGE ORDER NO. 4

Project No. A-0516 New Construction, Remodeling, and Renovations

ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	DESCRIPTION	TYPE	CAUSE	DOLLARS		DAYS		
								REQ.	AUTH. REC.	REQ.	AUTH. REC.	
27	C	U	04/16/99	08/10/99		SC	SC	(199.00)	(199.00)	0	0	
					Contractor provided a credit for not furnishing and installing the specified air compressor for the media center.							
28	C	P	04/15/99	08/10/99		SC	SC	(2,649.00)	(2,649.00)	0	0	
					Contractor provided credit a for not furnishing the emergency gas shut off solenoid valve system control panel. The panel was furnished by MDCPS.							
29	C	P	12/08/98	08/10/99		SC	SC	1,730.00	1,730.00	0	0	
					Contractor provided labor, material and equipment to relocate construction trailers to allow for another separate contractor's access and staging area.							
30	C	U	05/25/99	08/10/99		SC	SC	296.00	296.00	0	0	
					Contractor provided labor, material and equipment to furnish and install a temporary public address/intercom system speaker/clock unit at building #4, in order to facilitate the use of remodeled areas.							
31	C	U	05/25/99	08/10/99		SC	SC	2,754.00	2,754.00	0	0	
					Contractor provided labor, material and equipment to relocate a number of public address/intercom system speaker/clock units, and associated conduit, wire and accessories, in building #4.							
32	C	C	05/25/99	08/10/99		SC	SC	2,510.00	1,963.00	0	0	
					Contractor provided labor, material and equipment to paint the exterior building #14 covered walkway ceilings. This was done in lieu of furnishing and installing colored concrete, which was deleted for a \$4,000.00 credit in a previously approved change order.							

## KENWOOD ELEMENTARY

SUMMARY OF CHANGE ORDER NO. 4

Project No. A-0516 New Construction, Remodeling, and Renovations

ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	DESCRIPTION	TYPE	CAUSE	DOLLARS		DAYS		
								REQ.	AUTH. REC.	REQ.	AUTH. REC.	
33	C	P	01/20/99	08/10/99		SC	SC	5,733.00	5,733.00	10	0	
					Contractor provided labor, material and equipment to furnish and install underground conduit for the separate addition's electrical service.							
34	C	C	07/14/98	08/10/99		SC	SC	1,211.00	1,022.00	0	0	
					Contractor provided labor, material and equipment to furnish and install structural supports for the added covered walkway.							
35	C	U	07/10/98	08/10/99		SC	SC	828.00	726.00	1	0	
					Contractor provided labor, material and equipment to furnish and install a door between intermediate classrooms at building #4 for access purposes.							
36	C	C	04/15/99	08/10/99		UN	UC	16,799.00	14,318.00	14	0	
					Contractor provided labor, material and equipment to remove and replace the existing underground deteriorated galvanized main water pipe with a copper pipe. This included additional trenching to bury the pipe deeper, in order to meet code.							
37	C	C	04/15/99	08/10/99		UN	UC	9,051.00	5,702.00	0	0	
					Contractor provided labor, material and equipment to relocate catch basins and extend the associated stormwater drainage piping due to a conflict with the existing main FPL underground duct bank.							
38	C	C	09/15/98	08/10/99		UN	UC	280.00	153.00	0	0	
					Contractor provided labor, material and equipment to relocate and extend electrical conduits due to a conflicts with an existing piping chase.							

KENWOOD ELEMENTARY  
 SUMMARY OF CHANGE ORDER NO. 4  
 Project No. A-0516 New Construction, Remodeling, and Renovations

ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	DESCRIPTION	TYPE	CAUSE	DOLLARS		DAYS	
								REQ.	AUTH. REC.	REQ.	AUTH. REC.
39	C	C	09/14/98	08/10/99		UN	UC	987.00	987.00	0	0
			Contractor provided labor, material and equipment to furnish and install ceiling grid and drywall in order to correct existing unforeseen ceiling support problems at building #1, doors #7 and #9.								
40	C	C	09/14/98	08/10/99		UN	UC	1,637.00	1,637.00	0	0
			Contractor provided labor, material and equipment to furnish and install a temporary roof drainage pump system for building #3.								
								SUB-TOTAL	84,974.00		0
								CHANGE ORDER TOTAL:	84,974.00		0



SUMMARY OF CHANGE ORDER NO.: 4  
 Facility: KENWOOD ELEMENTARY  
 Project No.: A-0516  
 Description: New Construction, Remodeling, and Renovations  
 ARCHITECT: Laura M. Perez & Associates, Inc.  
 CONTRACTOR: Allstar Builders Corp. PRIME: Claudio Martinez  
 CONTRACT STATUS

ORIGINAL CONTRACT PRICE.....	\$	1,641,000.00
PREVIOUS EXTRAS.....	\$	104,415.00
PREVIOUS CREDITS.....	\$	4,429.00
PREVIOUSLY APPROVED NET CHANGE.....	\$	99,986.00
PREVIOUSLY APPROVED CONTRACT PRICE.....	\$	1,740,986.00
THIS CHANGE.....	\$	84,974.00
TOTAL NET CHANGE.....	\$	184,960.00
ADJUSTED CONTRACT PRICE AFTER THIS CHANGE.....	\$	1,825,960.00
CONTRACT AWARD DATE.....		June 18, 1997
ORIGINAL CONTRACT COMPLETION DATE.....		October 11, 1998
PREVIOUS TIME EXTENSION.....		61
PREVIOUS ADJUSTED COMPLETION DATE.....		December 11, 1998
TIME EXTENSION THIS CHANGE .....		0
ADJUSTED COMPLETION DATE AFTER THIS CHANGE.....		December 11, 1998
PROJECTED COMPLETION DATE.....		N/A
ACCEPTANCE DATE.....		January 6, 1999

CHANGE CAUSE SUMMARY:  
 (Totals Including This Change Order)

TYPE	AMOUNT	%	DAYS
ERRORS.....	\$ 1,956.00	0.12	0
OMISSIONS.....	\$ 47,364.00	2.89	0
OWNER REQUESTS...	\$ 45,670.00	2.78	0
UNFORSEEN.....	\$ 54,626.00	3.33	54
OTHER.....	\$ 23,438.00	1.43	7
SCOPE CHANGE.....	\$ 11,906.00	0.73	0
HURRICANE.....	\$ 0.00	0.00	0
	=====	=====	=====
Totals	\$ 184,960.00	11.28	61

\*\*\*\*\*

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 |