

Office of School Facilities
Rose Diamond, Chief Facilities Officer

**SUBJECT: FINAL CHANGE ORDER
 CHANGE ORDER NO. 3
 PROJECT NO. A0723A0723A
 ADDITIONS, REMODELING AND RENOVATION
 STATE SCHOOL "FF1" AT BROWNSVILLE MIDDLE SITE
 4899 NW 24 AVENUE, MIAMI, FLORIDA**

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

This request for change in the construction contract includes ten 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 Design Builder to proceed with items 1 through 9. These items are presented to the Board for confirmation and consideration as required by State Statute.

Change Items Synopsis: These changes are primarily to correct existing deficiencies and unforeseen conflicts in this 46 year old facility. This includes the replacement of existing security alarm and public address/intercom/clock systems wiring, and auditorium aisle lighting for safety purposes.

This change will increase the contract price by \$93,406 and extend the contract completion date by 327 days. These items have been recommended by the Design Criteria Professional and were confirmed/approved by the Technical Review Committee on November 18, 2005. They were found to be necessary, fair, and equitable.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, confirm Final Change Order, Change Order No. 3 on Project No. A0723A0723A, Additions, Remodeling and Renovation, State School "FF1" at Brownsville Middle Site for an additional cost of \$93,406 and approve a time extension of 327 days.

DB:ayb

FINAL CHANGE ORDER

ATTACHMENT A

6291 State School "FF1" @ Brownsville Middle Site

SUMMARY OF CHANGE ORDER NO.: 3

Project No.: A0723A0723A Additions, Remodeling and Renovation

ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	TYPE	CAUSE	DOLLARS		DAYS		
							REQ.	AUTH. REC.	REQ.	AUTH. REC.	
1	C	I	10/28/2004	10/18/2005	OT	SR	407.75	407.00	0	0	
			Design Builder provided design, labor, material and equipment to furnish and install door thresholds at existing auditorium in order to meet code.								
2	C	C	08/02/2004	10/18/2005	OT	CR	5,632.74	5,632.00	0	0	
			This reimburses the Design Builder for the costs of metered irrigation water from 3/28/03 to 11/10/03.								
3	C/A	C	06/30/2004	10/18/2005	OT	CR	5,555.00	5,555.00	0	0	
			This reimburses the Design Builder for the increased cost of Builder's Risk insurance due to previously approved time delays that were not the fault of the Design Builder.								
4	C	C	06/30/2004	10/18/2005	SC	SC	24,720.27	12,360.00	0	0	
			Design Builder provided design, labor, materials and equipment to furnish and install larger-than-specified data and telecommunications conduits, as required by ITS.								
5	C/A	C	10/28/2004	10/18/2005	UN	UC	10,405.40	10,405.00	0	0	
			Design Builder provided design, labor, material and equipment to remove, replace and reroute existing large concealed sound system conduits serving the auditorium stage area that conflicted with the placement of the new stage handicap lift. This included concrete slab work.								
6	C	C	06/30/2004	10/18/2005	SC	SC	10,356.85	9,856.00	0	0	
			Design Builder provided labor, material and equipment to remove, raise and replace the existing corridor plaster ceiling adjacent to the old cafeteria that was								

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6291 State School "FF1" @ Brownsville Middle Site

SUMMARY OF CHANGE ORDER NO.: 3

Project No.: A0723A0723A Additions, Remodeling and Renovation

ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	TYPE	CAUSE	DOLLARS		DAYS	
							REQ.	AUTH. REC.	REQ.	AUTH. REC.
						discovered to be insufficiently supported presenting a safety risk.				
7	C	C	06/30/2004	10/18/2005	UN	UC	19,157.11	19,054.00	0	0
						Design Builder provide labor, material and equipment to furnish and install replacement security alarm and public address/intercom/clock systems wiring in the existing auditorium, subsequent to asbestos abatement by MDCPS. These items were in addition to the items in previously approved change order #2 item #4.				
8	C/A	I	03/30/2005	10/18/2005	SC	SC	32,287.20	17,380.00	106	106
						Design Builder provided labor, material and equipment to remove and replace existing auditorium seating aisle lights and associated conduit, wiring and junction boxes. This became necessary since the contract had called for refinishing the existing wooden seats, but the Design Builder found that they were in a very deteriorated condition and instead replaced them with new seating. this replacement necessitated the aisle lighting to be brought up to current code.				
9	C	U	11/30/2004	10/18/2005	UN	UC	12,756.62	12,757.00	0	0
						Design Builder provided design, labor, material and equipment to troubleshoot the existing public address/intercom system and repair the wiring to the ESE suite.				
10	A	C	03/30/2005	10/18/2005	UN	UC	0.00	0.00	221	221
						This is to extend the contract completion time due to additional unexpected asbestos abatement carried out by MDCPS forces, and the subsequent materials replacement process.				

CHANGE ORDER TOTAL: 93,406.00

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FINAL CHANGE ORDER

SUMMARY OF CHANGE ORDER NO.: 3

Facility: 6291 State School "FF1" @ Brownsville Middle Site
 Project No.: A0723A0723A
 Description: ADDITIONS, REMODELING AND RENOVATION
 Architect: GILI-MCGRAW ARCHITECTS
 EFCO: BERMELO, AJAMIL & PARTNERS
 Contractor: HEWETT-KIER CONSTRUCTION, INC. PRIME: JAMES R. HEWETT

CONTRACT STATUS

ORIGINAL CONTRACT PRICE.....	\$	7,535,000.00
PREVIOUS EXTRAS.....	\$	96,478.00
PREVIOUS CREDITS.....	\$	1,550.00
PREVIOUS APPROVED NET CHANGE.....	\$	94,928.00
PREVIOUS APPROVED CONTRACT PRICE.....	\$	7,629,928.00
THIS CHANGE.....	\$	93,406.00
TOTAL NET CHANGE.....	\$	188,334.00
ADJUSTED CONTRACT PRICE AFTER THIS CHANGE.....	\$	7,723,334.00
CONTRACT AWARD DATE.....		January 01, 1900
ORIGINAL CONTRACT COMPLETION DATE.....		March 04, 2003
PREVIOUS TIME EXTENSION.....		176
PREVIOUS ADJUSTED COMPLETION DATE.....		August 27, 2003
TIME EXTENSION THIS CHANGE.....		327
ADJUSTED COMPLETION DATE AFTER THIS CHANGE.....		July 19, 2004
PROJECTED COMPLETION DATE.....		N/A
SUBSTANTIAL COMPLETION DATE.....		July 19, 2004

CHANGE CAUSE SUMMARY:

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

TYPE	AMOUNT	%	DAYS
ERRORS.....	\$ 0.00	0.00	0
OMISSIONS.....	\$ 10,947.00	0.15	0
OWNER REQUESTS...	\$ 0.00	0.00	0
UNFORESEEN.....	\$ 121,467.00	1.61	350
OTHER.....	\$ 16,324.00	0.22	47
SCOPE CHANGE.....	\$ 39,596.00	0.53	106
HURRICANE.....	\$ 0.00	0.00	0
Totals	\$ 188,334.00	2.51	503

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