

Office of School Facilities
Rose Diamond, Chief Facilities Officer

**SUBJECT: CHANGE ORDER NO. 3
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 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 Contractor to proceed with items 1, and 3, 5 through 11, and 12.

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 Architect and Engineer omissions, and also include existing underground utilities conflicts and the correction of unforeseen deficiencies in this 59-year-old facility.

This change will increase the contract price by \$85,170 and extend the contract completion date by 7 days. These items have been recommended by the Project Architect and were confirmed/approved by the Technical Review Committee, subsequent to completion, on June 21, 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. 3 on Project No. A0793, New Construction - Renovation, George T. Baker Aviation for an additional cost of \$85,170 and approve a time extension of 7 days.

DB:ayb

7801 George T. Baker Aviation
SUMMARY OF CHANGE ORDER NO.: 3
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	04/07/2005	06/07/2005	OM	EEO	4,890.00	4,890.00	0	0
			Contractor provided labor, material and equipment to furnish and install conduit and accessories for TV outlets.							
2	A	C		06/07/2005	OM	EEO	0.00	0.00	3	3
			This is to extend the contract completion date due to furnishing and installing conduit and accessories for TV outlets.							
3	C	C	03/30/2005	06/07/2005	OM	AO	13,604.00	12,087.00	0	0
			Contractor provided labor, material and equipment to perform additional demolition of existing 12" thick structural slabs and walls to accommodate the structural elements of the new construction.							
4	A	C		06/07/2005	OM	AO	0.00	0.00	2	2
			This is to extend the contract completion date due to performing additional demolition to accommodate the structural elements.							
5	C	C	05/26/2005	06/07/2005	OM	EEO	25,776.00	25,486.00	0	0
			Contractor provided labor, material and equipment to reroute the main feeder from the FPL vault to the main electrical room adjacent to building #1.							
6	C	C	03/30/2005	06/07/2005	SC	SC	10,500.00	5,196.00	0	0
			Contractor provided labor, material and equipment to replace asphalt paving at portable walkways removed during the installation of underground electrical service to the temporary classrooms that were relocated to the site due to the loss of classrooms caused by asbestos work.							

7801 George T. Baker Aviation
SUMMARY OF CHANGE ORDER NO.: 3
Project No.: A0793 New Construction - Renovation

ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	TYPE	CAUSE	DOLLARS		DAYS		
							REQ.	AUTH. REC.	REQ.	AUTH. REC.	
7	C	C	04/11/2005	06/07/2005	UN	UC	5,603.00	5,603.00	0	0	
			Contractor provided labor, material and equipment to relocate and extend unforeseen underground water and sanitary sewer lines adjacent to electrical room #106, that conflicted with the new construction.								
8	C	C	04/11/2005	06/07/2005	UN	UC	5,253.00	5,253.00	0	0	
			Contractor provided labor, material and equipment to relocate and extend an unforeseen underground storm drainage system pipe that conflicted with new construction.								
9	C	I	03/14/2005	06/07/2005	UN	UC	5,844.00	5,844.00	0	0	
			Contractor provided labor, material and equipment to remove and replace the existing old and obsolete cooling tower water valves, as strongly recommended by the UBC mechanical inspector. These valves had been deemed sufficient to stay during the plan review process approximately 1-1/2 years prior to this installation of new cooling tower piping.								
10	C	U	03/24/2005	06/07/2005	SC	SC	8,114.00	8,114.00	0	0	
			Contractor provided labor, material and equipment to furnish and install 21 stainless steel aircraft tie downs in the new hanger building. These were necessary for safety purposes during aircraft testing and were not in the original program.								
11	C	C	05/26/2005	06/07/2005	OM	EEO	9,530.00	4,775.00	0	0	
			Contractor provided labor, material and equipment to furnish and install structural metal supports for new electrical panels and a disconnect in the electrical room.								

7801 George T. Baker Aviation
 SUMMARY OF CHANGE ORDER NO.: 3
 Project No.: A0793 New Construction - Renovation

ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	TYPE	CAUSE	<u>DOLLARS</u>		<u>DAYS</u>	
							REQ.	AUTH. REC.	REQ.	AUTH. REC.
12	A	I		06/07/2005	UN	UC	7,922.00	7,922.00	2	2

Contractor provided labor, material and equipment to repair and replace lighting, exit lights, grounding and receptacles in temporary classrooms that were relocated to the site due to the loss of classrooms caused by asbestos work. This also is to extend the contract completion date.

CHANGE ORDER TOTAL: 85,170.00 7

SUMMARY OF CHANGE ORDER NO.: 3

Facility: 7801 George T. Baker Aviation
 Project No.: A0793
 Description: NEW CONSTRUCTION - RENOVATION
 Architect: HARPER PARTNERS, INC.
 EFCO: N/A
 Contractor: JCI INTERNATIONAL, INC.

PRIME: JULIO E. MARTINEZ

CONTRACT STATUS

ORIGINAL CONTRACT PRICE.....\$	4,349,602.00
PREVIOUS EXTRAS.....\$	190,685.00
PREVIOUS CREDITS.....\$	0.00
PREVIOUS APPROVED NET CHANGE.....\$	190,685.00
PREVIOUS APPROVED CONTRACT PRICE.....\$	4,540,287.00
THIS CHANGE.....\$	85,170.00
TOTAL NET CHANGE.....\$	275,855.00
ADJUSTED CONTRACT PRICE AFTER THIS CHANGE.....\$	4,625,457.00
CONTRACT AWARD DATE.....	June 16, 2004
ORIGINAL CONTRACT COMPLETION DATE.....	January 02, 2006
PREVIOUS TIME EXTENSION.....	90
PREVIOUS ADJUSTED COMPLETION DATE.....	April 02, 2006
TIME EXTENSION THIS CHANGE.....	7
ADJUSTED COMPLETION DATE AFTER THIS CHANGE.....	April 09, 2006
PROJECTED COMPLETION DATE.....	April 09, 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.....\$	24,879.00	0.57	0
OMISSIONS.....\$	78,650.00	1.81	65
OWNER REQUESTS...\$	2,036.00	0.05	0
UNFORESEEN.....\$	90,558.00	2.08	32
OTHER.....\$	0.00	0.00	0
SCOPE CHANGE.....\$	79,732.00	1.83	0
HURRICANE.....\$	0.00	0.00	0
Totals\$	<u>275,855.00</u>	<u>6.34</u>	<u>97</u>

LEGEND:	TYPE:	DBO--Design-Builder Omission
	ER--PA/E Error	DBD--Design-Builder Default
ORIGIN:	HC--Hurricane	CD-- Contractor Default
A-- A/E	OM--P/A Omission	CE-- Contractor Error
E-- Educational Fac. Plan.	OT--Other	CR-- Contractor Request
F-- Project Manager	OW--Owner Request	FE-- Fastrack/Coord. Error
D-- DCPS Specialists/Depts.	SC--Scope Change	FO-- Fastrack/Coord. Omission
C-- Contractor	UN--Unforseen	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-- Unforseen 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