

Office of Superintendent of Schools  
Board Meeting of February 12, 2003

January 29, 2003

Business Operations  
Larry W. Stanearth, Chief Business Officer

**SUBJECT:           CHANGE ORDER NO. 1  
                      PROJECT NO. A-0511  
                      ADDITIONS/RENOVATIONS/REMODELING  
                      KINLOCH PARK ELEMENTARY SCHOOL  
                      4275 NW First Street, Miami, Florida**

**COMMITTEE:       FACILITIES PLANNING AND CONSTRUCTION**

This request for change in the construction contract includes four 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 4. These items are presented to the Board for confirmation as required by State Statute.

Change Items Synopsis: Add sanitary system vent and drain lines, doors and hardware, and piping chases; modify existing electrical and HVAC system wiring; change electrical service to three phase from single phase; and reroute and extend emergency power conduits.

These changes will increase the contract price by \$49,786. These items have been recommended by the Project Architect and were confirmed by the Technical Review Committee, subsequent to completion, on January 23, 2003. They were found to be necessary, fair, and equitable.

**RECOMMENDED:** That The School Board of Miami-Dade County, Florida, confirm Change Order No. 1 on Project No. A-0511, Additions/Renovations/Remodeling, Kinloch Park Elementary School for an additional cost of \$49,786.

MK:ayb

ATTACHMENT A

2781 KINLOCH PARK ELEMENTARY SCHOOL

SUMMARY OF CHANGE ORDER NO.: 1

Project No.: A-0511 Additions/Renovations/Remodeling

ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	TYPE	CAUSE	DOLLARS		DAYS	
							REQ.	AUTH. REC.	REQ.	AUTH. REC.
1	C	C	11/19/2002	01/14/2003	OT	UR	16,264.47	4,731.00	0	0
<p>Contractor provided labor, material and equipment to furnish and install three phase in lieu of single phase electrical panels, as required by FPL.</p>										
2	C	C	11/19/2002	01/14/2003	UN	UC	17,958.84	17,213.00	0	0
<p>Contractor provided labor, material and equipment to furnish and install sanitary sewer system vent and drain lines at the existing group restrooms, in order to meet code. There were no record drawings of these areas.</p>										
3	C	C	11/19/2002	01/14/2003	UN	UC	42,432.56	21,880.00	0	0
<p>Contractor provided labor, material and equipment to furnish and install additional doors and hardware, piping chases, and modify the electrical and HVAC due to existing data and telecommunication conduits and equipment. The existing conduits and equipment had been installed by others after the design was completed. This also included condensate piping and a drywell for existing HVAC equipment.</p>										
4	C	C	11/19/2002	01/14/2003	UN	UC	6,933.47	5,962.00	0	0
<p>Contractor provided labor, material and equipment to reroute and extend existing damaged underground emergency power conduits that were in the footprint of the new building. The conduits were not shown on the record drawings.</p>										
CHANGE ORDER TOTAL:								49,786.00	0	0

SUMMARY OF CHANGE ORDER NO.: 1  
 Facility: 2781 KINLOCH PARK ELEMENTARY SCHOOL  
 Project No.: A-0511  
 Description: ADDITIONS/RENOVATIONS/REMODELING  
 Architect: ARCHITEKNICS, INC.  
 EFCO: RONALD E FRAZIER & ASSOC, PA  
 Contractor: NAC CONSTRUCTION, INC.

PRIME: NESTOR CASTELLON

CONTRACT STATUS

ORIGINAL CONTRACT PRICE.....	\$	1,949,000.00
UNUSED CONTINGENCY.....	\$	0.00
CONTRACT PRICE AFTER CONTINGENCY.....	\$	1,949,000.00
PREVIOUS EXTRAS.....	\$	0.00
PREVIOUS CREDITS.....	\$	0.00
PREVIOUS APPROVED NET CHANGE.....	\$	0.00
PREVIOUS APPROVED CONTRACT PRICE.....	\$	1,949,000.00
THIS CHANGE.....	\$	49,786.00
TOTAL NET CHANGE.....	\$	49,786.00
ADJUSTED CONTRACT PRICE AFTER THIS CHANGE.....	\$	1,998,786.00
CONTRACT AWARD DATE.....		May 15, 2002
ORIGINAL CONTRACT COMPLETION DATE.....		August 13, 2003
PREVIOUS TIME EXTENSION.....		0
PREVIOUS ADJUSTED COMPLETION DATE.....		August 13, 2003
TIME EXTENSION THIS CHANGE.....		0
ADJUSTED COMPLETION DATE AFTER THIS CHANGE.....		August 13, 2003
PROJECTED COMPLETION DATE.....		August 13, 2003
SUBSTANTIAL COMPLETION DATE.....		N/A

CHANGE CAUSE SUMMARY:

(Totals Including This Change Order)

TYPE	AMOUNT	%	DAYS
ERRORS.....	\$ 0.00	0.00	0
OMISSIONS.....	\$ 0.00	0.00	0
OWNER REQUESTS....	\$ 0.00	0.00	0
UNFORESEEN.....	\$ 45,055.00	2.31	0
OTHER.....	\$ 4,731.00	0.24	0
SCOPE CHANGE.....	\$ 0.00	0.00	0
HURRICANE.....	\$ 0.00	0.00	0
Totals .....	\$ 49,786.00	2.55	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-- Reinstape 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