

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

**SUBJECT: CHANGE ORDER NO. 3
 PROJECT NO. A0511
 ADDITIONS/RENOVATIONS/REMODELING
 KINLOCH PARK ELEMENTARY SCHOOL
 4275 NW 1 Street, Miami, Florida**

COMMITTEE: FACILITIES MANAGEMENT

This request for change in the construction contract includes seventeen items for the School Board's confirmation and consideration. 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 12, and 14 through 16. These items are presented to the Board for confirmation and consideration as required by State Statute.

Change Items Synopsis: Additional cost for conduit, wiring, fire alarm and public address/intercom system equipment, lighting, receptacles, fire alarm system components, switches, elevator recall, piping, grease traps, and to remove insulating concrete. Additional cost and time for conduit, the addition of a walk-in cooler/freezer room, and grease traps.

This change order will increase the contract price by \$150,494 and extend the contract completion date by 85 days. These items have been recommended by the Project Architect and were confirmed/approved by the Technical Review Committee, subsequent to completion, on February 25, 2004. They were found to be necessary, fair, and equitable.

The Project Architect will not receive additional fees for the items that resulted from an error 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 Project Architect as called for in the contract.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, confirm/approve Change Order No. 3 on Project No. A0511, Additions/Renovations/Remodeling, Kinloch Park Elementary School for an additional cost of \$150,494 and approve a time extension of 85 days.

MK:ayb

2781 Kinloch Park Elementary
SUMMARY OF CHANGE ORDER NO.: 3
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	08/05/2003	02/18/2004	OM	AO	39,571.87	32,363.00	45	0
			Contractor provided labor, material and equipment to furnish and install fire alarm and public address/intercom system wiring and equipment for the existing relocatable classrooms on the south side of the campus.							
2	C	C	12/19/2003	02/18/2004	OM	EEO	5,617.69	3,486.00	0	0
			Contractor provided labor, material and equipment to furnish and install lighting and receptacles in the new electric room.							
3	C	C	01/08/2004	02/18/2004	ER	EEE	11,936.74	6,709.00	0	0
			Contractor provided labor, material and equipment to furnish and install fire alarm system heat detectors in the building #1 plumbing chases and electrical room, and horn/strobe units in new building #6 stairways.							
4	C	C	12/19/2003	02/18/2004	OM	EEO	1,382.05	359.00	0	0
			Contractor provided labor, material and equipment to furnish and install key-activated light switches in group rest rooms.							
5	C	C	01/08/2004	02/18/2004	OM	EEO	6,127.98	3,690.00	0	0
			Contractor provided labor, material and equipment to furnish and install fire alarm system activated elevator recall, in order to meet code.							
6	C	D	01/08/2004	02/18/2004	OM	AO	11,148.96	3,712.00	0	0
			Contractor provided labor, material and equipment to furnish and install exit lights at the walkways to the existing six pack classroom building.							

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ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	TYPE	CAUSE	DOLLARS		DAYS	
							REQ.	AUTH. REC.	REQ.	AUTH. REC.
7	C	C	12/19/2003	02/18/2004	OT	CR	2,587.50	2,250.00	0	0
<p>This reimburses the Contractor for the cost of extended Builders Risk insurance through substantial completion.</p>										
8	C	D	12/19/2003	02/18/2004	OT	SR	1,056.05	704.00	0	0
<p>Contractor provided labor, material and equipment to replace the existing light switch in the flammable storage building with an explosion proof switch, in order to meet code. This was an unassociated existing condition.</p>										
9	C	P	01/08/2004	02/18/2004	OW	OR	1,092.50	1,092.00	0	0
<p>Contractor provided labor, material and equipment to repair the public address/intercom systems.</p>										
10	C	U	08/05/2003	02/18/2004	OW	OR	59,036.48	47,008.00	45	0
<p>Contractor provided labor, material and equipment to furnish and install new fire alarm and public address/intercom systems wiring and equipment for the existing relocatable classrooms on the west side of the campus. These classrooms had been relocated to this site after the design was completed.</p>										
11	C	C	01/08/2004	02/18/2004	OW	CL	8,129.00	8,129.00	0	0
<p>This amount was erroneously left out of the previously approved change order #2, item #12. That item was originally submitted for the furnishing and installation of underground conduits for fire alarm and public address/intercom services to the existing relocatable classrooms on the west side of the campus, and should have been shown as \$55,645.12 requested and \$34,445 approved. It was shown as and approved for \$26,316, therefore necessitating the additional</p>										

2781 Kinloch Park Elementary
 SUMMARY OF CHANGE ORDER NO.: 3
 Project No.: A0511 Additions/Renovations/Remodeling

ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	TYPE	CAUSE	DOLLARS		DAYS	
							REQ.	AUTH. REC.	REQ.	AUTH. REC.
						amount of \$8,129.00.				
12	C	C	01/08/2004	02/18/2004	UN	UC	968.76	921.00	0	0
						Contractor provided labor, material and equipment to replace existing deteriorated can wash system piping at the kitchen. The deteriorated piping was discovered during partial slab removal.				
13	A	C		02/18/2004	OW	OR	4,194.00	4,194.00	120	30
						This is to extend the contract time and reimburse the Contractor for additional on-site job costs due to the addition of a walk-in cooler/freezer room via previously approved change order #2, item #10. Note that 90 of the requested 120 days were previously approved as a non-compensable time extension in change order #2, item #15.				
14	C	U	01/08/2004	02/18/2004	UN	UC	28,079.38	23,822.00	0	0
						Contractor provided labor, material and equipment to remove the existing grease trap in conflict with the new walk-in cooler/freezer room and replace it with three new grease traps to meet current code. The grease trap conflict was not discovered until after the cooler/freezer room change order was approved and design for it had commenced.				
15	C	U	01/08/2004	02/18/2004	UN	UC	983.25	782.00	0	0
						Contractor provided labor, material and equipment to remove lightweight insulating concrete that had been added to the roof of the existing electrical room by another Contractor in preparation for reroofing. The reroofing project was stopped due to the need to demolish the electrical room in order to add a walk-in cooler/freezer room via previously approved change order				

2761 Kinloch Park Elementary
SUMMARY OF CHANGE ORDER NO.: 3
Project No.: A0511 Additions/Renovations/Remodeling

ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	TYPE	CAUSE	DOLLARS		DAYS	
							REQ.	AUTH. REC.	REQ.	AUTH. REC.
16	C	C	01/08/2004	02/18/2004	UN	UC	3,699.58	3,587.00	0	0
<p>Contractor provided labor, material and equipment to relocate existing sewer lines from the grease trap to the sanitary sewer system, in order to meet code.</p>										
17	A	C		02/18/2004	UN	UC	7,686.00	7,686.00	55	55
<p>This is to extend the contract time and reimburse the Contractor for additional on-site job costs due to new grease traps necessitated by the addition of a walk-in cooler/freezer room via previously approved change order #2, item #10.</p>										
CHANGE ORDER TOTAL:							150,494.00		85	

SUMMARY OF CHANGE ORDER NO.: 3

Facility: 2781 Kinloch Park Elementary
 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.....\$	188,193.00
PREVIOUS CREDITS.....\$	0.00
PREVIOUS APPROVED NET CHANGE.....\$	188,193.00
PREVIOUS APPROVED CONTRACT PRICE.....\$	2,137,193.00
THIS CHANGE.....\$	150,494.00
TOTAL NET CHANGE.....\$	338,687.00
ADJUSTED CONTRACT PRICE AFTER THIS CHANGE.....\$	2,287,687.00
CONTRACT AWARD DATE.....	May 15, 2002
ORIGINAL CONTRACT COMPLETION DATE.....	August 13, 2003
PREVIOUS TIME EXTENSION.....	90
PREVIOUS ADJUSTED COMPLETION DATE.....	November 11, 2003
TIME EXTENSION THIS CHANGE.....	85
ADJUSTED COMPLETION DATE AFTER THIS CHANGE.....	February 04, 2004
PROJECTED COMPLETION DATE.....	March 31, 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.....\$	6,709.00	0.34	0
OMISSIONS.....\$	82,829.00	4.24	0
OWNER REQUESTS...\$	110,313.00	5.66	120
UNFORESEEN.....\$	131,151.00	6.72	55
OTHER.....\$	7,685.00	0.39	0
SCOPE CHANGE.....\$	0.00	0.00	0
HURRICANE.....\$	0.00	0.00	0
Totals\$	338,687.00	17.37	175

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
- DEB--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