

Business Operations  
Ofelia San Pedro, Deputy Superintendent

**SUBJECT:           CHANGE ORDER NO. 6  
                      PROJECT NO. A0750A  
                      MEDIA CENTER ADDITION  
                      AIR BASE ELEMENTARY SCHOOL  
                      12829 SW 272 STREET, HOMESTEAD, FLORIDA**

**COMMITTEE:       FACILITIES MANAGEMENT**

This request for change in the construction contract includes ten 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, 3, 5, 7, 9 and 11. These items are presented to the Board for confirmation and consideration as required by State Statute.

Change Items Synopsis: Additional cost and time for drywall chase, ductwork joint mastic, HVAC controls, conduits and wiring, water main connection, renovations redesign, new electrical service, and additional electrical work.

This change will increase the contract price by \$186,089 and extend the contract completion date by 340 days. These items have been recommended by the Project Architect and were confirmed/approved by the Technical Review Committee, subsequent to completion, on November 1, 2004. They were found to be necessary, fair, and equitable.

The Project Architect will not receive additional fees for the items that resulted from 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 Change Order No. 6 on Project No. A0750A, Media Center Addition, Air Base Elementary School for an additional cost of \$186,089 and approve a time extension of 340 days.

JV:ayb

0041 Air Base Elementary  
SUMMARY OF CHANGE ORDER NO.: 6  
Project No.: A0750A Media Center Addition

ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	TYPE	CAUSE	REQ.	DOLLARS		DAYS	
								AUTH. REC.	REQ.	AUTH. REC.	REQ.
1	C	C	08/25/2004	10/11/2004	OM	AO	1,127.00	1,050.00	0	0	
			Contractor provided labor, material and equipment to construct a drywall chase to enclose existing loose data cables.								
2	A	C		10/11/2004	OM	AO	0.00	0.00	1	1	
			This is to extend the contract completion date due to constructing a drywall chase to enclose existing data cables.								
3	C	C	08/25/2004	10/11/2004	OM	MEO	3,800.68	3,750.00	0	0	
			Contractor provided labor, material and equipment to furnish and install mastic at the HVAC system ductwork joints in the media center mechanical room.								
4	A	C		10/11/2004	OM	MEO	0.00	0.00	4	4	
			This is to extend the contract completion time due to the addition of mastic at the HVAC system ductwork joints in the media center mechanical room.								
5	C	C	08/25/2004	10/11/2004	OM	MEO	1,771.00	1,311.00	0	0	
			Contractor provided labor, material and equipment to furnish and install additional temperature controls for the remodeled Science Demonstration classroom HVAC system.								
6	A	C	08/25/2004	10/11/2004	OM	MEO	0.00	0.00	1	1	
			This is to extend the contract completion date due to additional temperature controls for the remodeled Science Laboratory HVAC system.								
7	C	C	08/25/2004	10/11/2004	UN	UC	5,154.00	4,694.00	0	0	
			Contractor provided labor, material and equipment to repair and replace existing damaged power conduits and wiring. This								

0041 Air Base Elementary  
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Project No.: A0750A Media Center Addition

ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	TYPE	CAUSE	DOLLARS		DAYS	
							REQ.	AUTH. REC.	REQ.	AUTH. REC.
						included providing temporary power until the permanent power was replaced.				
8	A	C		10/11/2004	UN	UC	0.00	0.00	5	4
						This is to extend the contract completion time due to repairing and replacing existing damaged power conduits and wiring.				
9	C	C	08/25/2004	10/11/2004	UN	UC	3,438.50	3,438.00	0	0
						Contractor provided labor, material and equipment to locate and extend the water main connection on the north side of the building. The water main was not located as shown on the record drawings.				
10	A	C		10/11/2004	UN	UC	0.00	0.00	3	3
						This is to extend the contract completion time due to locating and extending the water main on the north side of the building.				
11	C	C	10/26/2004		ER	EEE	106,800.00	33,350.00	267	267
						This is to reimburse the Contractor for additional on-site costs caused by renovations redesign, including the new electrical room. This extends the contract completion date due to investigations, design, multiple reviews, and change order negotiations. This includes all pending time extensions.				
12	A	C			OM	EEO	120,515.43	75,042.00	30	30
						Contractor to provide labor, material and equipment to furnish and install a new 225 amp electrical service to the old media center that was remodeled to science labs and a computer classroom. This includes cutting, patching, additional contract time, and additional on-site costs.				

0041 Air Base Elementary  
 SUMMARY OF CHANGE ORDER NO.: 6  
 Project No.: A0750A Media Center Addition

ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	TYPE	CAUSE	DOLLARS		DAYS		
							REQ.	AUTH. REC.	REQ.	AUTH. REC.	
13	A	C			OM	EEO	148,636.63	63,454.00	30	30	
Contractor to provide labor, material and equipment to furnish and install a cable tray, transformers, lighting, receptacles, contactors, heat detectors, fire alarm system warning lights and associated conduit and wire for the remodeled science labs and computer classroom. This includes cutting, patching, additional contract time and additional on-site costs.											
CHANGE ORDER TOTAL:								186,089.00		340	

SUMMARY OF CHANGE ORDER NO.: 6

Facility: 0041 Air Base Elementary  
 Project No.: A0750A  
 Description: MEDIA CENTER ADDITION  
 Architect: THE RUSSELL PARTNERSHIP, INC.  
 EFCO: BERMELO, AJAMIL & PARTNERS  
 Contractor: GENERAL CONTRACTORS & CONSTRUCTION PRIME: MS. AKRAM NIROOMAND

CONTRACT STATUS

ORIGINAL CONTRACT PRICE.....\$	1,151,000.00
PREVIOUS EXTRAS.....\$	76,042.00
PREVIOUS CREDITS.....\$	1,743.00
PREVIOUS APPROVED NET CHANGE.....\$	74,299.00
PREVIOUS APPROVED CONTRACT PRICE.....\$	1,225,299.00
THIS CHANGE.....\$	186,089.00
TOTAL NET CHANGE.....\$	260,388.00
ADJUSTED CONTRACT PRICE AFTER THIS CHANGE.....\$	1,411,388.00
CONTRACT AWARD DATE.....	August 21, 2002
ORIGINAL CONTRACT COMPLETION DATE.....	November 16, 2003
PREVIOUS TIME EXTENSION.....	97
PREVIOUS ADJUSTED COMPLETION DATE.....	February 21, 2004
TIME EXTENSION THIS CHANGE.....	340
ADJUSTED COMPLETION DATE AFTER THIS CHANGE.....	January 26, 2005
PROJECTED COMPLETION DATE.....	January 26, 2005
SUBSTANTIAL COMPLETION DATE.....	N/A

CHANGE CAUSE SUMMARY:

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

TYPE	AMOUNT	%	DAYS
ERRORS.....\$	45,220.00	3.93	284
OMISSIONS.....\$	192,133.00	16.69	118
OWNER REQUESTS...\$	-1,743.00	-0.15	0
UNFORESEEN.....\$	22,268.00	1.93	19
OTHER.....\$	900.00	0.08	16
SCOPE CHANGE.....\$	1,610.00	0.14	0
HURRICANE.....\$	0.00	0.00	0
Totals .....\$	260,388.00	22.62	437

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LEGEND:

TYPE:

DBO--Design-Builder Omission

ORIGIN:

ER--PA/E Error

DBD--Design-Builder Default

A-- A/E

HC--Hurricane Andrew

CD-- Contractor Default

E-- Educational Fac. Plan.

OM--P/A Omission

CE-- Contractor Error

P-- Project Manager

OT--Other

CR-- Contractor Request

D-- DCPS Specialists/Depts.

OW--Owner Request

FE-- Fastrack/Coord. Error

C-- Contractor

SC--Scope Change

FO-- Fastrack/Coord. Omission

S-- State DOE

UN--Unforeseen

ID-- Inspection Delay

M-- Maintenance Dept.

CAUSE:

MD-- Manufacturer's Delay

U-- User (Principal/Admin.)

AE --Architectural Error

OO-- Owner Omission

I-- UBCI

AO --Architectural Omission

OD-- Owner Delay

AM--Asbestos Mgmt.

EEE--Electrical Engineering Error

OR-- Owner Request

DS--Design Services (Group)

EEO--Electrical Engineering Omission

RA-- Reinstate Alternate

CM--Construction Manager

MEE--Mechanical Engineering Error

SC-- Scope Change

MEO--Mechanical Engineering Omission

SR-- State Requirement/Local/City

SEE--Structural Engineering Error

RD-- Rain Delay

SEO--Structural Engineering Omission

UC-- Unforeseen Conditions

ACTION:

CEE--Civil Engineering Error

UD-- Utility Co. Delay

A-- Approve

CEO--Civil Engineering Omission

CL-- Clerical Error

C-- Confirm Staff/TRC Authorize

DBR--Design-Builder Request

UP-- Unit Price

C/A--Confirm/Approce Authorize

DBE--Design-Builder Error

UR-- Utility Requirement

CMO--Construction Manager Omission

CME--Construction Manager Error

CC-- Criteria Change