

Business Operations
Ofelia San Pedro, Deputy Superintendent

**SUBJECT: CHANGE ORDER NO. 1
 PROJECT NO. A0793
 NEW CONSTRUCTION – RENOVATION
 GEORGE T. BAKER AVIATION
 3275 NW 42 AVENUE, MIAMI SPRINGS, FLORIDA**

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

This request for change in the construction contract includes seven 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 Contractor to proceed with items 1, and 3 through 6. These items are presented to the Board for confirmation and consideration as required by State Statute.

Change Items Synopsis: These changes are primarily due to numerous existing underground utilities conflicts in this 59-year-old aviation facility, which lacked comprehensive record as-built drawings.

This change will increase the contract price by \$82,761 and extend the contract completion date by 90 days. These items have been recommended by the Project Architect and were confirmed/approved by the Technical Review Committee, subsequent to completion, on January 25, 2005. 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. 1 on Project No. A0793, New Construction - Renovation, George T. Baker Aviation for an additional cost of \$82,761 and approve a time extension of 90 days.

DB:ayb

7801 Baker, George T. Aviation
SUMMARY OF CHANGE ORDER NO.: 1
Project No.: A0793 New Construction - Renovation

ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	TYPE	CAUSE	DOLLARS		DAYS	
							REQ.	AUTH. REC.	REQ.	AUTH. REC.
1	C	C	09/29/2004	01/11/2005	OM	CEO	25,556.00	25,556.00	0	0
Contractor provided labor, material and equipment to remove and backfill existing obsolete and abandoned catch basins and associated underground perforated pipe that conflicted with the new building.										
2	A	C		01/11/2005	OM	CEO	0.00	0.00	60	60
This is to extend the contract completion date due to the removal of existing catch basins and perforated pipe.										
3	C	D	08/30/2004	01/11/2005	OM	AO	2,232.00	2,232.00	0	0
Contractor provided labor, material and equipment to relocate the temporary construction trailer, storage container and staging area in order to meet code, since they did not meet the minimum separation requirements from the existing facility.										
4	C	U	08/03/2004	01/11/2005	OW	OR	2,036.00	2,036.00	0	0
This reimburses the Contractor for the cost of a temporary storage container for classroom desks, chairs and other FF&E.										
5	C	C	10/27/2004	01/11/2005	UN	UC	3,136.00	3,136.00	0	0
Contractor provided labor, material and equipment to locate, cut and cap existing abandoned underground water and air lines that conflicted with the new addition. The lines were not shown on the record drawings.										
6	C	C	12/02/2004	01/11/2005	UN	UC	61,072.05	49,801.00	0	0
Contractor provided labor, material and equipment to relocate and extend the existing underground electrical feeders to the test cell and the cooling tower due to conflicts with the new addition. These										

7801 Baker, George T. Aviation
 SUMMARY OF CHANGE ORDER NO.: 1
 Project No.: A0793 New Construction - Renovation

ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	TYPE	CAUSE	DOLLARS		DAYS	
							REQ.	AUTH. REC.	REQ.	AUTH. REC.
feeders were not shown on record drawings.										
7	A	C		01/11/2005	UN	UC	0.00	0.00	30	30
This is to extend the contract completion date due to relocating the existing underground electrical feeders to the test cell and the cooling tower due to conflicts with the new addition.										
CHANGE ORDER TOTAL:							82,761.00		90	

SUMMARY OF CHANGE ORDER NO.: 1
 Facility: 7801 Baker, George T. Aviation
 Project No.: A0793
 Description: NEW CONSTRUCTION - RENOVATION
 Architect: HARPER PARTNERS, INC.
 EFCO: RONALD E FRAZIER & ASSOC, PA
 Contractor: JCI INTERNATIONAL, INC.

PRIME: JULIO E. MARTINEZ

CONTRACT STATUS

ORIGINAL CONTRACT PRICE.....\$	4,349,602.00
PREVIOUS EXTRAS.....\$	0.00
PREVIOUS CREDITS.....\$	0.00
PREVIOUS APPROVED NET CHANGE.....\$	0.00
PREVIOUS APPROVED CONTRACT PRICE.....\$	4,349,602.00
THIS CHANGE.....\$	82,761.00
TOTAL NET CHANGE.....\$	82,761.00
ADJUSTED CONTRACT PRICE AFTER THIS CHANGE.....\$	4,432,363.00
CONTRACT AWARD DATE.....	June 16, 2004
ORIGINAL CONTRACT COMPLETION DATE.....	January 02, 2006
PREVIOUS TIME EXTENSION.....	0
PREVIOUS ADJUSTED COMPLETION DATE.....	January 02, 2006
TIME EXTENSION THIS CHANGE.....	90
ADJUSTED COMPLETION DATE AFTER THIS CHANGE.....	April 02, 2006
PROJECTED COMPLETION DATE.....	April 02, 2006
SUBSTANTIAL COMPLETION DATE.....	N/A

CHANGE CAUSE SUMMARY:

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

TYPE	AMOUNT	%	DAYS
ERRORS.....\$	0.00	0.00	60
OMISSIONS.....\$	27,788.00	0.64	0
OWNER REQUESTS...\$	2,036.00	0.05	0
UNFORESEEN.....\$	52,937.00	1.22	30
OTHER.....\$	0.00	0.00	0
SCOPE CHANGE.....\$	0.00	0.00	0
HURRICANE.....\$	0.00	0.00	0
Totals\$	82,761.00	1.91	90

LEGEND:

TYPE:

DBO--Design-Builder Omission

ORIGIN:

ER--PA/E Error

DEB--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

CAUSE:

UN--Unforeseen

ID-- Inspection Delay

M-- Maintenance Dept.

AE --Architectural Error

MD-- Manufacturer's Delay

U-- User (Principal/Admin.)

AO --Architectural Omission

OO-- Owner Omission

I-- UBCI

EEE--Electrical Engineering Error

OD-- Owner Delay

AM--Asbestos Mgmt.

EEO--Electrical Engineering Omission

OR-- Owner Request

DS--Design Services (Group)

MEE--Mechanical Engineering Error

RA-- Reinstate Alternate

CM--Construction Manager

MEO--Mechanical Engineering Omission

SC-- Scope Change

ACTION:

SEE--Structural Engineering Error

SR-- State Requirement/Local/City

A-- Approve

SEO--Structural Engineering Omission

RD-- Rain Delay

C-- Confirm Staff/TRC Authorize

CEE--Civil Engineering Error

UC-- Unforeseen Conditions

C/A--Confirm/Approce Authorize

CEO--Civil Engineering Omission

UD-- Utility Co. Delay

DBR--Design-Builder Request

CL-- Clerical Error

DBE--Design-Builder Error

UP-- Unit Price

UR-- Utility Requirement

CMO--Construction Manager Omission

CME--Construction Manager Error

CC-- Criteria Change