

Business Operations  
Suzanne A. Marshall, Administrative Director

**SUBJECT: FINAL CHANGE ORDER NO. 3  
PROJECT NO. A-0458  
ADDITIONS, REMODELING AND RENOVATIONS  
KELSEY PHARR ELEMENTARY SCHOOL  
2000 NW 46 Street, Miami, Florida**

**COMMITTEE: FACILITIES PLANNING AND CONSTRUCTION**

This request for change in the construction contract includes eight 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 8. These items are presented to the Board for confirmation as required by State Statute.

Change Items Synopsis: Add smoke detectors, electrical receptacles and an elevator-to-fire alarm system interface; relocate electrical disconnects; replace damaged lines and equipment; remove an obsolete light pole; and a credit for the cost of additional UBC inspections.

These changes will increase the contract price by \$18,362. These items have been recommended by the Project Architect, completed by the Contractor and confirmed on July 23, 2002 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 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 Final Change Order No. 3 on Project No. A-0458, Additions, Remodeling and Renovations, Kelsey Pharr Elementary School for an additional cost of \$18,362.

AU:ayb

FINAL CHANGE ORDER

ATTACHMENT A

4401 KELSEY PHARR ELEMENTARY SCHOOL

SUMMARY OF CHANGE ORDER NO.: 3

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	04/04/2002	07/03/2002	OM	MEO	12,357.79	8,701.00	0	0	
			Contractor provided labor, material and equipment to furnish and install additional HVAC system ductwork-mounted fire alarm system smoke detectors in the exiting main building.								
2	C	C	03/12/2002	07/03/2002	OM	EEO	1,075.25	1,075.00	0	0	
			Contractor provided labor, material and equipment to remove an obsolete existing parking lot light pole.								
3	C	U	02/27/2002	07/03/2002	OM	EEO	5,113.91	2,429.00	0	0	
			Contractor provided labor, material and equipment to furnish and install additional electrical receptacles in existing classrooms #1A and #3A.								
4	C	C	04/08/2002	07/03/2002	OT	SR	6,063.95	4,634.00	0	0	
			Contractor provided labor, material and equipment to relocate the electrical disconnects in the elevator machine room, as required by the elevator inspector.								
5	C	C	03/14/2002	07/03/2002	OT	SR	1,277.65	993.00	0	0	
			Contractor provided labor, material and equipment to furnish and install an electrical interface between the elevator and F/A system, as required by the elevator inspector.								
6	C	P	06/12/2002	07/03/2002	OW	OR	( 1,000.00)	( 1,000.00)	0	0	
			Contractor provided a credit to reimburse MDCPS for additional UBC inspections.								
7	C	C	03/20/2002	07/03/2002	UN	UC	1,649.10	1,012.00	0	0	
			Contractor provided labor, material and equipment to replace the existing damaged								

FINAL CHANGE ORDER

ATTACHMENT A

4401 KELSEY PHARR ELEMENTARY SCHOOL

SUMMARY OF CHANGE ORDER NO.: 3

Project No.: A-0458 Additions, Remodeling and Renovations

ITEM	ACTION		STAFF AUTH.	ARG APPVD.	TYPE	CAUSE	REQ.	DOLLARS		DAYS	
	REQ	ORIG.						AUTH. REC.	REQ.	AUTH. REC.	
						underground phone line to the PE office. This line was not indicated on the record drawings.					
8	C	C	04/08/2002	07/03/2002	UN	UC	632.50	518.00	0	0	
						Contractor provided labor, material and equipment to replace the existing obsolete MATV amplifier box.					
						CHANGE ORDER TOTAL:		18,362.00		0	

FINAL CHANGE ORDER

SUMMARY OF CHANGE ORDER NO.: 3

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
REDUCTION OF USED CONTINGENCY....\$	0.00
CONTRACT PRICE AFTER CONTINGENCY.....\$	944,000.00
PREVIOUS EXTRAS.....\$	156,639.00
PREVIOUS CREDITS.....\$	0.00
PREVIOUS APPROVED NET CHANGE.....\$	156,639.00
PREVIOUS APPROVED CONTRACT PRICE.....\$	1,100,639.00
THIS CHANGE.....\$	18,362.00
TOTAL NET CHANGE.....\$	175,001.00
ADJUSTED CONTRACT PRICE AFTER THIS CHANGE.....\$	1,119,001.00
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.....	N/A
SUBSTANTIAL COMPLETION DATE.....	February 14, 2002

CHANGE CAUSE SUMMARY:

(Totals Including This Change Order)

TYPE	AMOUNT	%	DAYS
ERRORS.....\$	3,453.00	0.36	0
OMISSIONS.....\$	51,918.00	5.49	0
OWNER REQUESTS...\$	32,350.00	3.42	0
UNFORESEEN.....\$	57,856.00	6.12	0
OTHER.....\$	13,202.00	1.39	0
SCOPE CHANGE....\$	16,222.00	1.71	0
HURRICANE.....\$	0.00	0.00	0
Totals .....\$	175,001.00	18.53	0

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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
- MEE--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