

Office of School Facilities
Rose Diamond, Chief Facilities Officer

**SUBJECT: FINAL CHANGE ORDER
 CHANGE ORDER NO. 7
 PROJECT NO. A0750A
 MEDIA CENTER ADDITION
 AIR BASE ELEMENTARY SCHOOL
 12829 SW 272 STREET, HOMESTEAD, FLORIDA**

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

This request for change in the construction contract includes four items for the School Board's confirmation and consideration. 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 item 4. These items are presented to the Board for confirmation and consideration as required by State Statute.

Change Items Synopsis: This final change order is due to A/E omissions in the new media center, and also to correct unforeseen deficiencies in this 48 year old facility including the replacement of the deteriorated and obsolete HVAC system in the existing remodeled media center.

This change will increase the contract price by \$145,434 and extend the contract completion date by 192 days. These items have been recommended by the Project Architect and were confirmed by the Technical Review Committee, subsequent to completion, on January 10, 2006. They were found to be necessary, fair, and equitable.

The Project Architect will not receive additional fees for the item that resulted from an omission 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 Project Architect has received written notification that the errors and omissions on this project exceed that allowed by their contract. 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/approve Final Change Order, Change Order No. 7 on Project No. A0750A, Media Center addition, Air Base Elementary School for an additional cost of \$145,434 and approve a time extension of 192 days.

JV:ayb

FINAL CHANGE ORDER

ATTACHMENT A

0041 Air Base Elementary School

SUMMARY OF CHANGE ORDER NO.: 7

Project No.: A0750A Media Center Addition

ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	TYPE	CAUSE	DOLLARS		DAYS		
							REQ.	AUTH. REC.	REQ.	AUTH. REC.	
1	A	M		01/03/2006	SC	SC	88,401.36	86,401.00	120	120	
<p>Contractor to provide labor, material and equipment to replace the deteriorated and obsolete HVAC system in the existing remodeled media center.</p>											
2	C/A	I	12/05/2006	01/03/2006	SC	SC	42,255.88	38,755.00	40	40	
<p>Contractor provided labor, material and equipment to furnish and install a new electrical panel to replace the existing panel in the HVAC air handler room. This needed to be replaced since the HVAC air handler being fed by this panel is being replaced and this existing panel needed to be brought up to current code.</p>											
3	C/A	C	12/05/2005	01/03/2006	OM	AO	15,621.00	14,621.00	35	32	
<p>Contractor provided labor, material and equipment to furnish and install fire dampers and fire rated walls and ceilings in the new electrical room. This included a number of other miscellaneous structural and architectural corrections throughout the project.</p>											
4	C	U		01/03/2006	UN	UC	8,657.50	5,657.00	55	0	
<p>Contractor provided labor, material and equipment to furnish and install replacement markerboards, repair a counter top and repaint the interior of the existing remodeled media center. This was needed due to the school using the area for miscellaneous storage.</p>											
CHANGE ORDER TOTAL:								145,434.00		192	

FINAL CHANGE ORDER

SUMMARY OF CHANGE ORDER NO.: 7

Facility: 0041 Air Base Elementary School
 Project No.: A0750A
 Description: MEDIA CENTER ADDITION
 Architect: THE RUSSELL PARTNERSHIP, INC.
 EFCO: BERMELLO, AJAMIL & PARTNERS
 Contractor: GENERAL CONTRACTORS & CONSTRUCTION PRIME: MS. AKRAM NIROOMAND

CONTRACT STATUS

ORIGINAL CONTRACT PRICE.....\$	1,151,000.00
PREVIOUS EXTRAS.....\$	260,521.00
PREVIOUS CREDITS.....\$	1,743.00
PREVIOUS APPROVED NET CHANGE.....\$	258,778.00
PREVIOUS APPROVED CONTRACT PRICE.....\$	1,409,778.00
THIS CHANGE.....\$	145,434.00
TOTAL NET CHANGE.....\$	404,212.00
ADJUSTED CONTRACT PRICE AFTER THIS CHANGE.....\$	1,555,212.00
CONTRACT AWARD DATE.....	August 21, 2002
ORIGINAL CONTRACT COMPLETION DATE.....	November 16, 2003
PREVIOUS TIME EXTENSION.....	437
PREVIOUS ADJUSTED COMPLETION DATE.....	January 26, 2005
TIME EXTENSION THIS CHANGE.....	192
ADJUSTED COMPLETION DATE AFTER THIS CHANGE.....	August 06, 2005
PROJECTED COMPLETION DATE.....	N/A
SUBSTANTIAL COMPLETION DATE.....	August 06, 2005

CHANGE CAUSE SUMMARY:

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

TYPE	AMOUNT	%	DAYS
ERRORS.....\$	45,220.00	3.93	284
OMISSIONS.....\$	206,754.00	17.96	150
OWNER REQUESTS...\$	-1,743.00	-0.15	0
UNFORESEEN.....\$	27,925.00	2.43	19
OTHER.....\$	900.00	0.08	16
SCOPE CHANGE.....\$	125,156.00	10.87	160
HURRICANE.....\$	0.00	0.00	0
Totals\$	<u>404,212.00</u>	<u>35.12</u>	<u>629</u>

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--Unforseen	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-- Unforseen 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