

Business Operations
Ofelia San Pedro, Deputy Superintendent

**SUBJECT: CHANGE ORDER NO. 1
 PROJECT NO. A0744
 DESIGN-BUILD - STATE SCHOOL "FFF"
 RONALD W. REAGAN/DORAL SENIOR HIGH SCHOOL
 NW 82ND ST AND 107TH AVENUE, MIAMI**

COMMITTEE: FACILITIES MANAGEMENT

At its December 11, 2002 meeting, the School Board authorized the agreement to purchase a 20 acre site located on the west side of NW 107th Avenue and south of NW 89th Street at a reduced price of \$75,000 per acre, for the construction of a 2000 student station high school for the Doral community. The property was sold to the School Board by Century Homebuilders, the developer of a residential development of over 300 acres in the surrounding area. As part of the agreement, Century would also set aside the necessary acreage, (approximately 4 to 6 acres), for drainage of the 20 acre school site. Additionally, Century would clear, demuck and backfill the 20 acre site, (in accordance to District specifications), subject to reimbursement by the District. The subsequent date for completion of the site work by Century was December 31, 2003.

Two appraisals of the 20 acre site prior to the purchase indicated a market value of \$200,000 to \$212,500 per acre in an "as is condition" (prior to site preparation and mitigation). The property value in the adjacent development, once zoned for development, was later valued in excess of \$350,000 per acre. The total purchase price of \$1,500,000 for the 20 acre site was substantially less than the \$14,000,000 budgeted for the purchase of a site in the Doral area which the School Board had unsuccessfully pursued for more than five years. The estimated cost of site preparation ranged between \$2.5 million to \$4.5 million depending greatly on uncertain amount of demucking required. The resultant cost for site preparation was approximately \$4.1 million.

The developer incurred numerous delays in the site clearing, demucking, and backfilling of the site which was expected to have the Board awarded design-build firm of BCA Construction mobilized by May 22, 2004 in order to complete the school for the summer fo 2006. It was not until early October 2004 that the site was prepared enough to allow BCA Construction to begin work, more than four months behind schedule. At this time, in order to meet the commitment to complete the project by August 2006, it is now necessary to accelerate the construction schedule.

This request for change in the construction contract includes four 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 Design Builder to proceed with item 1. These items are presented to the Board for confirmation and consideration as required by State Statute.

Change Items Synopsis: Additional costs and time due to demucking and filling. Additional cost for project acceleration.

This change will increase the contract price by \$1,682,388 and extend the contract completion date by 93 days. These items have been recommended by the Design Criteria Professional 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.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, confirm Change Order No. 1 on Project No. A0744, Design-Build - State School "FFF", Ronald W. Reagan/Doral Senior High School for an additional cost of \$1,682,388 and approve a time extension of 93days.

JS:ayb

ATTACHMENT A

7241 Ronald W. Reagan/Doral Senior High School

SUMMARY OF CHANGE ORDER NO.: 1

Project No.: A0744 Design-Build - State School "FFF"

ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	TYPE	CAUSE	DOLLARS		DAYS	
							REQ.	AUTH. REC.	REQ.	AUTH. REC.
1	C	C	10/27/2004		SC	SC	11,548.00	10,368.00	0	0
<p>Design Builder provided design, labor, material and equipment to furnish and install 648 cubic yards of limerock fill over the eastern half of the site. This was necessary due to a 1/2" shortage of fill that had been installed by the developer.</p>										
2	A	C			UN	UC	0.00	0.00	166	166
<p>This is to extend the contract completion date due to delays in the demucking and filling of the site by the developer.</p>										
3	A	C			OT	CR	777,187.50	704,891.00	0	0
<p>This is to reimburse the Design Builder for increased costs caused by the developer's delays in demucking and filling of the site. These delays occurred during a period of extreme market conditions resulting in increased costs of steel, concrete, and other basic construction materials.</p>										
4	A	E			OW	OR	1,123,909.84	967,129.00	-73	-73
<p>Design Builder to provide labor, material, and equipment to accelerate the project schedule to a substantial completion date of July 7, 2006 provided that MDCPS developer completely backfills half of the west side of the site by no later than January 4, 2005. This also reimburses the Design-Builder for costs incurred due to delays in the site preparation by the developer.</p>										
CHANGE ORDER TOTAL:							1,682,388.00			93

SUMMARY OF CHANGE ORDER NO.: 1

Facility: 7241 Ronald W. Reagan/Doral Senior High School
 Project No.: A0744
 Description: DESIGN-BUILD - STATE SCHOOL "FFF"
 Architect: SPILLIS CANDELA & PARTNERS, INC.
 EFCO: BERMELO, AJAMIL & PARTNERS
 Contractor: BETANCOURT CASTELLON ASSOCIATES, INC. PRIME: ALBERT CASTELLON

CONTRACT STATUS

ORIGINAL CONTRACT PRICE.....	\$	28,979,000.00
PREVIOUS EXTRAS.....	\$	0.00
PREVIOUS CREDITS.....	\$	0.00
PREVIOUS APPROVED NET CHANGE.....	\$	0.00
PREVIOUS APPROVED CONTRACT PRICE.....	\$	28,979,000.00
THIS CHANGE.....	\$	1,682,388.00
TOTAL NET CHANGE.....	\$	1,682,388.00
ADJUSTED CONTRACT PRICE AFTER THIS CHANGE.....	\$	30,661,388.00
CONTRACT AWARD DATE.....		November 19, 2003
ORIGINAL CONTRACT COMPLETION DATE.....		April 05, 2006
PREVIOUS TIME EXTENSION.....		0
PREVIOUS ADJUSTED COMPLETION DATE.....		April 05, 2006
TIME EXTENSION THIS CHANGE.....		93
ADJUSTED COMPLETION DATE AFTER THIS CHANGE.....		July 07, 2006
PROJECTED COMPLETION DATE.....		July 07, 2006
SUBSTANTIAL COMPLETION DATE.....		N/A

CHANGE CAUSE SUMMARY:

(Totals Including This Change Order.)

TYPE	AMOUNT	%	DAYS
ERRORS.....	\$ 0.00	0.00	0
OMISSIONS.....	\$ 0.00	0.00	0
OWNER REQUESTS...	\$ 967,129.00	3.34	-73
UNFORESEEN.....	\$ 0.00	0.00	166
OTHER.....	\$ 704,891.00	2.43	0
SCOPE CHANGE.....	\$ 10,368.00	0.04	0
HURRICANE.....	\$ 0.00	0.00	0
Totals	\$ 1,682,388.00	5.81	93

LEGEND:	TYPE:	DBO--Design-Builder Omission
	ER--PA/E Error	DBD--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	EEE--Electrical Engineering Error	OR-- Owner Request
AM--Asbestos Mgmt.	EEO--Electrical Engineering Omission	RA-- Reinstate Alternate
DS--Design Services (Group)	MEE--Mechanical Engineering Error	SC-- Scope Change
CM--Construction Manager	MEO--Mechanical Engineering Omission	SR-- State Requirement/Local/City
ACTION:	SEE--Structural Engineering Error	RD-- Rain Delay
A-- Approve	SEO--Structural Engineering Omission	UC-- Unforeseen Conditions
C-- Confirm Staff/TRC Authorize	CEE--Civil Engineering Error	UD-- Utility Co. Delay
C/A--Confirm/Approce Authorize	CEO--Civil Engineering Omission	CL-- Clerical Error
	DBR--Design-Builder Request	UP-- Unit Price
	DBE--Design-Builder Error	UR-- Utility Requirement
		CMO--Construction Manager Omission
		CME--Construction Manager Error
		CC-- Criteria Change