

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

**SUBJECT: CHANGE ORDER NO. 3
PROJECT NO. A0527A0527A
ADDITION, REMODELING, RENOVATIONS AND PORTABLE
RELOCATION
THOMAS JEFFERSON MIDDLE SCHOOL
525 NW 147 STREET, MIAMI, FLORIDA**

COMMITTEE: FACILITIES MANAGEMENT

This request for change in the construction contract includes thirteen 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 3, 5, 7 through 10, and 12. These items are presented to the Board for confirmation and consideration as required by State Statute.

Change Items Synopsis: Additional cost to relocate TV brackets, outlets and doors; replace aluminum wall panels, sidewalk, and heat detectors; and add retaining walls, valve box, chase wall, and fire alarm devices. Additional cost and time to add clock/speaker units, fire alarm system devices, and data and telephone conduits. Credit for conduit.

This change will increase the contract price by \$92,538 and extend the contract completion date by 48 days. These items have been recommended by the Project Architect and were confirmed/approved by the Technical Review Committee, subsequent to completion. They were found to be necessary, fair, and equitable. This project is one of four projects, Mays Middle School, Westview Middle School, State School "LL1" at Horace Mann Middle School, wherein the original Contractor (JV Construction, Inc.) was placed in default and later terminated by the Board. As provided in the bond, the Surety (The Hartford) was called upon to complete the work and is completing all four projects with other replacement Contractors. The Surety has submitted claims against MDCPS for additional compensation and extensions of time in connection with all four projects and filed formal suit against the Board on one of the projects (Mays Middle). Outside legal counsel has been assigned by the Board Attorney to defend the Board in this one case filed and to investigate and advise the Board with regard to the pending claims on the other projects.

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 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. A0527A0527A, Addition, Remodeling, Renovations and Portable Relocation, Thomas Jefferson Middle School for an additional cost of \$92,538 and approve a time extension of 48 days.

LR:ayb

6281 Jefferson, Thomas Middle

SUMMARY OF CHANGE ORDER NO.: 3

Project No.: A0527A0527A Addition, Remodeling, Renovations and

ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	TYPE	CAUSE	DOLLARS		DAYS	
							REQ.	AUTH. REC.	REQ.	AUTH. REC.
1	C	C	09/09/2003	05/13/2004	ER	AE	1,256.69	1,093.00	0	0
			Contractor provided labor, material and equipment to relocate TV brackets and outlets in room #033 of building #11, due to conflicts with HVAC system ductwork.							
2	C	C	11/13/2003	05/13/2004	ER	AE	986.39	858.00	0	0
			Contractor provided labor, material and equipment to change the swing of a door within the cafeteria that was protruding into the path of the serving lane.							
3	C	C	01/07/2004	05/13/2004	ER	AE	2,127.19	1,850.00	0	0
			Contractor provided labor, material and equipment to remove and replace existing exterior aluminum wall panels in order to provide a required exit. This was done in lieu of cutting the panels which contained asbestos materials.							
4	A	P	09/09/2003	05/13/2004	OM	AO	7,778.77	6,764.00	0	0
			Contractor provided labor, material and equipment to construct retaining walls on the south side of the addition, and to furnish and install a valve box for the irrigation system valve.							
5	C	E	10/01/2003	05/13/2004	OM	EEO	20,879.48	17,290.00	0	0
			Contractor provided labor, material and equipment to furnish and install additional clock/speaker units and fire alarm system devices in the existing facility.							
6	A	C		05/13/2004	ER	EEE	0.00	0.00	18	18
			This is to extend the contract completion date due to the installation of additional clock/speaker units and fire alarm system devices in the existing facility.							

6281 Jefferson, Thomas Middle

SUMMARY OF CHANGE ORDER NO.: 3

Project No.: A0527A0527A Addition, Remodeling, Renovations and

ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	TYPE	CAUSE	DOLLARS		DAYS		
							REQ.	AUTH. REC.	REQ.	AUTH. REC.	
7	C	C	01/07/2004	05/13/2004	OM	AO	4,439.93	3,861.00	0	0	
			Contractor provided labor, material and equipment to furnish and install a chase wall to mount data, voice and electrical outlets in the building #1 ESE resource rooms. This was done in lieu of cutting the exterior aluminum wall panels which contain asbestos materials.								
8	C	C	11/13/2003	05/13/2004	OT	UR	2,737.12	2,380.00	0	0	
			Contractor provided labor, material and equipment to replace sidewalk removed due to required rerouting of new underground FPL primary service. The rerouting was due to drainage installed under a previous reroofing project.								
9	C	M	02/10/2004	05/13/2004	OW	OR	42,449.60	38,136.00	0	0	
			Contractor provided labor, material and equipment to furnish and install fire alarm system devices and associated conduit and wiring for all existing relocatable classrooms. This became necessary since the existing fire alarm system for the portables was a wireless system that was installed while this project was in design and had been used at a number of facilities. These wireless systems have since been replaced at all the other facilities due to reliability problems.								
10	C	D	01/21/2004	05/13/2004	OW	OR	28,178.70	21,239.00	0	0	
			Contractor provided labor, material and equipment to furnish and install additional data and telephone conduits, in order to meet I.T.S. requirements.								
11	A	D		05/13/2004	OW	OR	0.00	0.00	30	30	
			This is to extend the contract completion date due to additional data and telephone								

ATTACHMENT A

6281 Jefferson, Thomas Middle

SUMMARY OF CHANGE ORDER NO.: 3

Project No.: A0527A0527A Addition, Remodeling, Renovations and

ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	TYPE	CAUSE	DOLLARS		DAYS		
							REQ.	AUTH. REC.	REQ.	AUTH. REC.	
			conduits.								
12	C	C	10/05/2003	05/13/2004	UN	UC	996.77	867.00	0	0	
			Contractor provided labor, material and equipment to remove and replace defective existing fire alarm system heat detectors in the kitchen area.								
13	C	C	01/07/2004	05/13/2004	OT	CR	(1,800.00)	(1,800.00)	0	0	
			Contractor provided a credit for using PVC in lieu of the specified steel conduit under a floor slab.								
CHANGE ORDER TOTAL:								92,538.00		48	

SUMMARY OF CHANGE ORDER NO.: 3
 Facility: 6281 Jefferson, Thomas Middle
 Project No.: A0527A0527A
 Description: ADDITION, REMODELING, RENOVATIONS AND
 Architect: JOHNSON ASSOCIATES ARCHITECTS, INC.
 EFCO: RONALD E FRAZIER & ASSOC, PA
 Contractor: SURETY FOR J.V. CONSTRUCTION PRIME:

CONTRACT STATUS

ORIGINAL CONTRACT PRICE.....\$	2,913,000.00
PREVIOUS EXTRAS.....\$	93,794.00
PREVIOUS CREDITS.....\$	35,900.00
PREVIOUS APPROVED NET CHANGE.....\$	57,894.00
PREVIOUS APPROVED CONTRACT PRICE.....\$	2,970,894.00
THIS CHANGE.....\$	92,538.00
TOTAL NET CHANGE.....\$	150,432.00
ADJUSTED CONTRACT PRICE AFTER THIS CHANGE.....\$	3,063,432.00
CONTRACT AWARD DATE.....	March 15, 2000
ORIGINAL CONTRACT COMPLETION DATE.....	June 07, 2001
PREVIOUS TIME EXTENSION.....	69
PREVIOUS ADJUSTED COMPLETION DATE.....	August 15, 2001
TIME EXTENSION THIS CHANGE.....	48
ADJUSTED COMPLETION DATE AFTER THIS CHANGE.....	October 02, 2001
PROJECTED COMPLETION DATE.....	June 17, 2004
SUBSTANTIAL COMPLETION DATE.....	N/A

CHANGE CAUSE SUMMARY:

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

TYPE	AMOUNT	%	DAYS
ERRORS.....\$	6,428.00	0.22	23
OMISSIONS.....\$	37,179.00	1.28	0
OWNER REQUESTS...\$	50,709.00	1.74	50
UNFORESEEN.....\$	23,501.00	0.81	30
OTHER.....\$	14,951.00	0.51	14
SCOPE CHANGE....\$	17,664.00	0.61	0
HURRICANE.....\$	0.00	0.00	0
Totals\$	150,432.00	5.17	117

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--Unforeseen

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
- C EE--Civil Engineering Error
- C EO--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