

Business Operations  
J.E. Surash, P.E., Chief Business Officer

**SUBJECT:           CHANGE ORDER NO. 2  
                      PROJECT NO. A0511  
                      ADDITIONS/RENOVATIONS/REMODELING  
                      KINLOCH PARK ELEMENTARY SCHOOL  
                      4275 NW First Street, Miami, Florida**

**COMMITTEE:       FACILITIES MANAGEMENT**

This request for change in the construction contract includes fourteen items for the School Board's confirmation and consideration. Attachment A presents a description of the items, each 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 13. These items are presented to the Board for confirmation and consideration as required by State Statute.

Change Items Synopsis: Additional cost to add heat detectors, roofing, flashing, conduits, wire, data, phone and power outlets; remove and replace window and electrical distribution panels; relocate air conditioning unit and repair existing toilet. Additional cost and time to add a room for a walk-in cooler/freezer.

This additional cost will increase the contract price by \$138,407 and extend the contract completion date by 90 days. These items have been recommended by the Project Architect and were confirmed/approved by the Technical Review Committee, subsequent to completion, on October 29, 2003. 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. The District will pursue recovery of costs from the Project Architect as called for in the contract.

**RECOMMENDED:** That The School Board of Miami-Dade County, Florida, confirm Change Order No. 2 on Project No. A0511, Additions/Renovations/Remodeling, Kinloch Park Elementary School for an additional cost of \$138,407 and approve a time extension of 90 days.

MK:ayb

## ATTACHMENT A

2781 KINLOCH PARK ELEMENTARY SCHOOL

SUMMARY OF CHANGE ORDER NO.: 2

Project No.: A0511 Additions/Renovations/Remodeling

ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	TYPE	CAUSE	DOLLARS		DAYS		
							REQ.	AUTH. REC.	REQ.	AUTH. REC.	
1	C	C	07/30/2003	10/27/2003	OM	EEO	6,100.42	4,615.00	0	0	
			Contractor provided labor, material and equipment to furnish and install fire alarm system heat detectors at the first and second floor elevator lobbies in the new building.								
2	C	C	07/30/2003	10/27/2003	OM	AO	3,220.00	2,300.00	0	0	
			Contractor provided labor, material and equipment to remove an existing window in a storage room and replace with block, stucco and interior finishes.								
3	C	U	07/30/2003	10/27/2003	OM	EEO	6,700.04	2,604.00	0	0	
			Contractor provided labor, material and equipment to furnish and install data and phone outlets in the administration area.								
4	C	C	07/30/2003	10/27/2003	OM	AO	1,150.00	1,150.00	0	0	
			Contractor provided labor, material and equipment to relocate an existing air conditioning wall unit in the kitchen.								
5	C	C	07/30/2003	10/27/2003	OM	AO	862.50	575.00	0	0	
			Contractor provided labor, material and equipment to furnish and install additional roofing and flashing between the new covered walkway and the existing media center building stairway.								
6	C	C	08/19/2003	10/27/2003	OM	AO	33,144.21	17,619.00	45	0	
			Contractor provided labor, material and equipment to furnish and install underground conduits to the existing relocatable classrooms on the south side of the campus for fire alarm and public address/intercom services.								

## ATTACHMENT A

2781 KINLOCH PARK ELEMENTARY SCHOOL

SUMMARY OF CHANGE ORDER NO.: 2

Project No.: A0511 Additions/Renovations/Remodeling

ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	TYPE	CAUSE	REQ.	DOLLARS		DAYS	
								AUTH. REC.	REQ.	AUTH. REC.	REQ.
7	C	D	07/30/2003	10/27/2003	OM	EEO	9,089.28	6,315.00	0	0	
			Contractor provided labor, material and equipment to furnish and install data outlets in the new resource rooms.								
8	C	C	07/30/2003	10/27/2003	OM	EEO	7,087.51	2,068.00	0	0	
			Contractor provided labor, material and equipment to furnish and install power conduit and wire for the EMS equipment in building #1.								
9	C	C	07/30/2003	10/27/2003	OM	EEO	7,305.82	1,973.00	0	0	
			Contractor provided labor, material and equipment to furnish and install power outlets at the teacher's station in building #6 skills lab.								
10	C	D	07/30/2003	10/27/2003	OW	OR	52,133.56	49,890.00	120	0	
			Contractor provided labor, material and equipment to add a room to building #2 for a new walk-in cooler/freezer. This work is being funded by the Department of Food and Nutrition and by ACCESS #4.								
11	C	C	07/30/2003	10/27/2003	UN	UC	26,593.38	22,128.00	0	0	
			Contractor provided labor, material and equipment to remove and replace an existing electrical distribution panel in the kitchen storage room in order to enable the provision of new power to the existing buildings. The record drawings and the main disconnect's labeling did not show this condition.								
12	C	C	08/19/2003	10/27/2003	UN	UC	55,645.12	26,316.00	45	0	
			Contractor provided labor, material and equipment to furnish and install underground conduits to the existing relocatable classrooms on the west side of								

## ATTACHMENT A

2781 KINLOCH PARK ELEMENTARY SCHOOL

SUMMARY OF CHANGE ORDER NO.: 2

Project No.: A0511 Additions/Renovations/Remodeling

ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	TYPE	CAUSE	DOLLARS		DAYS	
							REQ.	AUTH. REC.	REQ.	AUTH. REC.
13	C	C	08/19/2003	10/27/2003	UN	UC	55,645.12	26,316.00	45	0
Contractor provided labor, material and equipment to furnish and install underground conduits to the existing relocatable classrooms on the west side of the campus for fire alarm and public address/intercom services. These classrooms were relocated to this site by others after the design was completed.										
14	C	U	07/30/2003	10/27/2003	UN	UC	895.16	854.00	0	0
Contractor provided labor, material and equipment to repair an existing toilet and associated piping in the girls' group restroom. This included the repair of the water-damaged plaster ceiling in the restroom below this;										
15	A	D		10/27/2003	OW	OR	0.00	0.00	120	90
This is to extend the contract completion time due to adding a room for a walk-in cooler/freezer.										
CHANGE ORDER TOTAL:							140,192.00		90	

SUMMARY OF CHANGE ORDER NO.: 2

Facility: 2781 KINLOCH PARK ELEMENTARY SCHOOL  
 Project No.: A0511  
 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
PREVIOUS EXTRAS.....\$	49,786.00
PREVIOUS CREDITS.....\$	0.00
PREVIOUS APPROVED NET CHANGE.....\$	49,786.00
PREVIOUS APPROVED CONTRACT PRICE.....\$	1,998,786.00
THIS CHANGE.....\$	138,407.00
TOTAL NET CHANGE.....\$	188,193.00
ADJUSTED CONTRACT PRICE AFTER THIS CHANGE.....\$	2,137,193.00
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.....	90
ADJUSTED COMPLETION DATE AFTER THIS CHANGE.....	November 11, 2003
PROJECTED COMPLETION DATE.....	January 29, 2004
SUBSTANTIAL COMPLETION DATE.....	N/A

CHANGE CAUSE SUMMARY:

(Totals Including This Change Order. Errors + 15% Omissions threshold = 1-1/2%)

TYPE	AMOUNT	%	DAYS
ERRORS.....\$	0.00	0.00	0
OMISSIONS.....\$	39,219.00	2.01	0
OWNER REQUESTS...\$	49,890.00	2.55	90
UNFORESEEN.....\$	94,353.00	4.84	0
OTHER.....\$	4,731.00	0.24	0
SCOPE CHANGE.....\$	0.00	0.00	0
HURRICANE.....\$	0.00	0.00	0
Totals .....\$	188,193.00	9.65	90

\*\*\*\*\*

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
- CM--P/A Omission
- OT--Other
- OW--Owner Request
- SC--Scope Change
- UN--Unforseen

CAUSE:

- AE --Architactural Error
- AO --Architactural 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