

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

**SUBJECT: FINAL CHANGE ORDER NO. 7
 PROJECT NO. A0711
 DESIGN BUILD
 STATE SCHOOL "JJ1" AT PONCE DE LEON MIDDLE SITE
 5801 AUGUSTO STREET, CORAL GABLES, 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 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 Design Builder to proceed with items 1 through 6. These items are presented to the Board for confirmation and consideration as required by State Statute.

Change Items Synopsis: Additional cost due to service ramp, sewer connection delays, telemetry system, sewer line, drainage system, and HVAC exhaust. Credits for fencing, septic tanks, security cameras, pump, additional services and off-site work. Additional cost and time due to sewer connection.

This change will increase the contract price by \$91,887 and extend the contract completion date by 241 days. These items have been recommended by the Design Criteria Professional 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.

Final Contract Status: There are no outstanding punchlist items, mandatories or provisos; and all required deliverables have been received.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, confirm/approve Final Change Order No. 7 on Project No. A0711, Design Build, State School "JJ1" at Ponce De Leon Middle Site for an additional cost of \$91,887 and approve a time extension of 241 days.

MK:ayb

FINAL CHANGE ORDER

ATTACHMENT A

6671 State School "JJ1" AT PONCE DE LEON Middle Si
 SUMMARY OF CHANGE ORDER NO.: 7
 Project No.: A0711 Design Build

ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	TYPE	CAUSE	DOLLARS		DAYS	
							REQ.	AUTH. REC.	REQ.	AUTH. REC.
1	C	C	01/08/2004	05/13/2004	OM	AO	4,533.00	4,533.00	0	0
<p>Design Builder provided design, labor, material and equipment to furnish and install a service ramp to the existing storage building. This was required due to a conflict between the new parking area elevation and building entrance elevation.</p>										
2	C	P	02/16/2004	05/13/2004	OT	SR	80,211.00	49,497.00	0	0
<p>This reimburses the Design Builder for the cost of additional design, labor, material and equipment and overall demobilization and remobilization due to the work stoppage caused by the City of Coral Gables not allowing sanitary sewer hook up of the completed facility unless an impact fee was paid. Revised force main alignment as required by the City, overtime work, and out of sequence General Conditions. Subsequent negotiations allowed for sewer connection with a required sewage lift station telemetry flow monitoring and reporting system.</p>										
3	C	DB	02/16/2004	05/13/2004	OT	SR	56,678.00	42,464.00	0	0
<p>Design Builder provided design, labor, material and equipment to furnish and install a sewage lift station telemetry flow monitoring and reporting system. This was required by the City of Coral Gables as a connection and operation requirement due to the municipal sanitary sewer system consent agreement between MDCPS and DERM.</p>										
4	C	C	01/08/2004	05/13/2004	OT	CL	2,987.00	2,987.00	0	0
<p>This amount was erroneously left out of the previous approved change order #6, item #14 by the DCP. That item was originally submitted and approved at the Board meeting of 6/19/2002 for \$12,704 and should have been \$15,691. It was for the</p>										

FINAL CHANGE ORDER

ATTACHMENT A

6671 State School "JJ1" AT PONCE DE LEON Middle Si

SUMMARY OF CHANGE ORDER NO.: 7

Project No.: A0711 Design Build

ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	TYPE	CAUSE	DOLLARS		DAYS	
							REQ.	AUTH. REC.	REQ.	AUTH. REC.
						furnishing and installation of a new sanitary sewer line to the existing cafeteria staff toilets in order to correct an existing code violation.				
5	C	D	01/08/2004	05/13/2004	OW	OR	5,545.77	5,509.00	0	0
						Design Builder provided design, labor, material and equipment to furnish and install new storm water drainage system at the breezeway between buildings #1000 and #2000. This work was to correct an existing flooding problem, as required by MDCPS Trades Master Inspector.				
6	C	DB	01/08/2004	05/13/2004	UN	UC	4,268.85	4,269.00	0	0
						Design Builder provided design, labor, material and equipment to reroute and relocate an existing HVAC exhaust system/vent that was in conflict with the new covered walkway roof canopy. The new covered walk was an addition to the original contract as approved in change order #3, item #1.				
7	C	P	01/08/2004	05/13/2004	OT	DBE	(716.43)	(744.00)	0	0
						Design Builder provided a credit for furnishing and installing 6' high chain link fencing in lieu of 8' high fencing around the FPL transformer.				
8	C	P	02/16/2004	05/13/2004	OW	OR	(946.63)	(9,000.00)	0	0
						Design Builder provided a credit for abandoning the existing septic tanks in lieu of removing them.				
9	C	P	02/16/2004	05/13/2004	OT	DBE	0.00	(26,250.00)	0	0
						This credit is for furnishing and installing fixed CCTV security cameras in lieu of some of the specified tilt/zoom cameras. In some cases two or three fixed				

FINAL CHANGE ORDER

ATTACHMENT A

6671 State School "JJ1" AT PONCE DE LEON Middle Si
 SUMMARY OF CHANGE ORDER NO.: 7
 Project No.: A0711 Design Build

ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	TYPE	CAUSE	DOLLARS		DAYS	
							REQ.	AUTH. REC.	REQ.	AUTH. REC.
						cameras were installed in lieu of one tilt/zoom camera. This was accepted by MDCPS Police.				
10	C	P	02/16/2004	05/13/2004	OW	OR	0.00	(600.00)	0	0
						Design Builder provided a credit for furnishing and installing a smaller-than-specified redundant chilled water pump. This meets current MDCPS design criteria.				
11	C	P	02/16/2004	05/13/2004	OT	DBE	0.00	(14,933.00)	0	0
						This credit is to reimburse MDCPS for the cost of DCP additional services for extended contract administration, subsequent to substantial completion.				
12	C	P	01/08/2004	05/13/2004	OT	UR	(169.00)	(1,845.00)	0	0
						Design Builder provided a credit for not performing the off-site striping, signage and curb repairs. This work was not approved in the permit application to Miami-Dade County Public Works since they also wanted a bus drop-off and school flashers. These improvements will be handled in an upcoming project.				
13	A	C		05/13/2004	OT	SR	65,211.16	36,000.00	360	241
						This is to extend the contract completion time and reimburse the Contractor for additional General Conditions for out-of-sequence work due to the work stoppage caused by the City of Coral Gables not allowing sanitary sewer hook-up of the completed facility unless an impact fee was paid. Note that this delay caused the overall project substantial completion date to change to 5/23/2002, but that the complete building phase of the project less the sewage lift station and connection was accepted as substantially				

FINAL CHANGE ORDER

ATTACHMENT A

6671 State School "JJ1" AT PONCE DE LEON Middle Si

SUMMARY OF CHANGE ORDER NO.: 7

Project No.: A0711 Design Build

ITEM	ACTION		STAFF		ARG		REQ.	<u>DOLLARS</u>		<u>DAYS</u>	
	REQ	ORIG.	AUTH.		APPVD.	TYPE		CAUSE	AUTH. REC.	REQ.	AUTH. REC.

complete for warranty purposes on 9/25/01.

CHANGE ORDER TOTAL: 91,887.00 241

FINAL CHANGE ORDER

SUMMARY OF CHANGE ORDER NO.: 7

Facility: 6671 State School "JJ1" AT PONCE DE LEON Middle Si
 Project No.: A0711
 Description: DESIGN BUILD
 Architect: HARPER PARTNERS, INC. (DCP)
 EFCO: WOLFBERG ALVAREZ & ASSOCIATES
 Contractor: TARAFI CONSTRUCTION, INC. PRIME: ROBERTO TARAFI

CONTRACT STATUS

ORIGINAL CONTRACT PRICE.....\$	4,404,529.00
PREVIOUS EXTRAS.....\$	306,977.00
PREVIOUS CREDITS.....\$	12,048.00
PREVIOUS APPROVED NET CHANGE.....\$	294,929.00
PREVIOUS APPROVED CONTRACT PRICE.....\$	4,699,458.00
THIS CHANGE.....\$	91,887.00
TOTAL NET CHANGE.....\$	386,816.00
ADJUSTED CONTRACT PRICE AFTER THIS CHANGE.....\$	4,791,345.00
CONTRACT AWARD DATE.....	June 23, 1999
ORIGINAL CONTRACT COMPLETION DATE.....	December 28, 2000
PREVIOUS TIME EXTENSION.....	270
PREVIOUS ADJUSTED COMPLETION DATE.....	September 24, 2001
TIME EXTENSION THIS CHANGE.....	241
ADJUSTED COMPLETION DATE AFTER THIS CHANGE.....	May 23, 2002
PROJECTED COMPLETION DATE.....	N/A
SUBSTANTIAL COMPLETION DATE.....	May 23, 2002

CHANGE CAUSE SUMMARY:

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

TYPE	AMOUNT	%	DAYS
ERRORS.....\$	4,516.00	0.10	0
OMISSIONS.....\$	23,472.00	0.53	0
OWNER REQUESTS...\$	-7,304.00	-0.17	0
UNFORESEEN.....\$	134,942.00	3.06	33
OTHER.....\$	179,248.00	4.07	449
SCOPE CHANGE.....\$	51,942.00	1.18	29
HURRICANE.....\$	0.00	0.00	0
Totals\$	386,816.00	8.77	511

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