

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

November 8, 2005

Office of School Facilities  
Rose Diamond, Chief Facilities Officer

**SUBJECT:           CHANGE ORDER NO. 4  
                      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 eight items for the School Board's confirmation. Attachment A presents a description of the items, the cause for the 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 as required by State Statute.

Change Items Synopsis: These changes are in part to minimize the impact on school operations by extending the rental of a temporary trailer with restrooms. They also include A/E omissions and other unforeseen existing deficiencies in this 59-year-old facility.

This change will increase the contract price by \$46,143. These items have been recommended by the Project Architect and were confirmed 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 Change Order No. 4 on Project No. A0793, New Construction - Renovation, George T. Baker Aviation for an additional cost of \$46,143.

DB:ayb

7801 George T Baker Aviation  
SUMMARY OF CHANGE ORDER NO.: 4  
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	06/28/2005	09/19/2005	OM	EEO	1,272.00	1,272.00	0	0	
			Contractor provided labor, material and equipment to replace existing main electrical circuit breakers.								
2	C	C	06/28/2005	09/19/2005	OM	AO	5,253.00	5,253.00	0	0	
			Contractor provided labor, material and equipment to relocate a roof drain and a downspout.								
3	C	C	06/28/2005	09/19/2005	OT	UR	4,679.00	4,679.00	0	0	
			Contractor provided labor, material and equipment to furnish and install additional main electrical feeder cable at the vault, as required by FPL.								
4	C	U	06/28/2005	09/19/2005	OW	OR	1,969.00	1,634.00	0	0	
			Contractor provided labor, material and equipment to furnish and install a chain link gate in order to not disrupt school operations. This included fencing modifications.								
5	C	U	06/28/2005	09/19/2005	SC	SC	14,664.00	14,664.00	0	0	
			This reimburses the Contractor for the additional cost of a temporary trailer with restrooms during remodeling in order to not impact school operations.								
6	C	C	06/28/2005	09/19/2005	UN	UC	4,294.00	4,294.00	0	0	
			Contractor provided labor, material and equipment to remove and replace existing deteriorated storm drain piping. This included concrete slab repairs.								
7	C	M	06/27/2005	09/19/2005	UN	UC	2,145.00	2,145.00	0	0	
			Contractor provided labor, material and equipment to troubleshoot and correct a								

7801 George T Baker Aviation  
 SUMMARY OF CHANGE ORDER NO.: 4  
 Project No.: A0793 New Construction - Renovation

ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	TYPE	CAUSE	DOLLARS		DAYS	
							REQ.	AUTH. REC.	REQ.	AUTH. REC.

bad electrical connection in the existing building #3 test cell feeder.

8	C	C	06/27/2005	09/19/2005	UN	UC	12,202.00	12,202.00	0	0
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This reimburses the Contractor for the cost of investigative work and troubleshooting in order to determine the extent of damages and required repair work needed to restore the existing fire alarm, security, clock, public address/intercom, telephone and power systems in building #1. These systems were severely disturbed and damaged by a separate asbestos abatement contractor working to remove asbestos-containing plaster ceiling.

CHANGE ORDER TOTAL: 46,143.00 0

SUMMARY OF CHANGE ORDER NO.: 4  
 Facility: 7801 George T Baker Aviation  
 Project No.: A0793  
 Description: NEW CONSTRUCTION - RENOVATION  
 Architect: HARPER PARTNERS, INC.  
 EFCO: RONALD E FRAZIER & ASSOC, PA  
 Contractor: JCI INTERNATIONAL, INC.

PRIME: JULIO E. MARTINEZ

CONTRACT STATUS

ORIGINAL CONTRACT PRICE.....	\$		4,349,602.00
PREVIOUS EXTRAS.....	\$	275,855.00	
PREVIOUS CREDITS.....	\$	0.00	
PREVIOUS APPROVED NET CHANGE.....	\$		275,855.00
PREVIOUS APPROVED CONTRACT PRICE.....	\$		4,625,457.00
THIS CHANGE.....	\$		46,143.00
TOTAL NET CHANGE.....	\$		321,998.00
ADJUSTED CONTRACT PRICE AFTER THIS CHANGE.....	\$		4,671,600.00
CONTRACT AWARD DATE.....			June 16, 2004
ORIGINAL CONTRACT COMPLETION DATE.....			January 02, 2006
PREVIOUS TIME EXTENSION.....			97
PREVIOUS ADJUSTED COMPLETION DATE.....			April 09, 2006
TIME EXTENSION THIS CHANGE.....			0
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.....	\$ 85,175.00	1.96	65
OWNER REQUESTS...	\$ 3,670.00	0.08	0
UNFORESEEN.....	\$ 109,199.00	2.51	32
OTHER.....	\$ 4,679.00	0.11	0
SCOPE CHANGE.....	\$ 94,396.00	2.17	0
HURRICANE.....	\$ 0.00	0.00	0
Totals .....	\$ 321,998.00	7.40	97

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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