

May 4, 2005

Business Operations
Ofelia San Pedro, Deputy Superintendent

**SUBJECT: CHANGE ORDER NO. 8
 PROJECT NO. A0670
 ADDITIONS, REMODELING AND RENOVATIONS
 WESTVIEW MIDDLE SCHOOL
 1901 NW 127 STREET, MIAMI, FLORIDA**

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

This request for change in the construction contract includes seven items for the School Board's confirmation. 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 through 7. These items are presented to the Board for confirmation as required by State Statute.

Change Items Synopsis: These changes are primarily to correct unforeseen deficiencies in this 49-year-old facility and to minimize interruption to school operations, and include a credit for unused elevator control allowances.

This change will increase the contract price by \$5,666. These items have been recommended by the Project Architect and were confirmed 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.

This project is one of four projects (Mays Middle, State School "LL" at Horace Mann Middle and Thomas Jefferson Middle) wherein the original Contractor, JV Construction, Inc., was placed in default and later terminated by the Board. Under the performance and guarantee bond, the Surety (The Hartford) was called upon, elected to perform and has completed all four projects. The Surety has also submitted claims against MDCPS for additional compensation and extensions of time in connection with

all four projects and filed formal suit against the Board on one of the projects (Mays Middle). Outside legal counsel has been assigned by the Board Attorney to defend the Board and to investigate and advise the Board with regard to the pending claims on all four projects. As the Surety is involved in the litigation, legal counsel is assisting the Board in closing out the projects with the Surety while at the same time protecting the Board's interests with regard to the pending claims and litigation. Although there are still other close out issues remaining to be resolved with the Surety, legal counsel recommends approval of this Change Order at this time as being in the best interests of the Board. Approval of these items will also indirectly benefit the Board by facilitating Surety's payment of its completion contractor, a local contractor also performing work on other Board projects.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, confirm Change Order No. 8 on Project No. A0670, Additions, Remodeling and Renovations, Westview Middle School for an additional cost of \$5,666.

DB:ayb

6981 Westview Middle School
SUMMARY OF CHANGE ORDER NO.: 8
Project No.: A0670 Additions, Remodeling and Renovations

ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	TYPE	CAUSE	DOLLARS		DAYS	
							REQ.	AUTH. REC.	REQ.	AUTH. REC.
1	C	C	05/05/2004	04/12/2005	OM	MEO	978.00	978.00	0	0
<p>Contractor provided labor, material and equipment to furnish and install an additional HVAC system condensate line at the second floor of the south wing in room #217.</p>										
2	C	I	05/05/2004	04/12/2005	OM	EEO	448.00	448.00	0	0
<p>Contractor provided labor, material and equipment to furnish and install a fire alarm system smoke detector at the south wing of the second floor, in order to meet code.</p>										
3	C	I	05/05/2004	04/12/2005	OM	EEO	2,064.00	1,205.00	0	0
<p>Contractor provided labor, material and equipment to furnish and install additional fire alarm system detectors at the smoke barriers in the south wing corridor, in order to meet code.</p>										
4	C	P	05/05/2004	04/12/2005	OW	OR	8,880.00	8,880.00	0	0
<p>Contractor provided labor, material and equipment to troubleshoot and repair the existing fire alarm system. This was necessary in order to perform the new work and connect to the existing panels.</p>										
5	C	C	05/05/2004	04/12/2005	OW	OR	3,316.00	3,316.00	0	0
<p>Contractor provided labor, material and equipment to furnish and install temporary shoring for the south wing's exterior walls during installation of concrete block walls on the second floor. This was required due to changing the sequence of construction to begin work on the second floor before the first floor, in order to not disrupt school operations.</p>										

6981 Westview Middle School
 SUMMARY OF CHANGE ORDER NO.: 8
 Project No.: A0670 Additions, Remodeling and Renovations

ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	TYPE	CAUSE	DOLLARS		DAYS		
							REQ.	AUTH. REC.	REQ.	AUTH. REC.	
6	C	P	05/05/2004	04/12/2005	OW	OR	2,145.00	839.00	0	0	
Contractor provided labor, material and equipment to repair existing moisture-damaged plaster in room #6005.											
7	C	P	05/05/2004	04/12/2005	OW	OR	(10,000.00)	(10,000.00)	0	0	
Contractor provided a credit for the unused elevator controls allowance.											
CHANGE ORDER TOTAL:								5,666.00		0	

SUMMARY OF CHANGE ORDER NO.: 8

Facility: 6981 Westview Middle School
 Project No.: A0670
 Description: ADDITIONS, REMODELING AND RENOVATIONS
 Architect: LIVS ASSOCIATES
 EFCO: RONALD E FRAZIER & ASSOC, PA
 Contractor: SURETY FOR J.V. CONSTRUCTION PRIME:

CONTRACT STATUS

ORIGINAL CONTRACT PRICE.....\$	6,678,000.00
PREVIOUS EXTRAS.....\$	341,368.00
PREVIOUS CREDITS.....\$	13,935.00
PREVIOUS APPROVED NET CHANGE.....\$	327,433.00
PREVIOUS APPROVED CONTRACT PRICE.....\$	7,005,433.00
THIS CHANGE.....\$	5,666.00
TOTAL NET CHANGE.....\$	333,099.00
ADJUSTED CONTRACT PRICE AFTER THIS CHANGE.....\$	7,011,099.00
CONTRACT AWARD DATE.....	September 08, 1999
ORIGINAL CONTRACT COMPLETION DATE.....	June 25, 2002
PREVIOUS TIME EXTENSION.....	41
PREVIOUS ADJUSTED COMPLETION DATE.....	August 05, 2002
TIME EXTENSION THIS CHANGE.....	0
ADJUSTED COMPLETION DATE AFTER THIS CHANGE.....	August 05, 2002
PROJECTED COMPLETION DATE.....	N/A
SUBSTANTIAL COMPLETION DATE.....	August 18, 2003

CHANGE CAUSE SUMMARY:

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

TYPE	AMOUNT	%	DAYS
ERRORS.....\$	1,415.00	0.02	0
OMISSIONS.....\$	50,029.00	0.75	12
OWNER REQUESTS...\$	45,838.00	0.69	0
UNFORESEEN.....\$	132,848.00	1.99	15
OTHER.....\$	-12,697.00	-0.19	0
SCOPE CHANGE.....\$	115,666.00	1.73	14
HURRICANE.....\$	0.00	0.00	0
Totals\$	333,099.00	4.99	41

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/Approce Authorize

TYPE:

- ER--PA/E Error
- HC--Hurricane
- OM--P/A Omission
- OT--Other
- OW--Owner Request
- SC--Scope Change
- UN--Unforeseen

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

- DEB--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-- Unforeseen 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