

Business Operations  
Ofelia San Pedro, Deputy Superintendent

**SUBJECT:           CHANGE ORDER NO. 1  
                      PROJECT NO. KV999958  
                      SAFETY-TO-LIFE  
                      DR. HENRY W. MACK/WEST LITTLE RIVER ELEMENTARY  
                      SCHOOL  
                      2450 NW 84 STREET, MIAMI, FLORIDA**

**COMMITTEE:       FACILITIES AND CONSTRUCTION REFORM**

This request for change in the construction contract includes twenty-three 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, 8, 9, 11 through 17, 19, and 21 through 23. These items are presented to the Board for confirmation and consideration as required by State Statute.

Change Items Synopsis: These changes are primarily code-required enhancements and also include correcting some other existing deficiencies in this 57-year-old facility and appropriately improving the appearance of the school for the start of the 2004-2005 school year.

This change will increase the contract price by \$59,649 and extend the contract completion date by 32 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 errors and 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. KV999958, Safety-to-Life, Dr. Henry W. Mack/West Little River Elementary School for an additional cost of \$59,649 and approve a time extension of 32 days.

**DB:ayb**

5861 West Little River Elementary  
SUMMARY OF CHANGE ORDER NO.: 1  
Project No.: KV999958 Safety-to-Life

ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	TYPE	CAUSE	DOLLARS		DAYS	
							REQ.	AUTH. REC.	REQ.	AUTH. REC.
1	C	I	11/15/2004	01/11/2005	ER	EEE	4,693.00	3,453.00	0	0
Contractor provided labor to demolish and remove newly installed electrical conduits, junction boxes, and devices at the second floor corridor that were not waterproof and did not meet code.										
2	A	I		01/11/2005	ER	EEE	0.00	0.00	3	3
This is to extend the contract completion date due to demolishing and removing newly installed electrical conduits, junction boxes and devices at the second floor corridor that were not waterproof.										
3	C	I	11/15/2004	01/11/2005	OM	EEO	7,981.00	5,187.00	0	0
Contractor provided labor, material and equipment to relocate existing electrical outlets, a smoke detector and light fixtures at the renovated storage room. This included additional light fixtures.										
4	A	I		01/11/2005	OM	EEO	0.00	0.00	5	5
This is to extend the contract completion date for relocated electrical items.										
5	C	I	11/15/2004	01/11/2005	OM	EEO	16,483.00	9,756.00	0	0
Contractor provided labor, material and equipment to furnish and install a new kitchen hood controller and associated electrical work in order to connect both hoods together for appropriate fire shutdown.										
6	A	I		01/11/2005	OM	EEO	3,900.00	0.00	13	13
This is to extend the contract completion date for the installation of a new kitchen hood controller and associated electrical work.										

5861 West Little River Elementary  
SUMMARY OF CHANGE ORDER NO.: 1  
Project No.: KV999958 Safety-to-Life

ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	TYPE	CAUSE	DOLLARS		DAYS	
							REQ.	AUTH. REC.	REQ.	AUTH. REC.
7	C	C	11/15/2004	01/11/2005	ER	AE	3,738.00	2,795.00	0	0
			Contractor provided labor, material and equipment to remove and reconstruct a new wall that conflicted with an existing hallway drinking fountain.							
8	C	C	11/15/2004	01/11/2005	OM	AO	1,453.00	914.00	0	0
			Contractor provided labor, material and equipment to furnish and install equipment access panels in the cafetorium.							
9	C	C	11/15/2004	01/11/2005	OM	AO	8,570.00	7,407.00	0	0
			Contractor provided labor, material and equipment to furnish and install side wing walls at all the new stair door enclosures to allow for the depth of the new wall-mounted door hold open devices which could not be installed recessed.							
10	A	C		01/11/2005	OM	AO	2,206.00	0.00	5	4
			This is to extend the contract completion time for side wing walls at all the new stair door enclosures.							
11	C	A	11/15/2004	01/11/2005	OM	AO	1,784.00	1,006.00	0	0
			Contractor provided labor, material and equipment to furnish and install additional door thresholds.							
12	C	I	11/15/2004	01/11/2005	OM	EEO	9,147.00	8,821.00	0	0
			Contractor provided labor, material and equipment to furnish and install waterproof conduit, junction boxes and devices at the second floor corridor, in order to meet code.							
13	C	C	11/15/2004	01/11/2005	OM	AO	444.00	227.00	0	0
			Contractor provided labor, material and equipment to close up and cover an							

5861 West Little River Elementary  
SUMMARY OF CHANGE ORDER NO.: 1  
Project No.: KV999958 Safety-to-Life

ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	TYPE	CAUSE	DOLLARS		DAYS	
							REQ.	AUTH. REC.	REQ.	AUTH. REC.
						existing door louver with fire-rated material.				
14	C	C	11/15/2004	01/11/2005	OM	AO	491.00	289.00	0	0
						Contractor provided labor, material and equipment to furnish and install door bottom pieces with sweeps at the stair enclosure doors due to the slope on the corridor floor.				
15	C	C	11/15/2004	01/11/2005	UN	UC	11,176.00	7,657.00	0	0
						Contractor provided labor, material and equipment to correct existing fire alarm system deficiencies in order to successfully connect and operate the newly installed components.				
16	C	C	11/15/2004	01/11/2005	SC	SC	1,401.00	857.00	0	0
						Contractor provided labor, material and equipment to connect the new drinking fountain vent to an existing vent line in the second floor custodial room. This was done in lieu of hooking it up to the specified connection point which would have required significant cutting and patching of existing corridor flooring that would have disrupted school operations.				
17	C	C	11/15/2004	01/11/2005	SC	SC	4,103.00	3,184.00	0	0
						Contractor provided labor, material and equipment to replace the emergency ballasts and reconfigure the circuitry on newly converted emergency lights in the kindergarten building. This was necessary due to work that was performed by Maintenance Operations on those fixtures while replacing classroom lighting.				



SUMMARY OF CHANGE ORDER NO.: 1  
 Facility: 5861 West Little River Elementary  
 Project No.: KV999958  
 Description: SAFETY-TO-LIFE  
 Architect: KVH ARCHITECTS  
 EFCO: SPILLIS CANDELA & PARTNERS INC.  
 Contractor: UNITECH BUILDERS CORP.

PRIME: MR. ANTHONY R. GOMEZ

CONTRACT STATUS

ORIGINAL CONTRACT PRICE .....	\$	683,836.00
PREVIOUS EXTRAS .....	\$	0.00
PREVIOUS CREDITS .....	\$	0.00
PREVIOUS APPROVED NET CHANGE .....	\$	0.00
PREVIOUS APPROVED CONTRACT PRICE .....	\$	683,836.00
THIS CHANGE .....	\$	59,649.00
TOTAL NET CHANGE .....	\$	59,649.00
ADJUSTED CONTRACT PRICE AFTER THIS CHANGE .....	\$	743,485.00
CONTRACT AWARD DATE .....		May 19, 2004
ORIGINAL CONTRACT COMPLETION DATE .....		November 15, 2004
PREVIOUS TIME EXTENSION .....		0
PREVIOUS ADJUSTED COMPLETION DATE .....		November 15, 2004
TIME EXTENSION THIS CHANGE .....		32
ADJUSTED COMPLETION DATE AFTER THIS CHANGE .....		December 17, 2004
PROJECTED COMPLETION DATE .....		February 17, 2005
SUBSTANTIAL COMPLETION DATE .....		N/A

CHANGE CAUSE SUMMARY:

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

TYPE	AMOUNT	%	DAYS
ERRORS.....\$	6,248.00	0.91	3
OMISSIONS.....\$	33,607.00	4.91	22
OWNER REQUESTS...\$	5,038.00	0.74	5
UNFORESEEN.....\$	10,715.00	1.57	0
OTHER.....\$	0.00	0.00	0
SCOPE CHANGE....\$	4,041.00	0.59	2
HURRICANE.....\$	0.00	0.00	0
Totals .....\$	59,649.00	8.72	32

\*\*\*\*\*

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
	SEE--Structural Engineering Error	RD-- Rain Delay
ACTION:	SEO--Structural Engineering Omission	UC-- Unforeseen Conditions
A-- Approve	CEE--Civil Engineering Error	UD-- Utility Co. Delay
C-- Confirm Staff/TRC Authorize	CEO--Civil Engineering Omission	CL-- Clerical Error
C/A--Confirm/Approce Authorize	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