

Office of Superintendent of Schools
Board Meeting of January 16, 2002

December 20, 2001

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

**SUBJECT: CHANGE ORDER NO. 2
PROJECT NO. A-0544
ADDITION, REMODELING AND RENOVATION
NORLAND ELEMENTARY SCHOOL
19340 NW 8 Court, Miami, Florida**

This request for change in the construction contract includes twenty-one 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 20. These items are presented to the Board for confirmation and consideration as required by State Statute.

These changes will increase the contract price by \$41,144 and extend the contract completion date by 156 days. These items have been recommended by the Project Architect, completed by the Contractor and confirmed/approved on December 10, 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/approve Change Order No. 2 on Project No. A-0544, Addition, Remodeling and Renovation, Norland Elementary School for an additional cost of \$41,144 and a time extension of 156 days.

AP:ayb

3701 NORLAND ELEMENTARY SCHOOL
SUMMARY OF CHANGE ORDER NO.: 2
Project No.: A-0544 Addition, Remodeling and Renovation

| ITEM | ACTION REQ | ORIG. | STAFF AUTH. | ARG APPVD. | TYPE | CAUSE | REQ. | DOLLARS | | DAYS | |
|--|---------------|-------|----------------|---------------|------|-------|----------|---------------|------|---------------|------|
| | | | | | | | | AUTH. REC. | REQ. | AUTH. REC. | REQ. |
| 1 | C | C | 04/09/2001 | 11/27/2001 | ER | MEE | 1,483.47 | 1,483.00 | 0 | 0 | |
| Contractor provided labor, material and equipment to furnish and install water piping for electrical system service grounding. | | | | | | | | | | | |
| 2 | C | C | 04/02/2001 | 11/27/2001 | ER | EEE | 616.75 | 536.00 | 0 | 0 | |
| Contractor provided labor, material and equipment to furnish and install a floor-mounted electrical receptacle at the media center circulation desk. This included floor cutting and patching. | | | | | | | | | | | |
| 3 | C/A | C | 05/22/2001 | 11/27/2001 | ER | SEE | 3,750.54 | 3,751.00 | 3 | 3 | |
| Contractor provided labor, material and equipment to furnish and install additional roofing system fascia board in order to accommodate the approved roof deck support system steel angles. | | | | | | | | | | | |
| 4 | C | C | 12/15/2000 | 11/27/2001 | ER | MEE | 1,502.31 | 1,440.00 | 0 | 0 | |
| Contractor provided labor, material and equipment to furnish and install ceiling-mounted in lieu of the specified wall-mounted HVAC system fire dampers. | | | | | | | | | | | |
| 5 | C | C | 12/21/2000 | 11/27/2001 | ER | MEE | 1,239.57 | 1,178.00 | 0 | 0 | |
| Contractor provided labor, material and equipment to reroute and extend new HVAC system ductwork that conflicted with structural beams. | | | | | | | | | | | |
| 6 | C | C | 10/17/2000 | 11/27/2001 | CM | AO | 2,099.55 | 2,100.00 | 0 | 0 | |
| Contractor provided labor, material and equipment to furnish and install exit hardware on the existing "six pack" classroom building doors. | | | | | | | | | | | |

ATTACHMENT A

3701 NORLAND ELEMENTARY SCHOOL
 SUMMARY OF CHANGE ORDER NO.: 2
 Project No.: A-0544 Addition, Remodeling and Renovation

| ITEM | ACTION REQ | ORIG. | STAFF AUTH. | ARG APPVD. | TYPE | CAUSE | DOLLARS | | DAYS | | |
|------|---------------|-------|--|---------------|------|-------|-----------|---------------|------|---------------|--|
| | | | | | | | REQ. | AUTH. REC. | REQ. | AUTH. REC. | |
| 7 | C | C | 11/07/2000 | 11/27/2001 | CM | AO | 787.85 | 657.00 | 0 | 0 | |
| | | | Contractor provided labor, material and equipment to construct a plumbing chase at the art room casework. | | | | | | | | |
| 8 | C/A | C | 11/22/2000 | 11/27/2001 | CM | AO | 4,626.37 | 4,378.00 | 3 | 3 | |
| | | | Contractor provided labor, material and equipment to furnish and install additional chain link fencing and a concrete pad at the HVAC system exterior condensing units, in order to meet code. | | | | | | | | |
| 9 | C | C | 01/11/2000 | 11/27/2001 | CM | EEO | 1,757.43 | 1,757.00 | 0 | 0 | |
| | | | Contractor provided labor, material and equipment to furnish and install additional circuit breakers and exit lights. | | | | | | | | |
| 10 | C | U | 12/12/2000 | 11/27/2001 | CM | EEO | 478.54 | 479.00 | 0 | 0 | |
| | | | Contractor provided labor, material and equipment to furnish and install covers over the existing fire alarm system pull stations in the corridors. | | | | | | | | |
| 11 | C | C | 03/21/2001 | 11/27/2001 | CM | MEO | 890.91 | 891.00 | 0 | 0 | |
| | | | Contractor provided labor, material and equipment to construct chases at HVAC system fire damper ductwork. | | | | | | | | |
| 12 | C | C | 12/19/2000 | 11/27/2001 | CM | EEO | 412.74 | 413.00 | 0 | 0 | |
| | | | Contractor provided labor, material and equipment to furnish and install a chase around new electrical conduit. | | | | | | | | |
| 13 | C | C | 05/08/2001 | 11/27/2001 | CM | AO | 25,432.40 | 20,575.00 | 0 | 0 | |
| | | | Contractor provided labor, material and equipment to furnish and install different-than-specified plaster wall | | | | | | | | |

ATTACHMENT A

3701 NORLAND ELEMENTARY SCHOOL

SUMMARY OF CHANGE ORDER NO.: 2

Project No.: A-0544 Addition, Remodeling and Renovation

| ITEM | ACTION REQ | ORIG. | STAFF AUTH. | ARG APPVD. | TYPE | CAUSE | DOLLARS | | DAYS | |
|------|---------------|-------|----------------|---------------|------|--|-------------|---------------|------|---------------|
| | | | | | | | REQ. | AUTH. REC. | REQ. | AUTH. REC. |
| | | | | | | finishes. | | | | |
| 14 | C | C | 03/21/2001 | 11/27/2001 | OM | AO | 3,112.30 | 2,664.00 | 0 | 0 |
| | | | | | | Contractor provided labor, material and equipment to furnish and install thicker-than-specified steel wall studs at the media center. | | | | |
| 15 | C | C | 04/02/2001 | 11/27/2001 | OM | AO | 145.90 | 92.00 | 0 | 0 |
| | | | | | | Contractor provided labor, material and equipment to furnish and install additional door hardware. | | | | |
| 16 | C | U | 04/02/2001 | 11/27/2001 | OM | AO | 472.56 | 365.00 | 0 | 0 |
| | | | | | | Contractor provided labor, material and equipment to construct chases at surface-mounted electrical panels in the corridors, for safety purposes. | | | | |
| 17 | C | C | 03/21/2001 | 11/27/2001 | OT | CR | 320.05 | 239.00 | 0 | 0 |
| | | | | | | This reimburses the Contractor for additional costs to investigate a report by school site administration that the fire alarm system was not audible in certain areas. | | | | |
| 18 | C | A | 04/13/2001 | 11/27/2001 | OT | CE | (1,307.00) | (5,000.00) | 0 | 0 |
| | | | | | | Contractor provided a credit for furnishing and installing different-than-specified conduit under the walkway roofs. | | | | |
| 19 | C | C | 04/02/2001 | 11/27/2001 | UN | UC | 2,608.03 | 2,608.00 | 0 | 0 |
| | | | | | | Contractor provided labor, material and equipment to fabricate and install extension rings for wall-mounted light fixtures. This was necessary since the specified fixtures were discontinued by | | | | |

3701 NORLAND ELEMENTARY SCHOOL
 SUMMARY OF CHANGE ORDER NO.: 2
 Project No.: A-0544 Addition, Remodeling and Renovation

| ITEM | ACTION REQ | ORIG. | STAFF AUTH. | ARG APPVD. | TYPE | CAUSE | DOLLARS | | DAYS | |
|------|---------------|-------|----------------|---------------|------|--|---------|---------------|------|---------------|
| | | | | | | | REQ. | AUTH. REC. | REQ. | AUTH. REC. |
| | | | | | | | | | | |
| | | | | | | the manufacturer. | | | | |
| 20 | C | C | 10/30/2000 | 11/27/2001 | UN | UC | 657.99 | 538.00 | 0 | 0 |
| | | | | | | Contractor provided labor, material and equipment to paint existing damaged doors. | | | | |
| 21 | A | C | / / | 11/27/2001 | ER | SEE | 0.00 | 0.00 | 150 | 150 |
| | | | | | | This is to extend the contract completion time due to shop drawing approvals. | | | | |
| | | | | | | CHANGE ORDER TOTAL: | | 41,144.00 | | 156 |

SUMMARY OF CHANGE ORDER NO.: 2
 Facility: 3701 NORLAND ELEMENTARY SCHOOL
 Project No.: A-0544
 Description: ADDITION, REMODELING AND RENOVATION
 Architect: J. BARRIO ARCHITECTS & PLANNERS, INC.
 EFCO: WOLFBERG ALVAREZ & ASSOCIATES
 Contractor: ACT SERVICES, INC.

PRIME: DERRICK B. GOLDING

CONTRACT STATUS

| | | |
|--|-----------|-------------------|
| ORIGINAL CONTRACT PRICE.....\$ | | 1,340,000.00 |
| PREVIOUS EXTRAS.....\$ | 56,790.00 | |
| PREVIOUS CREDITS.....\$ | 2,308.00 | |
| PREVIOUS APPROVED NET CHANGE.....\$ | | 54,482.00 |
| PREVIOUS APPROVED CONTRACT PRICE.....\$ | | 1,394,482.00 |
| THIS CHANGE.....\$ | | 41,144.00 |
| TOTAL NET CHANGE.....\$ | | 95,626.00 |
| ADJUSTED CONTRACT PRICE AFTER THIS CHANGE.....\$ | | 1,435,626.00 |
| CONTRACT AWARD DATE..... | | August 25, 1999 |
| ORIGINAL CONTRACT COMPLETION DATE..... | | August 19, 2000 |
| PREVIOUS TIME EXTENSION..... | | 7 |
| PREVIOUS ADJUSTED COMPLETION DATE..... | | August 26, 2000 |
| TIME EXTENSION THIS CHANGE..... | | 156 |
| ADJUSTED COMPLETION DATE AFTER THIS CHANGE..... | | January 29, 2001 |
| PROJECTED COMPLETION DATE..... | | N/A |
| SUBSTANTIAL COMPLETION DATE..... | | November 07, 2001 |

CHANGE CAUSE SUMMARY:

(Totals Including This Change Order)

| TYPE | AMOUNT | % | DAYS |
|-----------------------|------------------|-------------|------------|
| ERRORS.....\$ | 32,714.00 | 2.44 | 158 |
| OMISSIONS.....\$ | 46,656.00 | 3.48 | 3 |
| OWNER REQUESTS...\$ | 0.00 | 0.00 | 0 |
| UNFORESEEN.....\$ | 20,604.00 | 1.53 | 2 |
| OTHER.....\$ | -7,069.00 | -0.52 | 0 |
| SCOPE CHANGE.....\$ | 2,721.00 | 0.20 | 0 |
| HURRICANE.....\$ | 0.00 | 0.00 | 0 |
| Totals\$ | 95,626.00 | 7.13 | 163 |

| | | |
|---------------------------------|--------------------------------------|------------------------------------|
| LEGEND: | TYPE: | |
| | ER--PA/E Error | DBO--Design-Builder Omission |
| ORIGIN: | HC--Hurricane Andrew | DBD--Design-Builder Default |
| A-- A/E | OM--P/A Omission | CD-- Contractor Default |
| E-- Educational Fac. Plan. | OT--Other | CE-- Contractor Error |
| P-- Project Manager | OW--Owner Request | CR-- Contracto Request |
| D-- DCPS Specialists/Depts. | SC--Scope Change | FE-- Fastrack/Coord. Error |
| C-- Contractor | UN--Unforseen | FO-- Fastrack/Coord. Omission |
| S-- State DOE | CAUSE: | ID-- Inspection Delay |
| M-- Maintenance Dept. | AE --Architectural Error | MD-- Manufacturer's Delay |
| U-- User (Principal/Admin.) | AO --Architectural Omission | OO-- Owner Omission |
| I-- UBCI | EEE--Electrical Engineering Error | OD-- Owner Delay |
| AM--Asbestos Mgmt. | EEO--Electrical Engineering Omission | OR-- Owner Request |
| DS--Design Services (Group) | MEO--Mechanical Engineering Error | RA-- Reinstate Alternate |
| CM--Construction Manager | MEO--Mechanical Engineering Omission | SC-- Scope Change |
| ACTION: | SEE--Structural Engineering Error | SR-- State Requirement/Local/City |
| A-- Approve | SEO--Structural Engineering Omission | RD-- Rain Delay |
| C-- Confirm Staff/TRC Authorize | CEE--Civil Engineering Error | UC-- Unforseen Conditions |
| C/A--Confirm/Approve Authorize | CEO--Civil Engineering Omission | UD-- Utility Co. Delay |
| | DBR--Design-Builder Request | CL-- Clerical Error |
| | DBE--Design-Builder Error | UP-- Unit Price |
| | | UR-- Utility Requirement |
| | | CMO--Construction Manager Omission |
| | | CME--Construction Manager Error |