

Business Operations
Larry W. Stanart, Chief Business Officer

**SUBJECT: FINAL CHANGE ORDER NO. 4
 PROJECT NO. A0497
 ADDITIONS, REMODELING AND RENOVATIONS
 FAIRLAWN ELEMENTARY SCHOOL
 444 SW 60 Avenue, Miami, Florida**

COMMITTEE: FACILITIES MANAGEMENT

This request for change in the construction contract includes twenty-two 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 18. These items are presented to the Board for confirmation and consideration as required by State Statute.

Change Items Synopsis: Cut doors for access ramps; add smaller-than-specified doors, access ramps, power and intercom wiring, HVAC unit, main distribution conduit and wire, window frame, drywall, stucco, and exhaust fan conduit, wire, ductwork and louver; relocate energy management system panel, CCTV box and HVAC switches; grade for proper site drainage; credit for finished floors in media center; remove and replace obsolete windows in the media center; and time extensions for temporary electrical power, energy management system relocation, and classroom ceiling, power and data floor outlets, and main electrical redesign and rework.

These changes will increase the contract price by \$39,499 and extend the contract completion date by 120 days. These items have been recommended by the Project Architect and were confirmed/approved by the Technical Review Committee, subsequent to completion, on March 10, 2003. 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. The District will pursue recovery of costs from the Architect as called for in the contract.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, confirm/approve Final Change Order No. 4 on Project No. A0497, Additions, Remodeling and Renovations, Fairlawn Elementary School for an additional cost of \$39,499 and a time extension of 120 days.

AU:ayb

FINAL CHANGE ORDER

ATTACHMENT A

1801 FAIRLAWN ELEMENTARY SCHOOL

SUMMARY OF CHANGE ORDER NO.: 4

Project No.: A0497 Additions, Remodeling and Renovations

ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	TYPE	CAUSE	REQ.	DOLLARS		DAYS	
								AUTH. REC.	REQ.	AUTH. REC.	REQ.
1	C/A	C	01/13/2002	03/04/2003	ER	AE	176.00	150.00	3	1	
			Contractor provided labor, material and equipment to cut the new doors for the exterior bathrooms at the media center, due to access ramps.								
2	C	C	01/13/2002	03/04/2003	ER	AE	2,153.00	2,150.00	0	0	
			Contractor provided labor, material and equipment to furnish and install smaller-than-specified doors in the media center due to an existing structural tie beam.								
3	C/A	C	01/10/2003	03/04/2003	CM	AO	1,536.00	1,500.00	5	5	
			Contractor provided labor, material and equipment to construct access ramps for the exterior bathrooms at the media center.								
4	C/A	C	01/10/2003	03/04/2003	CM	EEO	3,888.00	2,915.00	5	5	
			Contractor provided labor, material and equipment to furnish and install power and intercom wiring for the media center reception desk.								
5	C/A	C	01/13/2002	03/04/2003	CM	EEO	2,697.00	2,170.00	5	2	
			Contractor provided labor, material and equipment to relocate the Energy Management System panel in the media center building.								
6	C	C	01/13/2002	03/04/2003	CM	AO	1,915.00	1,900.00	5	0	
			Contractor provided labor, material and equipment to furnish and install a new HVAC unit in the reading room of the media center. The drawings called for the reuse of the existing unit but it was old and too large for the new openings.								

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SUMMARY OF CHANGE ORDER NO.: 4

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ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	TYPE	CAUSE	DOLLARS		DAYS	
							REQ.	AUTH. REC.	REQ.	AUTH. REC.
7	C/A	C	01/10/2003	03/04/2003	OM	EEO	1,926.00	1,834.00	5	5
<p>Contractor provided labor, material and equipment to furnish and install wire from panel "C" in building #3 to the existing electrical panel in building #1.</p>										
8	C/A	C	01/10/2003	03/04/2003	OM	EEO	1,041.00	988.00	5	5
<p>Contractor provided labor, material and equipment to furnish and install power conduit and wire for the exhaust fan at the A/V storage room.</p>										
9	C/A	C	01/13/2002	03/04/2003	OM	EEO	2,421.00	2,217.00	2	1
<p>Contractor provided labor, material and equipment to furnish and install HVAC equipment switches behind the information desk in the media center reading room instead of next to each unit.</p>										
10	C/A	C	01/13/2002	03/04/2003	OM	EEO	1,757.00	1,100.00	5	2
<p>Contractor provided labor, material and equipment to relocate the CCTV box in the A/V storage room of the media center.</p>										
11	C/A	C	01/13/2002	03/04/2003	OM	EEO	9,563.00	7,265.00	14	10
<p>Contractor provided labor, material and equipment to furnish and install electrical conduits from the main distribution panel to panel "C" located at the media center building.</p>										
12	C/A	C	01/13/2002	03/04/2003	OM	AO	593.00	590.00	1	1
<p>Contractor provided labor, material and equipment to furnish and install a window frame in the technical production room.</p>										
13	C/A	C	01/13/2002	03/04/2003	OM	CEO	2,733.00	2,170.00	3	2
<p>Contractor provided labor, material and</p>										

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Project No.: A0497 Additions, Remodeling and Renovations

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							REQ.	AUTH. REC.	REQ.	AUTH. REC.
						equipment to grade the area behind the administration building for proper site drainage.				
14	C	P	01/13/2002	03/04/2003	OW	OR	(4,470.00)	(4,470.00)	0	0
						Contractor provided a credit for finished floors at the media center. The work was done by others.				
15	C/A	C	01/13/2002	03/04/2003	UN	UC	10,486.00	8,815.00	26	15
						Contractor provided labor, material and equipment to remove and replace existing deteriorated and obsolete windows at the media center.				
16	C/A	C	01/13/2002	03/04/2003	UN	UC	8,797.00	7,075.00	7	5
						Contractor provided labor, material and equipment to furnish and install drywall and stucco at the media center reading area. This was necessary due to the replacement of deteriorated existing windows.				
17	C/A	C	01/13/2002	03/04/2003	UN	UC	1,139.00	1,130.00	3	3
						Contractor provided labor, material and equipment to furnish and install exhaust fan ductwork and an exhaust louver on the east wall of the media center. This was necessary due to existing hidden structural conflicts.				
18	A	C		03/04/2003	UN	UC	0.00	0.00	15	10
						This is to extend the contract completion time due to the design and provision of temporary electrical power caused by existing conditions that did not meet code.				

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							REQ.	AUTH. REC.	REQ.	AUTH. REC.	
19	A	C		03/04/2003	UN	UC	0.00	0.00	15	13	
						This is to extend the contract completion time for redesign and relocation of the energy management system due to existing unforeseen conditions.					
20	A	C		03/04/2003	ER	AE	0.00	0.00	21	16	
						This is to extend the contract completion time due to the redesign and rework of classroom ceilings.					
21	A	C		03/04/2003	ER	AE	0.00	0.00	18	12	
						This is to extend the contract completion time due to redesign and rework of electrical power and data floor outlets that conflicted with FF&E.					
22	A	C		03/04/2003	ER	EEE	0.00	0.00	10	7	
						This is to extend the contract completion time due to redesign and relocation of the main electrical feeder.					
CHANGE ORDER TOTAL:								39,499.00		120	

FINAL CHANGE ORDER

SUMMARY OF CHANGE ORDER NO.: 4

Facility: 1801 FAIRLAWN ELEMENTARY SCHOOL
 Project No.: A0497
 Description: ADDITIONS, REMODELING AND RENOVATIONS
 Architect: CARR SMITH CORRADINO
 EFCO: SPILLIS CANDELA & PARTNERS INC.
 Contractor: BUADE CONSTRUCTION COMPANY, INC. PRIME: BEATRIZ M. BUADE

CONTRACT STATUS

ORIGINAL CONTRACT PRICE.....\$	1,090,000.00
UNUSED CONTINGENCY.....\$	0.00
CONTRACT PRICE AFTER CONTINGENCY.....\$	1,090,000.00
PREVIOUS EXTRAS.....\$	79,132.00
PREVIOUS CREDITS.....\$	0.00
PREVIOUS APPROVED NET CHANGE.....\$	79,132.00
PREVIOUS APPROVED CONTRACT PRICE.....\$	1,169,132.00
THIS CHANGE.....\$	39,499.00
TOTAL NET CHANGE.....\$	118,631.00
ADJUSTED CONTRACT PRICE AFTER THIS CHANGE.....\$	1,208,631.00
CONTRACT AWARD DATE.....	April 18, 2001
ORIGINAL CONTRACT COMPLETION DATE.....	July 17, 2002
PREVIOUS TIME EXTENSION.....	26
PREVIOUS ADJUSTED COMPLETION DATE.....	August 12, 2002
TIME EXTENSION THIS CHANGE.....	120
ADJUSTED COMPLETION DATE AFTER THIS CHANGE.....	December 10, 2002
PROJECTED COMPLETION DATE.....	N/A
SUBSTANTIAL COMPLETION DATE.....	December 10, 2002

CHANGE CAUSE SUMMARY:

(Totals Including This Change Order)

TYPE	AMOUNT	%	DAYS
ERRORS.....\$	19,018.00	1.74	53
OMISSIONS.....\$	63,401.00	5.81	43
OWNER REQUESTS...\$	-4,470.00	-0.41	0
UNFORESEEN.....\$	27,144.00	2.49	50
OTHER.....\$	0.00	0.00	0
SCOPE CHANGE.....\$	13,538.00	1.24	0
HURRICANE.....\$	0.00	0.00	0
Totals\$	118,631.00	10.88	146

LEGEND:

TYPE:

DBO--Design-Builder Omission

ORIGIN:

ER--PA/E Error

DBD--Design-Builder Default

A-- A/E

HC--Hurricane Andrew

CD-- Contractor Default

E-- Educational Fac. Plan.

OM--P/A Omission

CE-- Contractor Error

P-- Project Manager

OT--Other

CR-- Contractor Request

D-- DCPS Specialists/Depts.

OW--Owner Request

FE-- Fastrack/Coord. Error

C-- Contractor

SC--Scope Change

FO-- Fastrack/Coord. Omission

S-- State DOE

UN--Unforeseen

ID-- Inspection Delay

M-- Maintenance Dept.

CAUSE:

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)

MEE--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-- Unforeseen 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

CC-- Criteria Change