

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

**SUBJECT: CHANGE ORDER NO. 2
 PROJECT NO. A0697
 REMODELING OF AUDITORIUM
 HIALEAH SENIOR HIGH
 251 E 7 Street, Hialeah, Florida 33013**

COMMITTEE: FACILITIES MANAGEMENT

This request for change in the construction contract includes twenty-one 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 12, 14 through 16 and 18. These items are presented to the Board for confirmation and consideration as required by State Statute.

Change Items Synopsis: Additional cost for concrete infill, glass, footings, beams, stem walls, light fixtures, fire alarm and security system components, conduits and wire, emergency generator annunciator and outlets, and condensate drain line. Additional cost and time for fire dampers and reinforcing steel. Additional time for rain days, demolition of existing storm drainage pit (which was approved in a previous change order), and for power feeders.

This change order will increase the contract price by \$106,558 and extend the contract completion date by 113 days. These items have been recommended by the Project Architect and were confirmed by the Technical Review Committee, subsequent to completion, on January 30, 2004. It was 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. A0697, Remodeling Of Auditorium, Hialeah Senior High School for an additional cost of \$106,558 and approve a time extension of 113 days.

RP:ayb

7111 Hialeah Senior High
SUMMARY OF CHANGE ORDER NO.: 2
Project No.: A0697 Remodeling of Auditorium

ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	TYPE	CAUSE	DOLLARS		DAYS	
							REQ.	AUTH. REC.	REQ.	AUTH. REC.
1	C	C	10/15/2003	01/22/2004	OM	AO	1,408.87	1,321.00	0	0
Contractor provided labor, material and equipment to furnish and install reinforced concrete infill at the upper portion of the elevator east wall.										
2	C	A	10/15/2003	01/22/2004	OM	AO	612.81	449.00	0	0
Contractor provided labor, material and equipment to furnish and install fire rated glass at door #F-14.										
3	C	D	10/15/2003	01/22/2004	OM	AO	3,569.33	3,569.00	0	0
Contractor provided labor, material and equipment to furnish and install additional footings, beams and a stem wall for electric room #345, due to the relocation of the room.										
4	C	D	10/15/2003	01/22/2004	OW	OR	2,448.28	584.00	0	0
Contractor provided labor, material and equipment to furnish and install an additional switch and light fixtures in electric room #345, due to the relocation of the room.										
5	C	C	10/15/2003	01/22/2004	OM	EEO	61,204.65	12,309.00	22	0
Contractor provided labor, material and equipment to furnish and install additional fire alarm system smoke detectors and pull stations, and security system motion detectors and door contacts.										
6	C	C	10/15/2003	01/22/2004	OM	EEO	4,900.68	1,624.00	0	0
Contractor provided labor, material and equipment to furnish and install larger-than-specified conduit for the stage lighting dimmer control system.										

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								AUTH. REC.	REQ.	AUTH. REC.	REQ.
7	C	C	10/15/2003	01/22/2004	OM	EEO	2,738.97	528.00	0	0	0
			Contractor provided labor, material and equipment to furnish and install an exit light at the southeast auditorium exit.								
8	C	C	10/15/2003	01/22/2004	OM	EEO	5,878.10	5,878.00	0	0	0
			Contractor provided labor, material and equipment to furnish and install a remote annunciator for the emergency generator.								
9	C	A	10/15/2003	01/22/2004	OM	EEO	1,129.38	1,129.00	0	0	0
			Contractor provided labor, material and equipment to furnish and install power feeders for the irrigation system.								
10	C	C	10/15/2003	01/22/2004	OM	EEO	504.48	505.00	0	0	0
			Contractor provided labor, material and equipment to furnish and install an additional power outlet for the emergency generator battery charger.								
11	C	C	10/15/2003	01/28/2004	OM	EEO	391.10	391.00	0	0	0
			Contractor provided labor, material and equipment to furnish and install an additional power outlet in electrical room #345.								
12	C	C	10/15/2003	01/22/2004	OM	MEO	30,442.04	26,703.00	90	0	0
			Contractor provided labor, material and equipment to furnish and install HVAC system fire dampers and access doors, and associated ductwork.								
13	A	C		01/22/2004	OM	EEO	0.00	0.00	90	16	16
			This is to extend the contract completion time due to the addition of fire dampers.								

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ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	TYPE	CAUSE	DOLLARS		DAYS		
							REQ.	AUTH. REC.	REQ.	AUTH. REC.	
14	C	C	10/15/2003	01/22/2004	OM	MEO	4,056.19	3,181.00	0	0	
			Contractor provided labor, material and equipment to furnish and install larger-than-specified concrete beams at mechanical room #729D.								
15	C	C	10/15/2003	01/22/2004	OM	MEO	641.99	642.00	0	0	
			Contractor provided labor, material and equipment to furnish and install a condensate drain line for HVAC system fan coil unit #1.								
16	C	C	10/15/2003	01/22/2004	UN	UC	52,666.53	45,188.00	60	0	
			Contractor provided labor, material and equipment to furnish and install additional vertical reinforcing steel around the entire perimeter of the existing auditorium walls. This was necessary due to unforeseen structural cracks discovered when existing finishes were removed, and included concrete and plaster patching.								
17	A	C		01/22/2004	UN	UC	0.00	0.00	60	42	
			This is to extend the contract completion date due to the addition of reinforcing steel around the entire perimeter of the existing auditorium walls.								
18	C	C	10/15/2003	01/22/2004	OM	SEO	2,557.44	2,557.00	0	0	
			Contractor provided labor, material and equipment to furnish and install a low masonry wall at the handicapped ramp from stair #3.								
19	A	C		01/22/2004	UN	RD	0.00	0.00	9	9	
			This is to extend the contract completion date due to rain days above and beyond those allowed for in the contract.								

7111 Hialeah Senior High
 SUMMARY OF CHANGE ORDER NO.: 2
 Project No.: A0697 Remodeling of Auditorium

ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	TYPE	CAUSE	DOLLARS		DAYS	
							REQ.	AUTH. REC.	REQ.	AUTH. REC.
20	A	C		01/22/2004	UN	UC	0.00	0.00	63	28
<p>This is to extend the contract completion date due to the previously approved change order for the demolition of existing conflicting storm drainage pit and replacement with exfiltration trenches.</p>										
21	A	C		01/22/2004	UN	UC	0.00	0.00	30	18
<p>This is to extend the contract completion date due to the addition of power feeders for the auditorium aisle lights.</p>										
CHANGE ORDER TOTAL:							106,558.00			113

SUMMARY OF CHANGE ORDER NO.: 2
 Facility: 7111 Hialeah Senior High
 Project No.: A0697
 Description: REMODELING OF AUDITORIUM
 Architect: ORESTES RODRIGUEZ, P.A.
 EFCO: RONALD E FRAZIER & ASSOC, PA
 Contractor: MEXAL CORPORATION

PRIME: ELSA CANELON

CONTRACT STATUS

ORIGINAL CONTRACT PRICE.....\$	4,176,722.00
PREVIOUS EXTRAS.....\$	107,726.00
PREVIOUS CREDITS.....\$	1,536.00
PREVIOUS APPROVED NET CHANGE.....\$	106,190.00
PREVIOUS APPROVED CONTRACT PRICE.....\$	4,282,912.00
THIS CHANGE.....\$	106,558.00
TOTAL NET CHANGE.....\$	212,748.00
ADJUSTED CONTRACT PRICE AFTER THIS CHANGE.....\$	4,389,470.00
CONTRACT AWARD DATE.....	April 17, 2002
ORIGINAL CONTRACT COMPLETION DATE.....	April 17, 2003
PREVIOUS TIME EXTENSION.....	81
PREVIOUS ADJUSTED COMPLETION DATE.....	July 07, 2003
TIME EXTENSION THIS CHANGE.....	113
ADJUSTED COMPLETION DATE AFTER THIS CHANGE.....	October 28, 2003
PROJECTED COMPLETION DATE.....	March 01, 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.....\$	88,726.00	2.12	16
OWNER REQUESTS...\$	-1,536.00	-0.03	60
UNFORESEEN.....\$	125,558.00	3.00	118
OTHER.....\$	0.00	0.00	0
SCOPE CHANGE.....\$	0.00	0.00	0
HURRICANE.....\$	0.00	0.00	0
Totals\$	212,748.00	5.09	194

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/Approve 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