

Office of Superintendent of Schools
Board Meeting of January 12, 2000

December 10, 1999

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

SUBJECT: FINAL CHANGE ORDER NO. 1
PROJECT NO. 0001-KV
ROOF REPAIR AND REPLACEMENT
CYPRESS ELEMENTARY SCHOOL
5400 S.W. 112 Court, Miami, FLORIDA

This request for change in the construction contract includes seventeen items for the School Board's confirmation and consideration. Attachment A presents a description of the items, the cause for the 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 11. These items are presented to the Board for confirmation and consideration as required by State Statute.

These changes will increase the contract price by \$23,804 and extend the contract completion date by 277 days. These items have been recommended by the Project Architect and were confirmed/approved by the Technical Review Committee, subsequent to completion, on December 6, 1999. They were found to be necessary, fair, and equitable.

The Project Architect will not receive additional fees for the item that resulted from 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. 1 on Project No. 0001-KV, Roof Repair and Replacement, Cypress Elementary School for an extra of \$23,804 and a time extension of 277 days.

JR:ayb

J-43

FINAL CHANGE ORDER

ATTACHMENT A

1281 CYPRESS ELEMENTARY

SUMMARY OF CHANGE ORDER NO.: 1

Project No.: 0001-KV Roof repair and replacement

ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	TYPE	CAUSE	DOLLARS		DAYS	
							REQ.	AUTH. REC.	REQ.	AUTH. REC.
1	C	C	11/18/1998	11/29/1999	OM	SEO	459.00	459.00	0	0
Contractor provided labor, material and equipment to perform welding at the bar joists for the HVAC system units' mounting stands at deck "J".										
2	C/A	P	05/12/1999	11/29/1999	SC	SC	25,229.00	18,117.00	67	34
Contractor provided labor, material and equipment to remove existing deteriorated and obsolete clerestory windows at deck "D". This included blocking-up and finishing the walls.										
3	C/A	P	01/28/1999	11/29/1999	SC	SC	9,047.00	7,555.00	21	7
Contractor provided labor, material and equipment to furnish and install stainless steel in lieu of the specified ductile iron downspouts. (note: see item #15 for full credit).										
4	C	P	12/03/1998	11/29/1999	UN	UC	2,657.00	2,657.00	0	0
Contractor provided labor, material and equipment to replace existing deteriorated vents with stainless steel units at building #8, deck "N".										
5	C	P	11/18/1998	11/29/1999	UN	UC	978.00	978.00	0	0
Contractor provided labor, material and equipment to replace existing deteriorated HVAC system condensate lines.										
6	C	P	11/18/1998	11/29/1999	UN	UC	1,438.00	1,438.00	0	0
Contractor provided labor, material and equipment to furnish and install condensate drain line supports at deck "M".										

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Project No.: 0001-KV Roof repair and replacement

ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	TYPE	CAUSE	DOLLARS		DAYS	
							REQ.	AUTH. REC.	REQ.	AUTH. REC.
7	C	C	11/18/1998	11/29/1999	SC	SC	1,581.00	1,581.00	0	0
<p>Contractor provided labor, material and equipment to furnish and install additional structural steel supports on the existing HVAC system units' mounting stands on decks "M" and "N".</p>										
8	C	C	11/25/1998	11/29/1999	UN	UC	575.00	575.00	0	0
<p>Contractor provided labor, material and equipment to raise an existing propane gas line over the kitchen roof deck. This line had been installed by others after this design was completed.</p>										
9	C/A	C	12/07/1998	11/29/1999	UN	UC	3,475.00	2,730.00	20	20
<p>Contractor provided labor, material and equipment to remove and replace existing rotten plywood found after removal of the exterior panels from the perimeter of building #8, deck "N".</p>										
10	C	C	09/20/1999	11/29/1999	UN	UC	863.00	863.00	0	0
<p>Contractor provided labor, material and equipment to remove and replace existing deteriorated and rusting HVAC system units' condensate drain pans and fittings at the cafeteria roof deck.</p>										
11	C/A	P	12/07/1998	11/29/1999	SC	SC	3,672.00	3,672.00	5	5
<p>Contractor provided labor, material and equipment to reroute and extend the drainage system relief vent lines to exit from the soffit area, in lieu of performing roofing penetrations.</p>										
12	C	AM	03/26/1999	11/29/1999	SC	SC	(116.00)	(482.00)	0	0
<p>Contractor provided a credit for not performing the specified asbestos roofing materials abatement. This was due to</p>										

FINAL CHANGE ORDER

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SUMMARY OF CHANGE ORDER NO.: 1

Project No.: 0001-KV Roof repair and replacement

ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	TYPE	CAUSE	REQ.	DOLLARS		DAYS		
								AUTH. REC.	REQ.	AUTH. REC.	REQ.	
						recent deregulation.						
13	C	C	12/07/1998	11/29/1999	SC	SC	(8,484.00)	(8,484.00)	0	0		
						Contractor provided a credit for furnishing and installing lightweight insulation concrete in lieu of the specified rigid insulation on various roof decks.						
14	C	C	09/18/1998	11/29/1999	SC	SC	(300.00)	(300.00)	0	0		
						Contractor provided a credit for not performing specified steel roof deck replacement.						
15	C	P	01/28/1999	11/29/1999	SC	SC	(7,555.00)	(7,555.00)	0	0		
						Contractor provided a credit for not furnishing and installing ductile iron downspouts.						
16	A	C	/ /	11/29/1999	UN	RD				210	183	
						This is to extend the completion date due to delays caused by rain days above and beyond those allowed for in the contract. This included Hurricane Georges.						
17	A	C	/ /	11/29/1999	OT	CR				103	28	
						This is to extend the contract completion date due to delays caused by school testing, trades coordination with the concurrent capital improvement project, and the replacement of the lightweight concrete subcontractor.						
CHANGE ORDER TOTAL:								23,804.00			277	

FINAL CHANGE ORDER

SUMMARY OF CHANGE ORDER NO.: 1
 Facility: 1281 CYPRESS ELEMENTARY
 Project No.: 0001-KV
 Description: Roof repair and replacement
 Architect: KVH Architects
 Contractor: Pioneer Roofing Co., Inc.

PRIME: Lanny Gelfand

CONTRACT STATUS

ORIGINAL CONTRACT PRICE.....\$	457,000.00
PREVIOUS EXTRAS.....\$	0.00
PREVIOUS CREDITS.....\$	0.00
PREVIOUS APPROVED NET CHANGE.....\$	0.00
PREVIOUS APPROVED CONTRACT PRICE.....\$	457,000.00
THIS CHANGE.....\$	23,804.00
TOTAL NET CHANGE.....\$	23,804.00
ADJUSTED CONTRACT PRICE AFTER THIS CHANGE.....\$	480,804.00
CONTRACT AWARD DATE.....	June 10, 1998
ORIGINAL CONTRACT COMPLETION DATE.....	October 08, 1998
PREVIOUS TIME EXTENSION.....	0
PREVIOUS ADJUSTED COMPLETION DATE.....	October 08, 1998
TIME EXTENSION THIS CHANGE.....	277
ADJUSTED COMPLETION DATE AFTER THIS CHANGE.....	July 12, 1999
PROJECTED COMPLETION DATE.....	N/A
ACCEPTANCE DATE.....	July 12, 1998

CHANGE CAUSE SUMMARY:

(Totals Including This Change Order)

TYPE	AMOUNT	%	DAYS
ERRORS.....\$	0.00	0.00	0
OMMISSIONS.....\$	459.00	0.10	0
OWNER REQUESTS...\$	0.00	0.00	0
UNFORSEEN.....\$	9,241.00	2.02	203
OTHER.....\$	0.00	0.00	28
SCOPE CHANGE.....\$	14,104.00	3.08	46
HURRICANE.....\$	0.00	0.00	0
Totals	23,804.00	5.20	277

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)
- CM--Construction Manager

ACTION:

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

TYPE:

- ER--PA/E Error
- HC--Hurricane Andrew
- OM--P/A Omission
- OT--Other
- OW--Owner Request
- SC--Scope Change
- UN--Unforseen

CAUSE:

- AE --Architectural Error
- AO --Architectural Omission
- EEE--Electrical Engineering Error
- EEO--Electrical Engineering Omission
- MEO--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
- DBE--Design-Builder Error

DBO--Design-Builder Omission

- DBD--Design-Builder Default
- CD-- Contractor Default
- CE-- Contractor Error
- CR-- Contracto Request
- FE-- Fastrack/Coord. Error
- FO-- Fastrack/Coord. Omission
- ID-- Inspection Delay
- MD-- Manufacturer's Delay
- OO-- Owner Omission
- OD-- Owner Delay
- OR-- Owner Request
- RA-- Reinstate Alternate
- SC-- Scope Change
- SR-- State Requirement/Local/City
- RD-- Rain Delay
- UC-- Unforseen Conditions
- UD-- Utility Co. Delay
- CL-- Clerical Error
- UP-- Unit Price
- UR-- Utility Requirement
- CMO--Construction Manager Omission
- CME--Construction Manager Error