

Office of Superintendent of Schools  
Board Meeting of November 16, 2005

November 8, 2005

Office of School Facilities  
Rose Diamond, Chief Facilities Officer

**SUBJECT:           FINAL CHANGE ORDER  
                      CHANGE ORDER NO. 3  
                      PROJECT NO. A0750C  
                      MEDIA CENTER ADDITIONS/RENOVATIONS  
                      MAE M. WALTERS ELEMENTARY SCHOOL  
                      650 W 33 STREET, HIALEAH, FLORIDA**

**COMMITTEE:       FACILITIES AND CONSTRUCTION REFORM**

This request for change in the construction contract includes eighteen 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 18. 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.

This change will increase the contract price by \$63,437 and extend the contract completion date by 14 days. These items have been recommended by the Project Architect and were confirmed/approved by the Technical Review Committee, subsequent to completion, on October 20, 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. 3 on Project No. A0750C, Media Center Additions/Renovations, Mae M. Walters Elementary School for an additional cost of \$63,437 and approve a time extension of 14 days.

EG:ayb

FINAL CHANGE ORDER

ATTACHMENT A

5711 Mae M. Walters Elementary School

SUMMARY OF CHANGE ORDER NO.: 3

Project No.: A0750C Media Center Additions/Renovations

| ITEM   | ACTION<br>REQ | ORIG. | STAFF<br>AUTH. | ARG<br>APPVD. | TYPE | CAUSE | DOLLARS  |               | DAYS |               |
|--|---------------|-------|----------------|---------------|------|-------|----------|---------------|------|---------------|
|  |               |       |                |               |      |       | REQ.     | AUTH.<br>REC. | REQ. | AUTH.<br>REC. |
| 1  | C/A           | C     | 07/27/2004     | 09/19/2005    | OM   | EEO   | 7,450.00 | 7,000.00      | 2    | 2             |
| <p>Contractor provided labor, material and equipment to furnish and install power conduit and wire to HVAC system AHU-1 and CU-1.</p>  |               |       |                |               |      |       |          |               |      |               |
| 2  | C             | C     | 07/30/2004     | 09/19/2005    | OM   | EEO   | 9,185.00 | 8,675.00      | 0    | 0             |
| <p>Contractor provided labor, material and equipment to furnish and install conduit, wire and accessories to properly ground the new elevator service at the main electrical room.</p> |               |       |                |               |      |       |          |               |      |               |
| 3  | C/A           | C     | 07/27/2004     | 09/19/2005    | OM   | AO    | 1,069.00 | 945.00        | 2    | 1             |
| <p>Contractor provided labor, material and equipment to furnish and install elastomeric waterproofing at the parapet walls.</p>  |               |       |                |               |      |       |          |               |      |               |
| 4  | C             | C     | 09/03/2004     | 09/19/2005    | OM   | AO    | 2,330.00 | 1,879.00      | 300  | 0             |
| <p>Contractor provided labor, material and equipment to furnish and install additional support for the computer lab counters.</p>  |               |       |                |               |      |       |          |               |      |               |
| 5  | C/A           | C     | 07/27/2004     | 09/19/2005    | OM   | MEO   | 6,451.00 | 6,451.00      | 2    | 0             |
| <p>Contractor provided labor, material and equipment to furnish and install an expansion tank and air separator at the HVAC chiller system.</p>  |               |       |                |               |      |       |          |               |      |               |
| 6  | C             | C     | 09/03/2004     | 09/19/2005    | OM   | EEO   | 9,820.00 | 8,921.00      | 300  | 0             |
| <p>Contractor provided labor, material and equipment to furnish and install an emergency main power shut-off switch at the computer laboratory.</p>                                    |               |       |                |               |      |       |          |               |      |               |

FINAL CHANGE ORDER

ATTACHMENT A

5711 Mae M. Walters Elementary School

SUMMARY OF CHANGE ORDER NO.: 3

Project No.: A0750C Media Center Additions/Renovations

| ITEM   | ACTION<br>REQ | ORIG. | STAFF<br>AUTH. | ARG<br>APPVD. | TYPE | CAUSE | DOLLARS  |               | DAYS |               |
|--|---------------|-------|----------------|---------------|------|-------|----------|---------------|------|---------------|
|  |               |       |                |               |      |       | REQ.     | AUTH.<br>REC. | REQ. | AUTH.<br>REC. |
| 7  | C/A           | C     | 07/27/2004     | 09/19/2005    | OM   | MEO   | 689.00   | 650.00        | 2    | 1             |
| Contractor provided labor, material and equipment to furnish and install a circulating pump for the HVAC system.   |               |       |                |               |      |       |          |               |      |               |
| 8  | C             | C     | 09/03/2004     | 09/19/2005    | OM   | EEO   | 1,412.00 | 1,108.00      | 300  | 0             |
| Contractor provided labor, material and equipment to furnish and install time delay switches for restroom exhaust fans.  |               |       |                |               |      |       |          |               |      |               |
| 9  | C/A           | C     | 07/27/2004     | 09/19/2005    | OW   | OR    | 1,591.00 | 1,400.00      | 2    | 2             |
| Contractor provided labor, material and equipment to remove and replace the existing obsolete and deteriorated acoustical ceiling and lighting at the main school lobby. |               |       |                |               |      |       |          |               |      |               |
| 10   | C             | C     | 09/03/2004     | 09/19/2005    | OM   | EEO   | 1,412.00 | 963.00        | 300  | 0             |
| Contractor provided labor, material and equipment to furnish and install an electrical disconnect at the custodial closet for the instant water heater.                  |               |       |                |               |      |       |          |               |      |               |
| 11   | C/A           | C     | 07/27/2004     | 09/19/2005    | OM   | MEO   | 4,739.00 | 4,067.00      | 2    | 2             |
| Contractor provided labor, material and equipment to furnish and install a fresh air intake at the computer lab A/C unit.  |               |       |                |               |      |       |          |               |      |               |
| 12   | C             | C     | 03/03/2005     | 09/19/2005    | OM   | MEO   | 2,407.00 | 2,075.00      | 0    | 0             |
| Contractor provided labor, material and equipment to furnish and install a secondary HVAC system condensate drain at the computer lab.                                   |               |       |                |               |      |       |          |               |      |               |
| 13   | C/A           | C     | 07/27/2004     | 09/19/2005    | OM   | EEO   | 4,164.00 | 3,800.00      | 2    | 2             |
| Contractor provided labor, material and equipment to furnish and install a 60 amp disconnect switch for the instant water  |               |       |                |               |      |       |          |               |      |               |

FINAL CHANGE ORDER

ATTACHMENT A

5711 Mae M. Walters Elementary School

SUMMARY OF CHANGE ORDER NO.: 3

Project No.: A0750C Media Center Additions/Renovations

| ITEM                | ACTION<br>REQ | ORIG. | STAFF<br>AUTH. | ARG<br>APPVD. | TYPE | CAUSE  | REQ.     | DOLLARS       |      | DAYS          |      |
|---------------------|---------------|-------|----------------|---------------|------|--|----------|---------------|------|---------------|------|
|                     |               |       |                |               |      |  |          | AUTH.<br>REC. | REQ. | AUTH.<br>REC. | REQ. |
|                     |               |       |                |               |      | heater at the teachers' lounge sink.   |          |               |      |               |      |
| 14                  | C             | C     | 03/03/2005     | 09/19/2005    | OM   | EEO  | 1,201.00 | 868.00        | 0    |               |      |
|                     |               |       |                |               |      | Contractor provided labor, material and equipment to furnish and install piping and accessories for makeup water to the HVAC unit at the media center. |          |               |      |               |      |
| 15                  | C/A           | C     | 07/30/2004     | 09/19/2005    | OM   | EEO  | 1,609.00 | 1,300.00      | 2    |               |      |
|                     |               |       |                |               |      | Contractor provided labor, material and equipment to furnish and install power conduit and wire to the A/C unit at the elevator equipment room.        |          |               |      |               |      |
| 16                  | C             | C     | 03/03/2005     | 09/19/2005    | OM   | AO   | 3,718.00 | 3,385.00      | 5    |               |      |
|                     |               |       |                |               |      | Contractor provided labor, material and equipment to furnish and install roof flashing between building "A" and the new building.                      |          |               |      |               |      |
| 17                  | C             | C     | 05/31/2005     | 09/19/2005    | OM   | EEO  | 7,638.00 | 6,850.00      | 5    |               |      |
|                     |               |       |                |               |      | Contractor provided labor, material and equipment to furnish and install a circuit breaker in the main switchboard in the existing building.           |          |               |      |               |      |
| 18                  | C             | C     | 05/31/2005     | 09/19/2005    | OM   | EEO  | 3,710.00 | 3,100.00      | 5    |               |      |
|                     |               |       |                |               |      | Contractor provided labor, material and equipment to furnish and install a circuit breaker and a disconnect at the teachers' lounge.                   |          |               |      |               |      |
| CHANGE ORDER TOTAL: |               |       |                |               |      |  |          | 63,437.00     |      |               |      |

FINAL CHANGE ORDER

SUMMARY OF CHANGE ORDER NO.: 3

Facility: 5711 Mae M. Walters Elementary School  
 Project No.: A0750C  
 Description: MEDIA CENTER ADDITIONS/RENOVATIONS  
 Architect: THE RUSSELL PARTNERSHIP, INC.  
 EFCO: BERMELO, AJAMIL & PARTNERS  
 Contractor: BDI CONSTRUCTION COMPANY PRIME: TEOBALDO ROSELL, JR.

CONTRACT STATUS

|  |                    |
|--|--------------------|
| ORIGINAL CONTRACT PRICE.....\$                   | 1,166,500.00       |
| PREVIOUS EXTRAS.....\$                           | 82,665.00          |
| PREVIOUS CREDITS.....\$                          | 0.00               |
| PREVIOUS APPROVED NET CHANGE.....\$              | 82,665.00          |
| PREVIOUS APPROVED CONTRACT PRICE.....\$          | 1,249,165.00       |
| THIS CHANGE.....\$                               | 63,437.00          |
| TOTAL NET CHANGE.....\$                          | 146,102.00         |
| ADJUSTED CONTRACT PRICE AFTER THIS CHANGE.....\$ | 1,312,602.00       |
| CONTRACT AWARD DATE.....                         | April 17, 2002     |
| ORIGINAL CONTRACT COMPLETION DATE.....           | July 31, 2003      |
| PREVIOUS TIME EXTENSION.....                     | 55                 |
| PREVIOUS ADJUSTED COMPLETION DATE.....           | September 24, 2003 |
| TIME EXTENSION THIS CHANGE.....                  | 14                 |
| ADJUSTED COMPLETION DATE AFTER THIS CHANGE.....  | October 08, 2003   |
| PROJECTED COMPLETION DATE.....                   | N/A                |
| SUBSTANTIAL COMPLETION DATE.....                 | October 08, 2003   |

CHANGE CAUSE SUMMARY:

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

| TYPE                  | AMOUNT            | %            | DAYS      |
|-----------------------|-------------------|--------------|-----------|
| ERRORS.....\$         | 2,617.00          | 0.22         | 0         |
| OMISSIONS.....\$      | 115,070.00        | 9.86         | 12        |
| OWNER REQUESTS...\$   | 1,400.00          | 0.12         | 2         |
| UNFORESEEN.....\$     | 300.00            | 0.03         | 0         |
| OTHER.....\$          | 25,879.00         | 2.22         | 55        |
| SCOPE CHANGE.....\$   | 836.00            | 0.07         | 0         |
| HURRICANE.....\$      | 0.00              | 0.00         | 0         |
| <b>Totals .....\$</b> | <b>146,102.00</b> | <b>12.52</b> | <b>69</b> |

\*\*\*\*\*

|                                 |                                      |                                    |
|---------------------------------|--------------------------------------|------------------------------------|
| <b>LEGEND:</b>                  | <b>TYPE:</b>                         | DBO--Design-Builder Omission       |
|                                 | ER--PA/E Error                       | DBD--Design-Builder Default        |
| <b>ORIGIN:</b>                  | 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                   | <b>CAUSE:</b>                        | 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  |
| <b>ACTION:</b>                  | SEE--Structural Engineering Error    | RD-- Rain Delay                    |
| A-- Approve                     | SEO--Structural Engineering Omission | UC-- Unforeseen Conditions         |
| C-- Confirm Staff/TRC Authorize | CEE--Civil Engineering Error         | UD-- Utility Co. Delay             |
| C/A--Confirm/Approve Authorize  | 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               |