

Office of School Facilities  
Rose Diamond, Chief Facilities Officer

**SUBJECT:           FINAL CHANGE ORDER  
CHANGE ORDER NO. 1  
PROJECT NO. A0807A  
ROOF REPLACEMENT  
WEST MIAMI MIDDLE SCHOOL  
7525 SW 24 STREET, MIAMI, FLORIDA**

**COMMITTEE:       FACILITIES AND CONSTRUCTION REFORM**

This request for change in the construction contract includes thirteen 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 through 7. 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 A/E errors and HVAC equipment changes, and also include some unforeseen asbestos containing materials removal from this 50-year-old facility.

This change will increase the contract price by \$50,994 and extend the contract completion date by 234 days. These items have been recommended by the Project Architect and were confirmed/approved by the Technical Review Committee, subsequent to completion, on August 18, 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 Final Change Order, Change Order No. 1, on Project No. A0807A, Roof Replacement, West Miami Middle School for an additional cost of \$50,994 and approve a time extension of 234 days.

JS:ayb

FINAL CHANGE ORDER

ATTACHMENT A

6961 West Miami Middle School

SUMMARY OF CHANGE ORDER NO.: 1

Project No.: A0807A Roof Replacement

ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	TYPE	CAUSE	DOLLARS		DAYS	
							REQ.	AUTH. REC.	REQ.	AUTH. REC.
1	C/A	C	05/05/2005	08/02/2005	ER	AE	9,874.72	8,585.00	15	13
<p>Contractor provided labor, material and equipment to remove, modify and reinstall HVAC ductwork, diffusers and accessories in the auditorium building.</p>										
2	C	C	05/05/2005	08/02/2005	ER	AE	7,086.00	6,128.00	0	0
<p>Contractor provided labor, material and equipment to furnish and install HVAC system sound attenuators and modify the ductwork at the band room.</p>										
3	C	M	05/05/2005	08/02/2005	SC	SC	12,500.00	12,500.00	0	0
<p>This reimburses the Contractor for the additional cost of the HVAC equipment. MDCPS requested the Contractor to change the equipment manufacturer in order to ensure compatibility with the new Energy Management System (EMS) that was installed by others after the design was completed.</p>										
4	C/A	C	05/05/2005	08/02/2005	SC	SC	18,282.00	18,282.00	73	73
<p>Contractor provided labor, material and equipment to furnish and install conduit, wire and accessories to connect the new HVAC AHU's to the Energy Management System (EMS).</p>										
5	C/A	C	05/05/2005	08/02/2005	SC	SC	2,645.00	2,645.00	5	5
<p>Contractor provided labor, material and equipment to construct a slab at the new mechanical room to support the new HVAC unit.</p>										
6	C	P	05/05/2005	08/02/2005	OW	OR	3,752.40	3,752.00	0	0
<p>This reimburses the Contractor for the rental cost of temporary portable A/C equipment during the summer, while HVAC equipment replacement took place.</p>										

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Project No.: A0807A Roof Replacement

ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	TYPE	CAUSE	DOLLARS		DAYS	
							REQ.	AUTH. REC.	REQ.	AUTH. REC.
7	C/A	AM	07/07/2004	08/02/2005	UN	UC	15,152.00	15,152.00	10	10
<p>Contractor provided labor, material and equipment to remove asbestos containing corrugated transite panels and HVAC ductwork from the auditorium roof. The work was necessary in order for the Contractor to replace the HVAC system.</p>										
8	C	P	05/05/2005	08/02/2005	OW	OR	( 16,050.00)	( 16,050.00)	0	0
<p>Credit for FPL insulation replacement rebate.</p>										
9	A	C		08/02/2005	HC	UC	0.00	0.00	27	27
<p>This is to extend the contract completion date due to demobilization and remobilization for Hurricane preparation.</p>										
10	A	C		08/02/2005	OT	RD	0.00	0.00	31	11
<p>This is to extend the contract completion date due to rain days above and beyond those allowed for in the contract.</p>										
11	A	C		08/02/2005	OT	MD	0.00	0.00	28	28
<p>This is to extend the contract completion date due to delays in the availability of lightweight concrete.</p>										
12	A	C		08/02/2005	OW	OR	0.00	0.00	7	7
<p>This is to extend the contract completion date due to FCAT testing.</p>										
13	A	C		08/02/2005	UN	UC	0.00	0.00	64	60
<p>This is to extend the contract completion date due to the discovery of coal tar pitch under the existing lightweight concrete and the resultant testing to determine if it needed to be removed.</p>										

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Project No.: A0807A Roof Replacement

ITEM	ACTION		STAFF		ARG		REQ.	DOLLARS		DAYS		AUTH. REC.
	REQ	ORIG.	AUTH.		APPVD.	TYPE		CAUSE	REQ.	AUTH. REC.	REQ.	
CHANGE ORDER TOTAL:								50,994.00		234		

FINAL CHANGE ORDER

SUMMARY OF CHANGE ORDER NO.: 1

Facility: 6961 West Miami Middle School  
 Project No.: A0807A  
 Description: ROOF REPLACEMENT  
 Architect: BROWN & BROWN ARCHITECTS  
 EFCO: RONALD E FRAZIER & ASSOC, PA  
 Contractor: WEISS & WOOLRICH SOUTHERN ENTERPRISES, PRIME: JEFFREY WEISS

CONTRACT STATUS

ORIGINAL CONTRACT PRICE.....	\$	1,077,000.00
PREVIOUS EXTRAS.....	\$	0.00
PREVIOUS CREDITS.....	\$	0.00
PREVIOUS APPROVED NET CHANGE.....	\$	0.00
PREVIOUS APPROVED CONTRACT PRICE.....	\$	1,077,000.00
THIS CHANGE.....	\$	50,994.00
TOTAL NET CHANGE.....	\$	50,994.00
ADJUSTED CONTRACT PRICE AFTER THIS CHANGE.....	\$	1,127,994.00
CONTRACT AWARD DATE.....		June 18, 2003
ORIGINAL CONTRACT COMPLETION DATE.....		March 24, 2004
PREVIOUS TIME EXTENSION.....		0
PREVIOUS ADJUSTED COMPLETION DATE.....		March 24, 2004
TIME EXTENSION THIS CHANGE.....		234
ADJUSTED COMPLETION DATE AFTER THIS CHANGE.....		November 13, 2004
PROJECTED COMPLETION DATE.....		N/A
SUBSTANTIAL COMPLETION DATE.....		November 13, 2004

CHANGE CAUSE SUMMARY:

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

TYPE	AMOUNT	%	DAYS
ERRORS.....	\$ 14,713.00	1.37	13
OMISSIONS.....	\$ 0.00	0.00	0
OWNER REQUESTS...	\$ -12,298.00	-1.14	7
UNFORESEEN.....	\$ 15,152.00	1.41	70
OTHER.....	\$ 0.00	0.00	39
SCOPE CHANGE.....	\$ 33,427.00	3.10	78
HURRICANE.....	\$ 0.00	0.00	27
Totals .....	\$ 50,994.00	4.74	234

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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--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