

Office of School Facilities  
Rose Diamond, Chief Facilities Officer

**SUBJECT:           FINAL CHANGE ORDER  
                      CHANGE ORDER NO. 3  
                      PROJECT NO. A0477  
                      ADDITIONS/RENOVATIONS/REMODELING  
                      AMERICAN SENIOR HIGH SCHOOL  
                      18350 NW 67 AVENUE, HIALEAH, 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 8. 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 the upgrades and replacements of the intercom and fire alarm systems throughout the existing facility, which were cited as deficiencies by the Building Official.

This change will increase the contract price by \$186,031 and extend the contract completion date by 502 days. These items have been recommended by the Project Architect and were confirmed/approved by the Technical Review Committee on September 26, 2005. They were found to be necessary, fair, and equitable.

The Project Architect will not receive additional fees on 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. 3, on Project No. A0477, Additions/Renovations/Remodeling, American Senior High School for an additional cost of \$186,031 and approve a time extension of 502 days.

LF:ayb

## FINAL CHANGE ORDER

ATTACHMENT A

7011 American Senior High

SUMMARY OF CHANGE ORDER NO.: 3

Project No.: A0477 Additions/Renovations/Remodeling

ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	TYPE	CAUSE	REQ.	DOLLARS		DAYS	
								AUTH. REC.	REQ.	AUTH. REC.	REQ.
1	C/A	A	03/15/2005	08/23/2005	OM	AO	3,611.00	3,157.00	3	3	
			Contractor provided labor, material and equipment to furnish and install a new rainwater leader connected to the underground storm sewer system.								
2	C/A	A	03/15/2005	08/23/2005	OM	AO	3,516.00	2,418.00	3	3	
			Contractor provided labor, material and equipment to furnish and install power conduit and wire for the new exhaust fans at the Chemistry and Science preparation laboratories.								
3	C/A	A	03/15/2005	08/23/2005	OM	EEO	2,338.00	1,853.00	3	3	
			Contractor provided labor, material and equipment to furnish and install clocks at the atrium.								
4	C/A	A	03/15/2005	08/23/2005	OM	EEO	46,570.00	46,570.00	30	30	
			Contractor provided labor, material and equipment to furnish and install fire alarm pull stations at all primary exit doors and corridors.								
5	C/A	A	03/14/2005	08/23/2005	OM	EEO	4,815.00	4,815.00	5	5	
			Contractor provided labor, material and equipment to furnish and install fire alarm system pull stations at the boys' and girls' locker rooms.								
6	C/A	A	03/14/2005	08/23/2005	OM	MEO	9,622.00	9,622.00	15	15	
			Contractor provided labor, material and equipment to furnish and install motorized dampers at the fume hoods in the Chemistry and Science preparation laboratories.								
7	C	C	05/19/2005	08/23/2005	OT	CR	2,817.00	2,817.00	0	0	
			This reimburses the Contractor for the								

FINAL CHANGE ORDER

ATTACHMENT A

7011 American Senior High

SUMMARY OF CHANGE ORDER NO.: 3

Project No.: A0477 Additions/Renovations/Remodeling

ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	TYPE	CAUSE	REQ.	DOLLARS		DAYS	
								AUTH. REC.	REQ.	AUTH. REC.	
1	C/A	A	03/15/2005	08/23/2005	OM	AO	3,611.00	3,157.00	3	3	Contractor provided labor, material and equipment to furnish and install a new rainwater leader connected to the underground storm sewer system.
2	C/A	A	03/15/2005	08/23/2005	OM	AO	3,516.00	2,418.00	3	3	Contractor provided labor, material and equipment to furnish and install power conduit and wire for the new exhaust fans at the Chemistry and Science preparation laboratories.
3	C/A	A	03/15/2005	08/23/2005	OM	EEO	2,338.00	1,853.00	3	3	Contractor provided labor, material and equipment to furnish and install clocks at the atrium.
4	C/A	A	03/15/2005	08/23/2005	OM	EEO	46,570.00	46,570.00	30	30	Contractor provided labor, material and equipment to furnish and install fire alarm pull stations at all primary exit doors and corridors.
5	C/A	A	03/14/2005	08/23/2005	OM	EEO	4,815.00	4,815.00	5	5	Contractor provided labor, material and equipment to furnish and install fire alarm system pull stations at the boys' and girls' locker rooms.
6	C/A	A	03/14/2005	08/23/2005	OM	MEO	9,622.00	9,622.00	15	15	Contractor provided labor, material and equipment to furnish and install motorized dampers at the fume hoods in the Chemistry and Science preparation laboratories.
7	C	C	05/19/2005	08/23/2005	OT	CR	2,817.00	2,817.00	0	0	This reimburses the Contractor for the cost of fire alarm testing and certification performed during overtime hours, as required by school site

FINAL CHANGE ORDER

ATTACHMENT A

7011 American Senior High

SUMMARY OF CHANGE ORDER NO.: 3

Project No.: A0477 Additions/Renovations/Remodeling

ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	TYPE	CAUSE	DOLLARS		DAYS	
							REQ.	AUTH. REC.	REQ.	AUTH. REC.
						administration.				
8	C	C	05/19/2005	08/23/2005	UN	UC	4,407.00	4,407.00	0	0
						Contractor provided labor, material and equipment to repair existing broken in-ground junction boxes and fire alarm wiring between the portables and main building #1.				
9	C	P	05/19/2005	08/23/2005	OW	OR	( 83,985.00)	( 83,985.00)	0	0
						Credit for deletion of front parking lot and for unit price work not performed.				
10	A	A		08/23/2005	OM	EEO	81,030.00	65,911.00	35	35
						Contractor provided labor, material and equipment to furnish and install code required fire alarm strobes throughout the facility. This required more power wiring loops and circuitry. This also is to extend the contract completion date for this work.				
11	A	A		08/23/2005	OM	EEO	150,275.00	119,050.00	55	55
						Contractor provided labor, material and equipment to furnish and install new public address intercom system speakers and clocks in lieu of using existing as specified. This was necessary to be compatible with the new public address/intercom system console and required new wiring throughout. This also is to extend the contract completion date for this work.				
12	A	C		08/23/2005	OT	SR	0.00	0.00	353	353
						This is to extend the contract completion date due to the time necessary to have an independent Fire Safety Evaluation System (FSES) study performed in order to determine whether or not motorized fire alarm system activated smoke and fire dampers and additional smoke and fire				

FINAL CHANGE ORDER

ATTACHMENT A

7011 American Senior High

SUMMARY OF CHANGE ORDER NO.: 3

Project No.: A0477 Additions/Renovations/Remodeling

ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	TYPE	CAUSE	DOLLARS		DAYS	
							REQ.	AUTH. REC.	REQ.	AUTH. REC.
<p>partitions would be required throughout the facility. The results of this study saved MDCPS from spending over \$500,000 more for dampers and partitions, via change order or separate project. The study was performed to satisfy an EFCO requirement. Please note that this is a fully sprinklered facility.</p>										
13	C	C	09/09/2005	08/23/2005	UN	UC	9,396.00	9,396.00	0	0
<p>Contractor provided labor, material and equipment to repair the existing malfunctioning fire alarm system.</p>										
CHANGE ORDER TOTAL:							186,031.00		502	

FINAL CHANGE ORDER

SUMMARY OF CHANGE ORDER NO.: 3

Facility: 7011 American Senior High  
 Project No.: A0477  
 Description: ADDITIONS/RENOVATIONS/REMODELING  
 Architect: ALLEN AND ASSOCIATES  
 EFCO: WOLFBERG ALVAREZ & ASSOCIATES  
 Contractor: MEXAL CORPORATION

PRIME: ELSA CANELON

CONTRACT STATUS

ORIGINAL CONTRACT PRICE.....\$	3,061,262.00
PREVIOUS EXTRAS.....\$	389,703.00
PREVIOUS CREDITS.....\$	0.00
PREVIOUS APPROVED NET CHANGE.....\$	389,703.00
PREVIOUS APPROVED CONTRACT PRICE.....\$	3,450,965.00
THIS CHANGE.....\$	186,031.00
TOTAL NET CHANGE.....\$	575,734.00
ADJUSTED CONTRACT PRICE AFTER THIS CHANGE.....\$	3,636,996.00
CONTRACT AWARD DATE.....	July 11, 2001
ORIGINAL CONTRACT COMPLETION DATE.....	September 04, 2002
PREVIOUS TIME EXTENSION.....	244
PREVIOUS ADJUSTED COMPLETION DATE.....	May 06, 2003
TIME EXTENSION THIS CHANGE.....	502
ADJUSTED COMPLETION DATE AFTER THIS CHANGE.....	September 19, 2004
PROJECTED COMPLETION DATE.....	N/A
SUBSTANTIAL COMPLETION DATE.....	September 19, 2004

CHANGE CAUSE SUMMARY:

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

TYPE	AMOUNT	%	DAYS
ERRORS.....\$	24,542.00	0.80	44
OMISSIONS.....\$	506,869.00	16.56	349
OWNER REQUESTS...\$	-77,257.00	-2.52	0
UNFORESEEN.....\$	91,230.00	2.98	0
OTHER.....\$	2,817.00	0.09	353
SCOPE CHANGE.....\$	27,533.00	0.90	0
HURRICANE.....\$	0.00	0.00	0
Totals .....\$	575,734.00	18.81	746

\*\*\*\*\*

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
P-- Project Manager	OW--Owner Request	FE-- Fastrack/Coord. Error
D-- DCPS Specialists/Depts.	SC--Scope Change	FO-- Fastrack/Coord. Omission
C-- Contractor	UN--Unforeseen	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-- Unforeseen 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