

Facilities Planning and Construction  
Suzanne A. Marshall, Chief Facilities Officer (Construction)

**SUBJECT: CHANGE ORDER NO. 2  
PROJECT NO. A-0458  
ADDITIONS, REMODELING AND RENOVATIONS  
KELSEY PHARR ELEMENTARY SCHOOL  
2000 NW 46 Street, Miami, Florida**

This request for change in the construction contract includes twenty-seven items for the School Board's confirmation. 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 27. These items are presented to the Board for confirmation as required by State Statute.

These changes will increase the contract price by \$143,564. These items have been recommended by the Project Architect, completed by the Contractor and confirmed on November 15, 2001 by the Technical Review Committee. 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. 2 on Project No. A-0458, Additions, Remodeling and Renovations, Kelsey Pharr Elementary School for an additional cost of \$143,564.

AU:ayb

4401 KELSEY PHARR ELEMENTARY SCHOOL  
SUMMARY OF CHANGE ORDER NO.: 2  
Project No.: A-0458 Additions, Remodeling and Renovations

ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	TYPE	CAUSE	DOLLARS		DAYS		
							REQ.	AUTH. REC.	REQ.	AUTH. REC.	
1	C	C	08/20/2001	10/30/2001	OM	EEO	15,599.00	12,482.00	0	0	
			Contractor provided labor, material and equipment to remove and replace existing public address/intercom system back boxes.								
2	C	C	07/30/2001	10/30/2001	OM	MEO	5,718.86	4,186.00	0	0	
			Contractor provided labor, material and equipment to furnish and install additional HVAC system fire dampers in existing ductwork at the new corridor in building #1, in order to meet code.								
3	C	C	08/07/2001	10/30/2001	OM	EEO	2,936.72	1,776.00	0	0	
			Contractor provided labor, material and equipment to furnish and install electrical power conduit, wire and accessories for the instant water heater.								
4	C	C	07/29/2001	10/30/2001	OM	EEO	5,003.89	2,981.00	0	0	
			Contractor provided labor, material and equipment to furnish and install exterior lights and associated conduit, wire and accessories at the new covered walkway to the kindergarten building.								
5	C	D	06/25/2001	10/30/2001	OW	OR	33,350.00	33,350.00	0	0	
			Contractor provided labor, material and equipment to paint the interior of the existing school.								
6	C	C	06/05/2001	10/30/2001	UN	UC	1,345.00	1,345.00	0	0	
			Contractor provided labor, material and equipment to repair and replace existing damaged chain link fencing and gates.								
7	C	C	07/30/2001	10/30/2001	UN	UC	3,010.24	2,608.00	0	0	
			Contractor provided labor, material and equipment to remove, modify and reinstall								

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ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	TYPE	CAUSE	DOLLARS		DAYS	
							REQ.	AUTH. REC.	REQ.	AUTH. REC.
						existing markerboards and tackboards that conflicted with the new emergency escape panels. These boards were installed by others after the design was completed.				
8	C	C	07/10/2001	10/30/2001	UN	UC	9,439.11	8,404.00	0	0
						Contractor provided labor, material and equipment to remove and relocate existing electrical conduits, TV power receptacles, and accessories that conflicted with the new emergency escape panels. The conduits and receptacles were installed by others after the design was completed.				
9	C	C	08/07/2001	10/30/2001	UN	UC	17,698.41	14,362.00	0	0
						Contractor provided labor, material and equipment to remove and relocate existing electrical and data conduits, wiring and junction boxes that conflicted with the new elevator opening. These items were installed by others after the design was completed.				
10	C	C	08/06/2001	10/30/2001	UN	UC	14,822.91	12,212.00	0	0
						Contractor provided labor, material and equipment to relocate underground and hidden existing plumbing and HVAC system chilled water piping that conflicted with the opening for the new elevator. This piping was not shown on the record drawings.				
11	C	C	09/09/2001	11/08/2001	ER	AE	2,447.20	2,447.00	0	0
						Contractor provided labor, material and equipment to revise the remodeled handicapped-accessible rest room layout in the existing building due to conflicts with a structural column. This included casework.				

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							REQ.	AUTH. REC.	REQ.	AUTH. REC.	
12	C	U	07/31/2001	11/08/2001	ER	EEE	1,081.00	1,006.00	0	0	
			Contractor provided labor, material and equipment to relocate the new main fire alarm system panel in the administration area.								
13	C	C	10/17/2001	11/08/2001	OM	AO	901.60	856.00	0	0	
			Contractor provided labor, material and equipment to furnish and install door closers on the existing doors between the kitchen and the dining area.								
14	C	C	09/25/2001	11/08/2001	OM	EEO	2,816.02	2,125.00	0	0	
			Contractor provided labor, material and equipment to furnish and install additional light fixtures and an electrical receptacle in the new elevator pit.								
15	C	C	09/12/2001	11/08/2001	OM	EEO	2,560.73	637.00	0	0	
			Contractor provided labor, material and equipment to furnish and install additional light fixtures in the new storage rooms in existing building #1.								
16	C	C	09/12/2001	11/08/2001	OM	MEO	1,555.95	582.00	0	0	
			Contractor provided labor, material and equipment to furnish and install an HVAC system thermostat in the new music building.								
17	C	C	10/17/2001	11/08/2001	OM	EEO	2,623.15	1,110.00	0	0	
			Contractor provided labor, material and equipment to furnish and install additional conduit and a terminal cabinet for the security system in the new music building.								

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ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	TYPE	CAUSE	REQ.	DOLLARS		DAYS	
								AUTH. REC.	REQ.	AUTH. REC.	REQ.
18	C	C	10/17/2001	11/08/2001	OM	EEO	11,774.84	8,978.00	0	0	0
			Contractor provided labor, material and equipment to furnish and install additional fire alarm system HVAC ductwork-mounted smoke detectors in the existing building.								
19	C	D	08/02/2001	11/08/2001	OT	SR	8,167.55	7,575.00	0	0	0
			Contractor provided labor, material and equipment to furnish and install an additional disconnect and to relocate the emergency transfer switch in the main electrical room, in order to correct existing code violations.								
20	C	U	10/16/2001	11/08/2001	SC	SC	4,767.90	3,450.00	0	0	0
			Contractor provided labor, material and equipment to furnish and install chain link fencing between the existing stairs and the new covered walkway to the kindergarten building, for enhanced safety and security purposes.								
21	C	P	08/01/2001	11/08/2001	SC	SC	1,591.86	1,247.00	0	0	0
			Contractor provided labor, material and equipment to furnish and install rain drip guards over the new emergency egress panels and the existing doors in building #1.								
22	C	U	10/17/2001	11/08/2001	SC	SC	3,859.57	3,261.00	0	0	0
			Contractor provided labor, material and equipment to furnish and install a public address/intercom system speaker/clock unit in room #20.								
23	C	U	10/17/2001	11/08/2001	SC	SC	5,922.89	4,929.00	0	0	0
			Contractor provided labor, material and equipment to furnish and install an								

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ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	TYPE	CAUSE	DOLLARS		DAYS	
							REQ.	AUTH. REC.	REQ.	AUTH. REC.
						additional security system keypad in the administration area. This included conduit, wire and accessories.				
24	C	C	08/02/2001	11/08/2001	UN	UC	1,795.24	1,527.00	0	0
						Contractor provided labor, material and equipment to construct an asphalt walkway between the new sidewalk and the existing relocatable classroom for safety purposes.				
25	C	C	10/16/2001	11/08/2001	UN	UC	4,866.57	4,622.00	0	0
						Contractor provided labor, material and equipment to reroute and repair existing lawn sprinkler system irrigation lines that conflicted with the new music building. These lines were not shown on the record drawings.				
26	C	U	10/17/2001	11/08/2001	UN	UC	2,596.70	2,171.00	0	0
						Contractor provided labor, material and equipment to furnish and install an additional security system door contact on an existing door in building #1. This included conduit, wire and accessories.				
27	C	P	08/01/2001	11/08/2001	SC	SC	3,768.55	3,335.00	0	0
						Contractor provided labor, material and equipment to remove and replace existing damaged chain link fencing and gates. This included some additional fencing.				
CHANGE ORDER TOTAL:							143,564.00		0	

SUMMARY OF CHANGE ORDER NO.: 2

Facility: 4401 KELSEY PHARR ELEMENTARY SCHOOL  
 Project No.: A-0458  
 Description: ADDITIONS, REMODELING AND RENOVATIONS  
 Architect: ARCHITEKNICS, INC.  
 EFCO: WOLFBERG ALVAREZ & ASSOCIATES  
 Contractor: NAC CONSTRUCTION, INC.

PRIME: NESTOR CASTELLON

CONTRACT STATUS

ORIGINAL CONTRACT PRICE.....\$		944,000.00
PREVIOUS EXTRAS.....\$	13,075.00	
PREVIOUS CREDITS.....\$	0.00	
PREVIOUS APPROVED NET CHANGE.....\$		13,075.00
PREVIOUS APPROVED CONTRACT PRICE.....\$		957,075.00
THIS CHANGE.....\$		143,564.00
TOTAL NET CHANGE.....\$		156,639.00
ADJUSTED CONTRACT PRICE AFTER THIS CHANGE.....\$		1,100,639.00
CONTRACT AWARD DATE.....		February 14, 2001
ORIGINAL CONTRACT COMPLETION DATE.....		February 14, 2002
PREVIOUS TIME EXTENSION.....		0
PREVIOUS ADJUSTED COMPLETION DATE.....		February 14, 2002
TIME EXTENSION THIS CHANGE.....		0
ADJUSTED COMPLETION DATE AFTER THIS CHANGE.....		February 14, 2002
PROJECTED COMPLETION DATE.....		February 14, 2002
SUBSTANTIAL COMPLETION DATE.....		N/A

CHANGE CAUSE SUMMARY:

(Totals Including This Change Order)

TYPE	AMOUNT	%	DAYS
ERRORS.....\$	3,453.00	0.36	0
OMISSIONS.....\$	39,713.00	4.20	0
OWNER REQUESTS...\$	33,350.00	3.53	0
UNFORESEEN.....\$	56,326.00	5.96	0
OTHER.....\$	7,575.00	0.80	0
SCOPE CHANGE.....\$	16,222.00	1.71	0
HURRICANE.....\$	0.00	0.00	0
Totals .....\$	156,639.00	16.59	0

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LEGEND:

TYPE:

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

CAUSE:

ER--PA/E Error  
 HC--Hurricane Andrew  
 OM--P/A Omission  
 OT--Other  
 OW--Owner Request  
 SC--Scope Change  
 UN--Unforeseen  
 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-- Unforeseen Conditions  
 UD-- Utility Co. Delay  
 CL-- Clerical Error  
 UP-- Unit Price  
 UR-- Utility Requirement  
 CMO--Construction Manager Omission  
 CME--Construction Manager Error

ACTION:

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