

Office of School Facilities
Rose Diamond, Chief Facilities Officer

**SUBJECT: FINAL CHANGE ORDER
 CHANGE ORDER NO. 1
 PROJECT NO. BB999961
 DISTRICT-WIDE SAFETY-TO-LIFE
 THOMAS JEFFERSON MIDDLE SCHOOL
 525 NW 147 STREET, MIAMI, 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 are primarily due to A/E omissions, and to other identified safety-to-life corrections that were not in the original scope but were subsequently required by EFCO at this 47-year-old facility.

This change will increase the contract price by \$56,604 and extend the contract completion date by 388 days. These items have been recommended by the Project Architect and were confirmed/approved by the Technical Review Committee, 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 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. BB999961, District-Wide Safety-to-life, Thomas Jefferson Middle School for an additional cost of \$56,604 and approve a time extension of 388 days.

MR:ayb

FINAL CHANGE ORDER

ATTACHMENT A

6281 Thomas Jefferson Middle School

SUMMARY OF CHANGE ORDER NO.: 1

Project No.: BB999961 District-Wide Safety-to-Life

ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	TYPE	CAUSE	REQ.	DOLLARS		DAYS	
								AUTH. REC.	REQ.	AUTH. REC.	REQ.
1	C/A	I	09/15/2004	08/02/2005	OM	MEO	32,885.00	9,950.00	125	35	
			Construction Manager provided labor, material and equipment to furnish and install an HVAC system condensate drain pump.								
2	C/A	I	09/15/2004	08/02/2005	OM	AO	25,003.00	7,449.00	178	28	
			Construction Manager provided labor, material and equipment to construct a concrete ramp at the flammable storage building.								
3	C/A	I	09/15/2004	08/02/2005	OM	AO	7,286.00	2,351.00	5	5	
			Construction Manager provided labor, material and equipment to perform additional electrical work associated with relocating the door at room #55.								
4	C/A	I	09/15/2004	08/02/2005	OT	SR	162,525.00	34,736.00	395	103	
			Construction Manager provided labor, material and equipment to demolish existing storage rooms beneath existing stairs.								
5	C/A	P	09/15/2004	08/02/2005	UN	UC	5,257.00	2,220.00	5	5	
			Construction Manager provided labor, material and equipment to repair an existing HVAC control air line in the main office building.								
6	C	P	06/06/2005	08/02/2005	OW	OR	(102.00)	(102.00)	0	0	
			Credit for the unused contingency amount.								
7	A	CM		08/02/2005	OM	AO	0.00	0.00	317	70	
			This is to extend the contract completion date for previously approved (TRC 8/9/2005) contingency adjustment for relocated door and exit light.								

FINAL CHANGE ORDER

ATTACHMENT A

6281 Thomas Jefferson Middle School

SUMMARY OF CHANGE ORDER NO.: 1

Project No.: BB999961 District-Wide Safety-to-Life

ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	TYPE	CAUSE	DOLLARS		DAYS	
							REQ.	AUTH. REC.	REQ.	AUTH. REC.
8	A	CM		08/02/2005	OT	SR	0.00	0.00	24	21
<p>This is to extend the contract completion date for previously approved (TRC 8/9/2005) contingency adjustment for light fixtures, and fire alarm system pull stations and horn/strobe units.</p>										
9	A	CM		08/02/2005	OT	SR	0.00	0.00	225	40
<p>This is to extend the contract completion date for previously approved (TRC 8/9/2005) contingency adjustment for relocating fire alarm system smoke detectors.</p>										
10	A	CM		08/02/2005	OT	SR	0.00	0.00	10	10
<p>This is to extend the contract completion date for previously approved (TRC 8/9/2005) contingency adjustment to remove electrical equipment when storage beneath the stairs was removed.</p>										
11	A	CM		08/02/2005	OW	OR	0.00	0.00	14	14
<p>This is to extend the contract completion date for previously approved (TRC 8/9/2005) contingency adjustment for emergency light fixtures vandal-proof covers.</p>										
12	A	CM		08/02/2005	OW	OR	0.00	0.00	191	57
<p>This is to extend the contract completion date for previously approved (TRC 8/9/2005) contingency adjustment for handrails.</p>										
							CHANGE ORDER TOTAL:	56,604.00		388

FINAL CHANGE ORDER

SUMMARY OF CHANGE ORDER NO.: 1

Facility: 6281 Thomas Jefferson Middle School
 Project No.: BB999961
 Description: DISTRICT-WIDE SAFETY-TO-LIFE
 Architect: BROWN & BROWN ARCHITECTS
 EFCO: SPILLIS CANDELA & PARTNERS INC.
 Contractor: TURNER CONSTRUCTION COMPANY PRIME: JAMES FRASER

CONTRACT STATUS

ORIGINAL CONTRACT PRICE.....\$	1,009,084.00
PREVIOUS EXTRAS.....\$	0.00
PREVIOUS CREDITS.....\$	0.00
PREVIOUS APPROVED NET CHANGE.....\$	0.00
PREVIOUS APPROVED CONTRACT PRICE.....\$	1,009,084.00
THIS CHANGE.....\$	56,604.00
TOTAL NET CHANGE.....\$	56,604.00
ADJUSTED CONTRACT PRICE AFTER THIS CHANGE.....\$	1,065,688.00
CONTRACT AWARD DATE.....	July 09, 2003
ORIGINAL CONTRACT COMPLETION DATE.....	December 22, 2003
PREVIOUS TIME EXTENSION.....	0
PREVIOUS ADJUSTED COMPLETION DATE.....	December 22, 2003
TIME EXTENSION THIS CHANGE.....	388
ADJUSTED COMPLETION DATE AFTER THIS CHANGE.....	January 13, 2005
PROJECTED COMPLETION DATE.....	N/A
SUBSTANTIAL COMPLETION DATE.....	January 13, 2005

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.....\$	19,750.00	1.96	159
OWNER REQUESTS...\$	-102.00	-0.01	71
UNFORESEEN.....\$	2,220.00	0.22	5
OTHER.....\$	34,736.00	3.44	153
SCOPE CHANGE.....\$	0.00	0.00	0
HURRICANE.....\$	0.00	0.00	0
Totals	56,604.00	5.61	388

LEGEND:	TYPE:	DBO--Design-Builder Omission
ORIGIN:	ER--PA/E Error	DBD--Design-Builder Default
A-- A/E	HC--Hurricane	CD-- Contractor Default
E-- Educational Fac. Plan.	OM--P/A Omission	CE-- Contractor Error
P-- Project Manager	OT--Other	CR-- Contractor Request
D-- DCPS Specialists/Depts.	OW--Owner Request	FE-- Fastrack/Coord. Error
C-- Contractor	SC--Scope Change	FO-- Fastrack/Coord. Omission
S-- State DOE	UN--Unforseen	ID-- Inspection Delay
M-- Maintenance Dept.	CAUSE:	MD-- Manufacturer's Delay
U-- User (Principal/Admin.)	AE --Architectural Error	OO-- Owner Omission
I-- UBCI	AO --Architectural Omission	OD-- Owner Delay
AM--Asbestos Mgmt.	EEE--Electrical Engineering Error	OR-- Owner Request
DS--Design Services (Group)	EEO--Electrical Engineering Omission	RA-- Reinstate Alternate
CM--Construction Manager	MEE--Mechanical Engineering Error	SC-- Scope Change
ACTION:	MEO--Mechanical Engineering Omission	SR-- State Requirement/Local/City
A-- Approve	SEE--Structural Engineering Error	RD-- Rain Delay
C-- Confirm Staff/TRC Authorize	SEO--Structural Engineering Omission	UC-- Unforseen Conditions
C/A--Confirm/Approce Authorize	CEE--Civil Engineering Error	UD-- Utility Co. Delay
	CEO--Civil Engineering Omission	CL-- Clerical Error
	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