

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

**SUBJECT: CHANGE ORDER NO. 5
 PROJECT NO. A0654
 ADDITIONS AND RENOVATIONS
 PHILLIS WHEATLEY ELEMENTARY SCHOOL
 1801 NW 1 PLACE, MIAMI, FLORIDA**

COMMITTEE: FACILITIES MANAGEMENT

This request for change in the construction contract includes 41 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 7, and 8 through 40. These items are presented to the Board for confirmation and consideration as required by State Statute.

Change Items Synopsis: Additional cost due to HVAC ductwork and relocation, column, water lines, drywell, doors, fencing, block, fire alarm relocation, window modification, smoke detectors, heater, switch, fans, backflow preventer, flooring, flashing, grounding, power conduit, wood plate, downspouts, wiring gutter, outlets, fire alarm devices, controls, lead paint disposal, and condensate drain. Additional cost and time for HVAC relocation, and ducted return. Credit for UBC inspection. Additional time for notice of surety election period.

This change will increase the contract price by \$184,138 and extend the contract completion date by 134 days. These items have been recommended by the Project Architect and were confirmed/approved by the Technical Review Committee, subsequent to completion, on May 17, 2004. 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 Project Architect has received written notification that the errors on this project exceed that allowed by their contract. 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. 5 on Project No. A0654, Additions and Renovations, Phillis Wheatley Elementary School for an additional cost of \$184,138 and approve a time extension of 134 days.

NM:ayb

5931 Wheatley, Phillis Elementary
SUMMARY OF CHANGE ORDER NO.: 5
Project No.: A0654 Additions and Renovations

ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	TYPE	CAUSE	DOLLARS		DAYS		
							REQ.	AUTH. REC.	REQ.	AUTH. REC.	
1	C	C	08/08/2003	05/13/2004	ER	AE	5,551.05	5,551.00	0	0	
			Contractor provided labor, material and equipment to furnish and install HVAC system ductwork and a concrete column at the new mechanical room.								
2	C	C	05/16/2003	05/13/2004	ER	AE	2,127.50	2,127.00	0	0	
			Contractor provided labor, material and equipment to relocate HVAC system AHU #5 in the remodeled teachers planning room.								
3	C	C	05/16/2003	05/13/2004	ER	AE	10,842.20	9,691.00	0	0	
			Contractor provided labor, material and equipment to furnish and install a water line and drywell for the P.E. shelter.								
4	C	C	08/08/2003	05/13/2004	ER	AE	1,058.00	1,058.00	0	0	
			Contractor provided labor, material and equipment to furnish and install a new access door for the built-in cabinet at the administration area.								
5	C	C	08/08/2003	05/13/2004	ER	MEE	11,029.22	8,970.00	0	0	
			Contractor provided labor, material and equipment to relocate new HVAC system AHU #05 at the administration area. This was necessary because the unit was installed too low in the teachers' planning area.								
6	C	C	08/08/2003	05/13/2004	ER	AE	4,882.04	2,576.00	0	0	
			Contractor provided labor, material and equipment to furnish and install an 8'-0" in lieu of a 6'-0" high fence adjacent to the basketball courts and parking area.								
7	C	C	01/30/2004	05/17/2004	ER	MEE	20,807.96	13,494.00	0	0	
			Contractor provided labor, material and equipment to revise and relocate the art and music suite HVAC unit and to furnish								

5931 Wheatley, Phillis Elementary
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								AUTH. REC.	REQ.	AUTH. REC.	REQ.
						and install ducted air return in the new building, in order to meet code.					
8	A	C		05/13/2004	ER	MEE	0.00	0.00	120	114	
						This is to extend the contract completion time due to HVAC units' relocation and revision at the art and music suite, including a ducted air return and in accordance with recommendation of Board's legal counsel (Bosch Group letter, May 5, 2004).					
9	C	C	11/11/2003	05/13/2004	ER	AE	1,552.50	1,552.00	0	0	
						Contractor provided labor, material and equipment to furnish and install ventilated block at the new building mechanical courtyard.					
10	C	I	11/17/2004	05/13/2004	ER	EEE	597.59	598.00	0	0	
						Contractor provided labor, material and equipment to relocate a fire alarm system horn/strobe unit in the cafeteria, in order to meet code.					
11	C	C	05/16/2003	05/13/2004	ER	AE	871.70	685.00	0	0	
						Contractor provided labor, material and equipment to modify the window openings at building #3.					
12	C	I	04/09/2004	05/13/2004	OM	EEO	13,949.81	11,748.00	0	0	
						Contractor provided labor, material and equipment to furnish and install additional fire alarm system smoke detectors in the cafetorium.					
13	C	C	10/20/2003	05/13/2004	OM	MEO	3,098.95	3,099.00	0	0	
						Contractor provided labor, material and equipment to furnish and install an HVAC ductwork-mounted heater.					

5931 Wheatley, Phillis Elementary
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							REQ.	AUTH. REC.	REQ.	AUTH. REC.	
14	C	C	10/20/2003	05/13/2004	OM	MEO	564.65	287.00	0	0	
			Contractor provided labor, material and equipment to furnish and install a float switch for HVAC AHU #5.								
15	C	C	10/20/2003	05/13/2004	OM	AO	3,077.40	2,277.00	0	0	
			Contractor provided labor, material and equipment to furnish and install new exhaust fans at remodeled rest rooms.								
16	C	C	10/20/2003	05/13/2004	OM	AO	1,148.00	1,148.00	0	0	
			Contractor provided labor, material and equipment to furnish and install a backflow preventer at the location of the new irrigation water service.								
17	C	C	09/29/2003	05/13/2004	OM	AO	2,492.07	1,578.00	0	0	
			Contractor provided labor, material and equipment to relocate existing HVAC system controls that conflicted with new doors to the classrooms in building #1.								
18	C	C	08/08/2003	05/13/2004	OM	AO	1,552.50	1,552.00	0	0	
			Contractor provided labor, material and equipment to furnish and install new VCT flooring at corridor #02 and room #30.								
19	C	C	08/08/2003	05/13/2004	OM	AO	4,492.25	4,492.00	0	0	
			Contractor provided labor, material and equipment to furnish and install new metal doors at the building #01 rest rooms, in order to meet code.								
20	C	C	08/08/2003	05/13/2004	OM	AO	1,035.00	1,035.00	0	0	
			Contractor provided labor, material and equipment to furnish and install flashing and fasteners over the existing parapet at the media center.								

5931 Wheatley, Phillis Elementary
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								AUTH. REC.	REQ.	AUTH. REC.	REQ.
21	C	C	08/08/2003	05/13/2004	OM	EEO	7,204.21	6,301.00	0	0	0
			Contractor provided labor, material and equipment to furnish and install additional grounding at the main electrical room.								
22	C	I	04/09/2004	05/13/2004	OM	EEO	2,548.16	1,847.00	0	0	0
			Contractor provided labor, material and equipment to furnish and install electrical power to new exhaust fans in custodial closets, in order to meet code.								
23	C	C	05/16/2003	05/13/2004	OM	AO	2,185.00	1,883.00	0	0	0
			Contractor provided labor, material and equipment to furnish and install flashing and rainwater scuppers and leaders at building #3.								
24	C	C	08/08/2003	05/13/2004	OM	AO	4,689.70	3,667.00	0	0	0
			Contractor provided labor, material and equipment to furnish and install wood top plate for the parapet cap at building #3.								
25	C	C	05/16/2003	05/13/2004	OM	AO	996.36	996.00	0	0	0
			Contractor provided labor, material and equipment to furnish and install additional downspouts at building #3.								
26	C	C	05/16/2003	05/13/2004	OM	EEO	2,759.83	1,072.00	0	0	0
			Contractor provided labor, material and equipment to furnish and install a wiring gutter for the main entrance cables, in order meet code.								
27	C	C	05/16/2003	05/13/2004	OM	AO	9,597.51	5,389.00	0	0	0
			Contractor provided labor, material and equipment to furnish and install replacement TV and electrical outlets in								

5931 Wheatley, Phillis Elementary
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							REQ.	AUTH. REC.	REQ.	AUTH. REC.
						the remodeled administration building.				
28	C	C	05/16/2003	05/13/2004	OM	AO	2,761.06	2,083.00	0	0
						Contractor provided labor, material and equipment to relocate the existing HVAC system condensate drywell that conflicted with the new parking area.				
29	C	C	05/16/2003	05/13/2003	OM	EEO	15,322.57	10,801.00	0	0
						Contractor provided labor, material and equipment to furnish and install additional fire alarm system devices and associated conduit and wire, in order to meet code.				
30	C	C	05/16/2003	05/13/2004	OM	EEO	691.22	466.00	0	0
						Contractor provided labor, material and equipment to furnish and install electrical power and controls for the irrigation system.				
31	C	AM	03/29/2004	05/13/2004	OW	OR	48,627.96	24,222.00	0	0
						Contractor provided labor, material and equipment for disposal of existing lead painted windows, as required by the MDCPS Asbestos Management Department. There was a previous Change Order #4, Item #1 for the Contractor to remove the windows.				
32	C	C	08/08/2003	05/13/2004	UN	UC	19,021.01	19,021.00	0	0
						Contractor provided labor, material and equipment to furnish and install conduit, wire and accessories in order to separate the power and control wiring of existing HVAC package units, in order to meet code.				
33	C	C	10/07/2003	05/13/2004	UN	UC	6,095.00	6,095.00	0	0
						Contractor provided labor, material and equipment to repair existing wall and roof				

5931 Wheatley, Phillis Elementary
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								AUTH. REC.	REQ.	AUTH. REC.	REQ.
						flashing at the cafetorium.					
34	C	C	10/20/2003	05/13/2004	ER	AE	1,361.31	844.00	0	0	
						Contractor provided labor, material and equipment to furnish and install a new HVAC condensate drain at the relocated HVAC location in the teachers' planning area.					
35	C	C	09/29/2003	05/13/2004	UN	UC	4,385.00	4,385.00	0	0	
						Contractor provided labor, material and equipment to furnish and install additional fire hydrant water line at NW 19th Street to avoid conflicts with existing underground FPL ductbank.					
36	C	C	08/08/2003	05/13/2004	UN	UC	29,670.00	3,795.00	0	0	
						Contractor provided labor, material and equipment to relocate new fire water line from the west to the east side of NW 1st Place due to conflicts with existing FPL ductbank and gas line.					
37	C	C	05/16/2003	05/13/2004	UN	UC	11,137.54	10,103.00	0	0	
						Contractor provided labor, material and equipment to replace a damaged underground leaking water line located at the east side of the school.					
38	C	C	05/16/2003	05/13/2004	UN	UC	3,199.37	2,600.00	0	0	
						Contractor provided labor, material and equipment to replace the existing damaged underground copper water line between the meter and the kitchen.					
39	C	C	09/29/2003	05/13/2004	UN	UC	6,578.88	5,300.00	0	0	
						Contractor provided labor, material and equipment to relocate existing storm drainage piping at NW 19th Street due to					

5931 Wheatley, Phillis Elementary
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								REQ.	AUTH. REC.	REQ.	AUTH. REC.	
						conflicts with the existing underground FPL ductbank that was not shown on as-builts and WASA records.						
40	C	C	08/08/2003	05/13/2004	OT	CE	(250.00)	(250.00)	0	0		
						Contractor provided a credit to reimburse MDCPS for an additional UBC inspection.						
41	A	C		05/13/2004	OT	CR	0.00	0.00	20	20		
						This is to extend the contract completion time for the notice of election period allowed to the surety under the performance bond (non-compensable) in accordance with recommendation of Board's legal counsel (Bosch Group letter, May 5, 2004).						
CHANGE ORDER TOTAL:								184,138.00		134		

SUMMARY OF CHANGE ORDER NO.: 5
 Facility: 5931 Wheatley, Phillis Elementary
 Project No.: A0654
 Description: ADDITIONS AND RENOVATIONS
 Architect: BROWN & BROWN ARCHITECTS
 EFCC: WOLFBERG ALVAREZ & ASSOCIATES
 Contractor: SURETY FOR CRISAL CONSTRUCTION COMPANY PRIME:

CONTRACT STATUS

ORIGINAL CONTRACT PRICE.....\$	2,197,000.00
PREVIOUS EXTRAS.....\$	134,766.00
PREVIOUS CREDITS.....\$	143,132.00
PREVIOUS APPROVED NET CHANGE.....\$	-8,366.00
PREVIOUS APPROVED CONTRACT PRICE.....\$	2,188,634.00
THIS CHANGE.....\$	184,138.00
TOTAL NET CHANGE.....\$	175,772.00
ADJUSTED CONTRACT PRICE AFTER THIS CHANGE.....\$	2,372,772.00
CONTRACT AWARD DATE.....	June 20, 2001
ORIGINAL CONTRACT COMPLETION DATE.....	September 13, 2002
PREVIOUS TIME EXTENSION.....	46
PREVIOUS ADJUSTED COMPLETION DATE.....	October 29, 2002
TIME EXTENSION THIS CHANGE.....	134
ADJUSTED COMPLETION DATE AFTER THIS CHANGE.....	March 12, 2003
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.....\$	47,146.00	2.15	114
OMISSIONS.....\$	105,185.00	4.79	18
OWNER REQUESTS...\$	16,468.00	0.75	0
UNFORESEEN.....\$	142,601.00	6.49	28
OTHER.....\$	-135,628.00	-6.17	20
SCOPE CHANGE.....\$	0.00	0.00	0
HURRICANE.....\$	0.00	0.00	0
Totals\$	175,772.00	8.01	180

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
 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