

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

**SUBJECT: CHANGE ORDER NO. 6
PROJECT NO. A-0711
DESIGN BUILD
S/S "JJ-1" @ PONCE DE LEON MIDDLE SCHOOL SITE
5801 Augusto Street, Coral Gables, Florida**

This request for change in the construction contract includes twenty-four 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 Design Builder to proceed with items 1 through 24. These items are presented to the Board for confirmation as required by State Statute.

Change Item Synopsis: Additional walkway; door and hardware changes; modify and/or relocate existing underground electrical, irrigation, sanitary, storm drainage and gas conduits and piping, and a design analysis for temporary sanitary sewage disposal due to the City of Coral Gables not being ready for our connections.

These changes will increase the contract price by \$116,544 and extend the contract completion date by 54 days. These items have been recommended by the Design Criteria Professional, completed by the Design Builder and confirmed on May 21, 2002 by the Technical Review Committee. They were found to be necessary, fair, and equitable.

The Design Criteria Professional 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 Change Order No. 6 on Project No. A-0711, Design Build, S/S "JJ-1" @ Ponce De Leon Middle School Site for an additional cost of \$116,554.

MK:ayb

4641 PRIMARY LEARNING CENTER "U"
SUMMARY OF CHANGE ORDER NO.: 6
Project No.: A-0711 Parking Lot Expansion

ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	TYPE	CAUSE	REQ.	DOLLARS		DAYS	
								AUTH. REC.	REQ.	AUTH. REC.	REQ.
1	C	C	10/11/2001	04/30/2002	OM	AO	4,349.62	3,869.00	14	0	
			Design Builder provided design, labor, material and equipment to lower existing septic tank utility access ports at building #9. This was at the new bus drop-off area.								
2	C	C	10/11/2001	04/30/2002	OT	SR	1,896.92	1,897.00	3	0	
			Design Builder provided design, labor, material and equipment to revise the existing entry door at building #9 in order to correct an ADA code violation. This required concrete removal, and forming and placement of new concrete to achieve the proper slope.								
3	C	C	10/11/2001	04/30/2002	OT	SR	2,966.38	2,541.00	21	0	
			Design Builder provided labor, material and equipment to furnish and install lock assemblies for the existing freight elevator doors on each floor, in order to meet code.								
4	C	P	10/17/2001	04/30/2002	SC	SC	3,730.11	3,730.00	0	0	
			Design Builder provided design, labor, material and equipment to furnish and install additional walkway.								
5	C	C	01/11/2001	04/30/2002	UN	UC	4,194.35	4,194.00	6	0	
			Design Builder provided design, labor, material and equipment to furnish and install an additional lawn irrigation zone, a solenoid valve and different-than-specified sprinkler heads at the main entrance courtyard. This was necessary since this portion of the system had to be connected to city water due to the well water line shown on the record drawings not existing.								

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							REQ.	AUTH. REC.	REQ.	AUTH. REC.	
6	C	C	10/11/2001	04/30/2002	UN	UC	7,991.53	7,992.00	18	0	
			Design Builder provided design, labor, material and equipment to furnish and install additional piping to relocate french drain #12, in order to avoid an existing underground stormwater drainage structure.								
7	C	C	10/11/2001	04/30/2002	UN	UC	4,183.56	3,694.00	14	0	
			Design Builder provided design, labor, material and equipment to repair and replace existing underground emergency power and covered walkway lighting conduits.								
8	C	C	10/11/2001	04/30/2002	UN	UC	4,025.03	4,025.00	14	0	
			Design Builder provided design, labor, material and equipment to remove and relocate an existing communications conduit between the administration and auditorium buildings. This was necessary because the conduit was not buried deep enough under the new parking lot.								
9	C	C	10/11/2001	04/30/2002	UN	UC	3,115.15	3,115.00	14	0	
			Design Builder provided design, labor, material and equipment to modify and raise an existing FPL pull box and a structural slab foundation at the new bus drop-off area covered walkway.								
10	C	C	10/11/2001	04/30/2002	UN	UC	3,366.89	3,367.00	6	0	
			Design Builder provided design, labor, material and equipment to furnish and install a protective sleeve for the existing communications line at building #9. This was necessary since the line was under the new bus drop-off area covered walkway.								

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							REQ.	AUTH. REC.	REQ.	AUTH. REC.	
11	C	C	10/11/2001	04/30/2002	UN	UC	1,658.89	1,172.00	6	0	
			Design Builder provided design, labor, material and equipment to relocate and extend an existing water line that conflicted with the new covered walkway at the bus drop-off								
12	C/A	C	10/11/2001	04/30/2002	UN	UC	4,409.65	4,410.00	14	14	
			Design Builder provided design, labor, material and equipment to protect an existing electrical ductbank with a reinforced concrete slab at the bus drop-off area. The duct bank was not buried deep enough.								
13	C/A	C	10/10/2001	04/30/2002	UN	UC	11,904.27	11,904.00	21	19	
			Design Builder provided design, labor, material and equipment to demolish and abandon an existing underground slab-covered drainage trench that conflicted with the new bus drop-off. This included the connection of the building #9 storm drains to the new french drain system.								
14	C	C	10/10/2001	04/30/2002	UN	UC	12,704.39	12,704.00	21	0	
			Design Builder provided design, labor, material and equipment to extend the new sanitary sewer line to the existing cafeteria staff toilets. This was necessary in order to correct an existing code violation.								
15	C	C	10/10/2001	04/30/2002	UN	UC	1,319.20	1,319.00	25	0	
			Design builder provided design, labor, material and equipment to furnish and install additional sanitary sewer system piping, in order to connect the existing building #8 septic tank to the system. The tank was not shown correctly on the								

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ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	TYPE	CAUSE	DOLLARS		DAYS	
							REQ.	AUTH. REC.	REQ.	AUTH. REC.
						record drawings.				
16	C	C	10/16/2001	04/30/2002	UN	UC	7,643.60	7,644.00	15	0
						Design Builder proved design, labor, material and equipment to furnish and install additional sanitary sewer system piping, in order to correct an existing code violation. This was necessary since the existing sanitary system waste lines at building #16 were connected to the existing storm drainage system.				
17	C	C	10/10/2001	04/30/2002	UN	UC	8,330.18	8,330.00	7	0
						Design Builder provided design, labor, material and equipment to remove and backfill an existing abandoned septic tank adjacent to gymnasium building #3, in order to meet code.				
18	C	C	10/10/2001	04/30/2002	UN	UC	758.40	758.00	3	0
						Design Builder provided design, labor, material and equipment to repair an existing damaged conduit under the existing walkway.				
19	C	C	10/10/2001	04/30/2002	UN	UC	6,555.77	6,556.00	5	0
						Design Builder provided design, labor, material and equipment to furnish and install additional piping for the new sanitary sewer system kitchen line, in order to avoid an existing water main and an HVAC system condensate drain well.				
20	C	C	10/10/2001	04/30/2002	UN	UC	4,699.22	4,699.00	10	0
						Design Builder provided design, labor, material and equipment to furnish and install additional piping for building #7 and building #10 sanitary sewer system lines to avoid an existing septic tank				

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ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	TYPE	CAUSE	REQ.	DOLLARS		DAYS	
								AUTH. REC.	REQ.	AUTH. REC.	REQ.
						drain field.					
21	C	C	10/10/2001	04/30/2002	UN	UC	1,319.20	1,319.00	4	0	
						Design Builder provided design, labor, material and equipment to relocate a sanitary sewer system utility access port that conflicted with the existing underground LPG gas tank. The tank was shown incorrectly on the record drawings.					
22	C	C	10/10/2001	04/30/2002	UN	UC	9,539.34	9,539.00	15	0	
						Design Builder provided design, labor, material and equipment to relocate the existing underground LPG gas line at the new bus drop-off area. The existing line was not buried deep enough.					
23	C/A	C	10/11/2001	04/30/2002	OT	SR	6,144.21	6,144.00	21	21	
						Design Builder provided design for various alternatives for temporary sanitary sewage disposal. This was necessary due to the City of Coral Gables not being ready for the sewer system tie-in because of needed pump station upgrades. This included engineering design for temporary septic tank and drain fields.					
24	C	U	04/24/2002	04/30/2002	OW	OR	1,632.00	1,632.00	0	0	
						Design Builder provided design, labor, material and equipment to furnish and install an additional school sign and logo on the west exterior side of the new building.					
CHANGE ORDER TOTAL:								116,554.00		54	

SUMMARY OF CHANGE ORDER NO.: 6

Facility: 6671 S/S "JJ-1" @PONCE DE LEON MIDDLE SCHOOL SITE
 Project No.: A-0711
 Description: DESIGN BUILD
 Architect: HARPER PARTNERS, INC. (DCP)
 EFCO: WOLFBERG ALVAREZ & ASSOCIATES
 Contractor: TARAFI CONSTRUCTION, INC. PRIME: ROBERTO TARAFI

CONTRACT STATUS

ORIGINAL CONTRACT PRICE.....\$	4,404,529.00
REDUCTION OF USED CONTINGENCY...\$	0.00
CONTRACT PRICE AFTER CONTINGENCY.....\$	4,404,529.00
PREVIOUS EXTRAS.....\$	190,423.00
PREVIOUS CREDITS.....\$	12,048.00
PREVIOUS APPROVED NET CHANGE.....\$	178,375.00
PREVIOUS APPROVED CONTRACT PRICE.....\$	4,582,904.00
THIS CHANGE.....\$	116,554.00
TOTAL NET CHANGE.....\$	294,929.00
ADJUSTED CONTRACT PRICE AFTER THIS CHANGE.....\$	4,699,458.00
CONTRACT AWARD DATE.....	June 23, 1999
ORIGINAL CONTRACT COMPLETION DATE.....	December 28, 2000
PREVIOUS TIME EXTENSION.....	216
PREVIOUS ADJUSTED COMPLETION DATE.....	August 01, 2001
TIME EXTENSION THIS CHANGE.....	54
ADJUSTED COMPLETION DATE AFTER THIS CHANGE.....	September 24, 2001
PROJECTED COMPLETION DATE.....	N/A
SUBSTANTIAL COMPLETION DATE.....	September 24, 2001

CHANGE CAUSE SUMMARY:

(Totals Including This Change Order)

TYPE	AMOUNT	%	DAYS
ERRORS.....\$	4,516.00	4.28	0
OMISSIONS.....\$	18,939.00	17.94	0
OWNER REQUESTS...\$	-3,213.00	-3.04	0
UNFORESEEN.....\$	130,673.00	123.84	33
OTHER.....\$	92,072.00	87.26	208
SCOPE CHANGE.....\$	51,942.00	49.22	29
HURRICANE.....\$	0.00	0.00	0
Totals\$	294,929.00	279.52	270

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-- Contractor 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
- CC-- Criteria Change