

August 10, 2004

Business, Operations, Finance and Construction
Ofelia San Pedro, Deputy Superintendent

SUBJECT: CHANGE ORDERS FOR SUBSTANTIALLY COMPLETED PROJECTS

CHANGE ORDER NO. 1: PROJECT NO. A0630CM; NEW SCHOOL AT ADA MERRITT ELEMENTARY SCHOOL; STATE SCHOOL "B1" AT ADA MERRITT MIDDLE SCHOOL SITE, 660 S.W. 3rd STREET, MIAMI, FLORIDA

CHANGE ORDER NO. 8: PROJECT NO. A0748; DESIGN-BUILD, STATE SCHOOL "PPP", JOHN A. FERGUSON SENIOR HIGH SCHOOL, 15900 S.W. 56th STREET, MIAMI, FLORIDA

CHANGE ORDER NO. 1: PROJECT NO. BB999968CM; DISTRICT-WIDE FIRE SAFETY UPGRADE, MIAMI SUNSET SENIOR HIGH SCHOOL, 13125 S.W. 72nd STREET, MIAMI, FLORIDA

COMMITTEE: FACILITIES MANAGEMENT

These change orders are for projects that have been substantially completed but cannot yet be closed until pending issues with outstanding punchlist items, mandatories and/or provisos are resolved. It is staff's intent to bring these projects to a close as soon as possible, at which time final change orders will be processed and presented to the Board. The present requests for changes in the construction contract for the above referenced projects require School Board confirmation. The attachments present a description of the changes, the cause for the changes, the effect upon the contract, and the action recommended to the Board.

Project No. A0630CM: the change order will decrease the contract price by \$55,580.

Change Items Synopsis: Credits for epoxy flooring and cubicle curtain and track.

Project No. A0748: the change order will increase the contract price by \$145,348 and extend the contract completion date by 75 days.

Change Items Synopsis: Additional costs for light fixture, security film, Builders Risk Insurance, firestopping, electricity and to repair site damage. Credits for UBC inspections and TV converter. Additional time for inspections and water main connection.

Project No. BB999968CM: the change order will increase the contract price by \$29,824.

Change Items Synopsis: Additional cost for smoke door partition assembly and wall extension.

These items were found to be necessary, fair and equitable and have been recommended by the Project Architect and subsequently confirmed by the Technical Review Committee, on July 27, 2004.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, confirm/approve:

1. Change Order No. 1 on Project No. A0630CM, New School at Ada Merritt Elementary School, State School "B1" at Ada Merritt Middle School Site for a credit of \$55,580;
2. Change Order No. 8 on Project No. A0748, Design-Build, State School "PPP", John A. Ferguson High School for additional cost of \$145,348 and approve a time extension of 75 days; and
3. Change Order No. 1 on Project No. BB999968CM, District-Wide Fire Safety Upgrade, Miami Sunset Senior High School for an additional cost of \$29,824.

OSP:vll

0032 State School "B1" @ Ada Merritt Middle Site
 SUMMARY OF CHANGE ORDER NO.: 1
 Project No.: A0630CM New School at Ada Merritt Elementary

ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	TYPE	CAUSE	DOLLARS		DAYS		
							REQ.	AUTH. REC.	REQ.	AUTH. REC.	
1	C	P	09/12/2003	07/20/2004	OW	OR	(54,950.00)	(54,950.00)	0	0	
<p>Construction Manager provided a credit for not furnishing and installing epoxy flooring in building #1. This flooring was in a building that was demolished.</p>											
2	C	P	09/12/2003	07/20/2004	OW	OR	(630.00)	(630.00)	0	0	
<p>Construction Manager provided a credit for not furnishing and installing a cubicle curtain and track in the clinic.</p>											
CHANGE ORDER TOTAL:								-55,580.00		0	

SUMMARY OF CHANGE ORDER NO.: 1

Facility: 0032 State School "B1" @ Ada Merritt Middle Site
 Project No.: A0630CM
 Description: NEW SCHOOL AT ADA MERRITT ELEMENTARY
 Architect: MAX WOLFE STURMAN ARCHITECTS
 EFCO: RONALD E FRAZIER & ASSOC, PA
 Contractor: JAMES B. PIRTLE CONSTRUCTION CO. PRIME: JAMES B. PIRTLE

CONTRACT STATUS

ORIGINAL CONTRACT PRICE.....	\$	11,430,629.00
PREVIOUS EXTRAS.....	\$	0.00
PREVIOUS CREDITS.....	\$	0.00
PREVIOUS APPROVED NET CHANGE.....	\$	0.00
PREVIOUS APPROVED CONTRACT PRICE.....	\$	11,430,629.00
THIS CHANGE.....	\$	-55,580.00
TOTAL NET CHANGE.....	\$	-55,580.00
ADJUSTED CONTRACT PRICE AFTER THIS CHANGE.....	\$	11,375,049.00
CONTRACT AWARD DATE.....		October 24, 2001
ORIGINAL CONTRACT COMPLETION DATE.....		May 21, 2003
PREVIOUS TIME EXTENSION.....		0
PREVIOUS ADJUSTED COMPLETION DATE.....		May 21, 2003
TIME EXTENSION THIS CHANGE.....		0
ADJUSTED COMPLETION DATE AFTER THIS CHANGE.....		May 21, 2003
PROJECTED COMPLETION DATE.....		N/A
SUBSTANTIAL COMPLETION DATE.....		July 18, 2003

CHANGE CAUSE SUMMARY:

(Totals including This Change Order Errors threshold = 1.0/2%)

TYPE	AMOUNT	%	DAYS
ERRORS.....	0.00	0.00	0
OMISSIONS.....	0.00	0.00	0
OWNER REQUESTS.....	-55,580.00	-0.49	0
UNFORESEEN.....	0.00	0.00	0
OTHER.....	0.00	0.00	0
SCOPE CHANGE.....	0.00	0.00	0
HURRICANE.....	0.00	0.00	0
Totals	\$ -55,580.00	-0.49	0

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

7121 Ferguson, John A. Senior High
SUMMARY OF CHANGE ORDER NO.: 8
Project No.: A0748 Design-Build, State School "PPP"

ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	TYPE	CAUSE	DOLLARS		DAYS	
							REQ.	AUTH. REC.	REQ.	AUTH. REC.
1	C	D	05/26/2004	07/20/2004	OW	OR	2,108.00	2,108.00	0	0
Design Builder provided design, labor, material and equipment to furnish and install an additional emergency light fixture for the clinic.										
2	C	D	05/26/2004	07/20/2004	OW	OR	1,647.00	1,647.00	0	0
Design Builder provided design, labor, material and equipment to furnish and install clear security film over all the wire glass safety glazing in the doors throughout the facility.										
3	C	C	06/07/2004	07/20/2004	OT	UD	45,560.00	44,241.00	0	0
Design Builder provided design, labor, material and equipment to repair the west side of the site that was damaged by the FPL power grid extension. The repair included sod, top soil and the irrigation system. Partial FPL reimbursement of \$22,780 has been received.										
4	C	C	05/26/2004	07/20/2004	OT	UD	20,616.00	20,616.00	0	0
This reimburses the Design Builder for the cost of additional Builders Risk Insurance for an extended two month period beyond the original contractual substantial completion date. The extended period was due to WASA delays.										
5	C	I	03/24/2004	07/20/2004	UN	UC	3,746.00	3,746.00	0	0
Design Builder provided design, labor, material and equipment to install firestopping at all of the electrical conduit openings left after the MDCPS data wiring contractor's installation.										
6	C	I	06/01/2004	07/20/2004	OT	DBE	(200.00)	(200.00)	0	0
This reimburses MDCPS for the cost of an additional UBC inspection.										

7121 Ferguson, John A. Senior High
SUMMARY OF CHANGE ORDER NO.: 8
Project No.: A0748 Design-Build, State School "PPP"

ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	TYPE	CAUSE	DOLLARS		DAYS	
							REQ.	AUTH. REC.	REQ.	AUTH. REC.
7	C	P	06/01/2004	07/20/2004	OW	OR	(114.00)	(114.00)	0	0
			Design Builder provided a credit for not furnishing and installing the closed circuit TV system converter. The converter was provided by MDCPS because the Design Builder was not able to locate the specified manufacturer.							
8	A	C		07/20/2004	OT	DBR	73,363.96	73,304.00	0	0
			This is to reimburse the Design Builder for the cost of electricity for the time extensions from the original contract completion date 11/2/03 until the completion of Phase One on 1/12/04.							
9	A	C		07/20/2004	OT	ID	0.00	0.00	52	52
			This is to extend the contract completion time due to delays for improved and more comprehensive quality control inspections by in-house forces.							
10	A	C		07/20/2004	UN	UC	0.00	0.00	44	23
			This is to extend the contract completion time due to delays in WASA water main connection approval which prevented the final start-up of the domestic water, irrigation, fire sprinkler, and HVAC systems.							
CHANGE ORDER TOTAL:								145,348.00		75

SUMMARY OF CHANGE ORDER NO.: 8

Facility: 7121 Ferguson, John A. Senior High
 Project No.: A0748
 Description: DESIGN-BUILD, STATE SCHOOL "PPF"
 Architect: SPILLIS CANDELA & PARTNERS, INC.
 EFCO: BERMELLO, AJAMIL & PARTNERS
 Contractor: BETANCOURT CASTELLON ASSOCIATES, INC. PRIME: ALBERT CASTELLON

CONTRACT STATUS

ORIGINAL CONTRACT PRICE.....	\$	37,638,000.00
PREVIOUS EXTRAS.....	\$	257,526.00
PREVIOUS CREDITS.....	\$	113,923.00
PREVIOUS APPROVED NET CHANGE.....	\$	143,603.00
PREVIOUS APPROVED CONTRACT PRICE.....	\$	37,781,603.00
THIS CHANGE.....	\$	145,348.00
TOTAL NET CHANGE.....	\$	288,951.00
ADJUSTED CONTRACT PRICE AFTER THIS CHANGE.....	\$	37,926,951.00
CONTRACT AWARD DATE.....		May 16, 2001
ORIGINAL CONTRACT COMPLETION DATE.....		November 02, 2003
PREVIOUS TIME EXTENSION.....		56
PREVIOUS ADJUSTED COMPLETION DATE.....		December 28, 2003
TIME EXTENSION THIS CHANGE.....		75
ADJUSTED COMPLETION DATE AFTER THIS CHANGE.....		March 12, 2004
PROJECTED COMPLETION DATE.....		N/A
SUBSTANTIAL COMPLETION DATE.....		March 12, 2004

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.....	\$ 14,155.00	0.04	0
OWNER REQUESTS....	\$ 43,455.00	0.12	0
UNFORESEEN.....	\$ 63,746.00	0.17	53
OTHER.....	\$ 104,696.00	0.28	61
SCOPE CHANGE.....	\$ 62,899.00	0.17	17
HURRICANE.....	\$ 0.00	0.00	0
Totals	\$ 288,951.00	0.78	131

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--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-- Unforeseen 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

7531 Miami Sunset Senior High

SUMMARY OF CHANGE ORDER NO.: 1

Project No.: BB999968CM District-Wide Fire Safety Upgrade

ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	TYPE	CAUSE	REQ.	DOLLARS		DAYS	
								AUTH. REC.	REQ.	AUTH. REC.	REQ.
1	C	I	11/11/2003	03/09/2004	OM	AO	35,267.00	29,824.00	65		0

Construction Manager provided labor, material and equipment to furnish and install a new smoke door partition assembly and extending the wall to structure at the second floor corridor of building #1 (west side).

CHANGE ORDER TOTAL: 29,824.00 0

SUMMARY OF CHANGE ORDER NO.: 1

Facility: 7531 Miami Sunset Senior High
 Project No.: BB999968CM
 Description: DISTRICT-WIDE FIRE SAFETY UPGRADE
 Architect: BROWN & BROWN ARCHITECTS
 EFCO: SPILLIS CANDELA & PARTNERS INC.
 Contractor: TURNER CONTRUCTION COMPANY PRIME: MICHEAL B. SMITH

CONTRACT STATUS

ORIGINAL CONTRACT PRICE.....\$	308,509.00
PREVIOUS EXTRAS.....\$	0.00
PREVIOUS CREDITS.....\$	0.00
PREVIOUS APPROVED NET CHANGE.....\$	0.00
PREVIOUS APPROVED CONTRACT PRICE.....\$	308,509.00
THIS CHANGE.....\$	29,824.00
TOTAL NET CHANGE.....\$	29,824.00
ADJUSTED CONTRACT PRICE AFTER THIS CHANGE.....\$	338,333.00
CONTRACT AWARD DATE.....	October 23, 2002
ORIGINAL CONTRACT COMPLETION DATE.....	November 27, 2003
PREVIOUS TIME EXTENSION.....	0
PREVIOUS ADJUSTED COMPLETION DATE.....	November 27, 2003
TIME EXTENSION THIS CHANGE.....	0
ADJUSTED COMPLETION DATE AFTER THIS CHANGE.....	November 27, 2003
PROJECTED COMPLETION DATE.....	N/A
SUBSTANTIAL COMPLETION DATE.....	November 27, 2003

CHANGE CAUSE SUMMARY

(Totals Including This Change Order. Errors + 15% Omissions threshold = 2-1/2*

TYPE	AMOUNT	%	DAYS
ERRORS.....\$	0.00	0.00	0
OMISSIONS.....\$	29,824.00	9.67	0
OWNER REQUESTS...\$	0.00	0.00	0
UNFORESEEN.....\$	0.00	0.00	0
OTHER.....\$	0.00	0.00	0
SCOPE CHANGE.....\$	0.00	0.00	0
HURRICANE.....\$	0.00	0.00	0
Totals\$	29,824.00	9.67	0

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|---------------------------------|--------------------------------------|------------------------------------|
| LEGEND: | TYPE: | DBO--Design-Builder Omission |
| | ER--PA/E Error | DEB--Design-Builder Default |
| ORIGIN: | HC--Hurricane Andrew | CD-- Contractor Default |
| A-- A/E | OM--P/A Omission | CE-- Contractor Error |
| E-- Educational Fac. Plan. | OT--Other | CR-- Contractor Request |
| P-- Project Manager | OW--Owner Request | FE-- Fastrack/Coord. Error |
| D-- DCPS Specialists/Depts. | SC--Scope Change | FO-- Fastrack/Coord. Omission |
| C-- Contractor | UN--Unforeseen | ID-- Inspection Delay |
| S-- State DOE | CAUSE: | MD-- Manufacturer's Delay |
| M-- Maintenance Dept. | AE --Architectural Error | OO-- Owner Omission |
| U-- User (Principal/Admin.) | AO --Architectural Omission | OD-- Owner Delay |
| I-- UBCI | EE--Electrical Engineering Error | OR-- Owner Request |
| AM--Asbestos Mgmt. | EEO--Electrical Engineering Omission | RA-- Reinstate Alternate |
| DS--Design Services (Group) | ME--Mechanical Engineering Error | SC-- Scope Change |
| CM--Construction Manager | MEO--Mechanical Engineering Omission | SR-- State Requirement/Local/City |
| | SE--Structural Engineering Error | RD-- Rain Delay |
| | SRO--Structural Engineering Omission | UC-- Unforeseen Conditions |
| ACTION: | CE--Civil Engineering Error | UD-- Utility Co. Delay |
| A-- Approve | CRO--Civil Engineering Omission | CL-- Clerical Error |
| C-- Confirm Staff/TRC Authorize | DBR--Design-Builder Request | UP-- Unit Price |
| C/A--Confirm/Approve Authorize | DBE--Design-Builder Error | UR-- Utility Requirement |
| | | CMO--Construction Manager Omission |
| | | CME--Construction Manager Error |
| | | CC-- Criteria Change |