

May 4, 2005

Business Operations
Ofelia San Pedro, Deputy Superintendent

**SUBJECT: FINAL CHANGE ORDER NO. 3
 PROJECT NO. A0776CM
 BUILDING CONSTRUCTION
 BISCAYNE ELEMENTARY SCHOOL
 800 77 STREET, MIAMI BEACH, FLORIDA**

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

This request for change in the construction contract includes twelve 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 Construction Manager to proceed with items 1 through 5. These items are presented to the Board for confirmation and consideration as required by State Statute.

Change Items Synopsis: These changes were primarily to correct unforeseen existing deficiencies in this 64-year-old facility.

This change will increase the contract price by \$25,394 and extend the contract completion date by 154 days. These items have been recommended by the Project Architect and were confirmed/approved by the Technical Review Committee, subsequent to completion, on April 19, 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.

Contract Closeout Status: There are no outstanding punchlist items, mandatories or provisos; and all required deliverables have been received.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, confirm Final Change Order No. 3 on Project No. A0776CM, Building Construction, Biscayne Elementary School for an additional cost of \$25,394 and approve a time extension of 154 days.

MR:ayb

FINAL CHANGE ORDER

ATTACHMENT A

0321 Biscayne Elementary School

SUMMARY OF CHANGE ORDER NO.: 3

Project No.: A0776CM Building Construction

ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	TYPE	CAUSE	DOLLARS		DAYS	
							REQ.	AUTH. REC.	REQ.	AUTH. REC.
1	C	C	10/27/2004	04/12/2005	OM	EEO	10,158.00	4,328.00	0	0
Construction Manager provided labor, material and equipment to furnish and install emergency power conduit, wire and a disconnect for the public address/intercom system.										
2	C	C	10/27/2004	04/12/2005	OM	CEO	6,957.00	2,000.00	0	0
Construction Manager provided labor, material and equipment to fill an existing abandoned well with concrete in lieu of just capping it, as required by DERM.										
3	C	C	10/27/2004	04/12/2005	UN	UC	21,363.00	9,135.00	0	0
Construction Manager provided labor, material and equipment to furnish and install framing, cement plaster and stucco finishes at the renovated ADA rest rooms. This was necessary due to the replacement of deteriorated existing piping behind the walls.										
4	C	C	10/27/2004	04/12/2005	UN	UC	8,232.00	1,375.00	0	0
Construction Manager provided labor, material and equipment to furnish and install pin piles in lieu of the specified cast auger piles at the media center. This was necessary due to unforeseen existing conditions and included structural modifications.										
5	C	C	10/27/2004	04/12/2005	UN	UC	16,928.00	8,891.00	0	0
Construction Manager provided labor, material and equipment to relocate an existing sanitary sewer system pipe discovered underneath the existing classroom building that interfered with new pilings. This pipe did not show on record drawings and was not picked up during investigations with ground penetrating radar.										

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Project No.: A0776CM Building Construction

ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	TYPE	CAUSE	DOLLARS		DAYS	
							REQ.	AUTH. REC.	REQ.	AUTH. REC.
6	C	P	10/27/2004	04/12/2005	OW	OR (335.18)	(335.00)	0	0
Credit for unused contingency amount.										
7	A	C		04/12/2005	UN	UC	0.00	0.00	5	5
This is to extend the contract completion date due to relocating an existing sanitary sewer system pipe discovered underneath the classroom building.										
8	A	C		04/12/2005	SC	SC	0.00	0.00	25	25
This is to extend the contract completion date for removal of existing portable classrooms by MDCPS.										
9	A	C		04/12/2005	SC	SC	0.00	0.00	5	5
This is to extend the contract completion date due to construction of a sidewalk to existing relocatable classroom #12. This relocatable had been scheduled to be removed off-site by others and wasn't. The work was performed via a previously approved contingency adjustment.										
10	A	C		04/12/2005	SC	SC	0.00	0.00	7	7
This is to extend the contract completion date and for furnishing and installing fire alarm system components in existing portable classrooms, as per previously approved change order #2, item #2.										
11	A	C		04/12/2005	UN	RD	0.00	0.00	21	21
This is to extend the contract completion date due to rain days above and beyond those allowed for in the contract.										
12	A	C		04/12/2005	OT	CR	0.00	0.00	91	91
This is to extend the contract completion date due to miscellaneous site work issues										

FINAL CHANGE ORDER

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Project No.: A0776CM Building Construction

ITEM	ACTION		STAFF		ARG		REQ.	DOLLARS		DAYS		AUTH. REC.
	REQ	ORIG.	AUTH.		APPVD.	TYPE		CAUSE	REQ.	REC.	REQ.	

that occurred throughout the execution of the project, including various designs for a potential retaining wall to protect an existing portable classroom that was scheduled to be relocated to another site but ultimately wasn't. This time extension is for settlement purposes only, and constitutes full and final resolution of any and all pending claims for this project.

CHANGE ORDER TOTAL:

25,394.00

154

FINAL CHANGE ORDER

SUMMARY OF CHANGE ORDER NO.: 3

Facility: 0321 Biscayne Elementary School
 Project No.: A0776CM
 Description: BUILDING CONSTRUCTION
 Architect: GILI-MCGRAW ARCHITECTS
 EFCO: BERMELO AJAMIL & PARTNERS
 Contractor: 3D INTERNATIONAL

PRIME: J. JAMES FLYNN

CONTRACT STATUS

ORIGINAL CONTRACT PRICE.....\$	4,347,037.00
PREVIOUS EXTRAS.....\$	25,571.00
PREVIOUS CREDITS.....\$	1,400.00
PREVIOUS APPROVED NET CHANGE.....\$	24,171.00
PREVIOUS APPROVED CONTRACT PRICE.....\$	4,371,208.00
THIS CHANGE.....\$	25,394.00
TOTAL NET CHANGE.....\$	49,565.00
ADJUSTED CONTRACT PRICE AFTER THIS CHANGE.....\$	4,396,602.00
CONTRACT AWARD DATE.....	March 13, 2002
ORIGINAL CONTRACT COMPLETION DATE.....	April 24, 2003
PREVIOUS TIME EXTENSION.....	14
PREVIOUS ADJUSTED COMPLETION DATE.....	May 08, 2003
TIME EXTENSION THIS CHANGE.....	154
ADJUSTED COMPLETION DATE AFTER THIS CHANGE.....	October 09, 2003
PROJECTED COMPLETION DATE.....	N/A
SUBSTANTIAL COMPLETION DATE.....	October 09, 2003

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.....\$	11,025.00	0.25	0
OWNER REQUESTS...\$	6,231.00	0.14	0
UNFORESEEN.....\$	24,769.00	0.57	26
OTHER.....\$	-1,400.00	-0.03	105
SCOPE CHANGE.....\$	8,940.00	0.21	37
HURRICANE.....\$	0.00	0.00	0
Totals\$	49,565.00	1.14	168

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
- 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