

Office of School Facilities
Rose Diamond, Chief Facilities Officer

**SUBJECT: FINAL CHANGE ORDER
 CHANGE ORDER NO. 1
 PROJECT NO. A0707CM
 NEW SENIOR HIGH SCHOOL
 ROBERT MORGAN EDUCATIONAL CENTER
 18180 SW 122 AVENUE, MIAMI, FLORIDA**

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

This request for change in the construction contract includes seventeen 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 Construction Manager to proceed with items 1 through 15 and 17. These items are presented to the Board for confirmation and consideration as required by State Statute.

Change Items Synopsis: This Final Change Order, totaling 1.72% of the original contract amount, is primarily due to errors and omissions, and includes a credit for the unused contingency amount. Eighty-two percent of the change order amount was caused by underdesigned life safety systems.

This change will increase the contract price by \$598,506 and extend the contract completion date by 29 days. It should be noted that the Construction Manager's initial requested amount was substantially reduced by 22.8% due to extensive analysis and negotiations from MDCPS staff and an Independent Consultant hired by the District to perform this task. These items have been recommended by the Project Architect and were confirmed/approved 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 items that resulted from errors and 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. 1 on Project No. A0707CM, New Senior High School, Robert Morgan Educational Center for an additional cost of \$598,506 and approve a time extension of 29 days.

JK:ayb

FINAL CHANGE ORDER

ATTACHMENT A

7371 Robert Morgan Educational Center

SUMMARY OF CHANGE ORDER NO.: 1

Project No.: A0707CM New Senior High School

ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	TYPE	CAUSE	DOLLARS		DAYS		
							REQ.	AUTH. REC.	REQ.	AUTH. REC.	
1	C	I	09/30/2004	06/14/2005	ER	MEE	31,949.06	22,892.00	0	0	
			Construction Manager provided labor, material and equipment to reconfigure the fume hoods' wiring sequence, and to encase a gas line in steel pipe in order to meet code.								
2	C	I	09/30/2004	06/14/2005	OM	EEO	13,668.00	13,668.00	0	0	
			Construction Manager provided labor, material and equipment to furnish and install additional lighting, power and public address/intercom system call back buttons.								
3	C	I	09/30/2004	06/14/2005	ER	AE	17,423.45	17,423.00	0	0	
			Construction Manager provided labor, material and equipment to modify doors #226A and #226D, including removal of magnetic hold open devices and replacement of exit devices.								
4	C	I	09/30/2004	06/14/2005	OM	AO	51,913.35	36,136.00	0	0	
			Construction Manager provided labor, material and equipment to furnish and install smoke doors in corridor #100A and an egress door from room #108, in order to meet code.								
5	C	I	09/30/2004	06/14/2005	OM	AO	25,861.47	23,127.00	0	0	
			Construction Manager provided labor, material and equipment to furnish and install additional steel gates' hardware.								
6	C	I	09/30/2004	06/14/2005	OM	AO	29,171.02	23,849.00	0	0	
			Construction Manager provided labor, material and equipment to furnish and install a new egress door from room #101.								

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							REQ.	AUTH. REC.	REQ.	AUTH. REC.	
7	C	I	09/30/2004	06/14/2005	OM	AO	26,652.11	11,917.00	0	0	
			Construction Manager provided labor, material and equipment to furnish and install the fire-rated storefront assembly at lobby #20 with a one-hour rated assembly.								
8	C	I	09/30/2004	06/14/2005	OM	MEO	51,346.01	33,278.00	0	0	
			Construction Manager provided labor, material and equipment to furnish and install additional HVAC system ductwork and vent grilles.								
9	C	I	09/30/2004	06/14/2005	OM	MEO	62,112.62	43,362.00	0	0	
			Construction Manager provided labor, material and equipment to furnish and install smoke dampers in corridor #2210 and room #115D, in order to meet code.								
10	C	I	09/30/2004	06/14/2005	OM	EEO	27,396.36	26,018.00	0	0	
			Construction Manager provided labor, material and equipment to furnish and install additional fire alarm system devices, a sprinkler head, a damper and HVAC grilles, in order to meet code.								
11	C	I	09/30/2004	06/14/2005	OM	EEO	98,132.81	43,362.00	0	0	
			Construction Manager provided labor, material and equipment to furnish and install additional life safety electrical items, in order to meet code.								
12	C	I	09/30/2004	06/14/2005	OM	MEO	2,987.68	2,988.00	0	0	
			Construction Manager provided labor, material and equipment to furnish and install an emergency overflow drain hood at a walkway, for safety purposes.								

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							REQ.	AUTH. REC.	REQ.	AUTH. REC.	
13	C	I	09/30/2004	06/14/2005	ER	AE	55,217.15	47,699.00	0	0	
			Construction Manager provided labor, material and equipment to reconfigure the cross corridor doors, in order to meet code.								
14	C	I	09/30/2004	06/14/2005	OT	SR	309.54	310.00	0	0	
			Construction Manager provided labor, material and equipment to furnish and install signage at room #131C.								
15	A	C		06/14/2005	OT	SR	145,954.63	88,522.00	46	29	
			This is to extend the contract completion date by 29 days and reimburse the Construction Manager for part of their additional costs during that time. The additional time was the result of necessary safety-to-life work which was not part of the initial design, and for inspection reports that were not received within the time allotted per contract.								
16	A	C		06/14/2005	OM	EEO	267,641.04	217,641.00	0	0	
			Construction Manager provided labor, material and equipment to furnish and install conduit, wire, modules and accessories necessary to interface the fire alarm system controls with all the fire and smoke dampers.								
17	C	P	03/10/2005	06/14/2005	OW	OR	(53,686.69)	(53,686.00)	0	0	
			Credit for the unused contingency amount.								
CHANGE ORDER TOTAL:								598,506.00		29	

FINAL CHANGE ORDER

SUMMARY OF CHANGE ORDER NO.: 1

Facility: 7371 Robert Morgan Educational Center
 Project No.: A0707CM
 Description: NEW SENIOR HIGH SCHOOL
 Architect: PERKINS & WILL ARCHITECTS/ENGINEERS
 EFCO: SPILLIS CANDELA & PARTNERS INC.
 Contractor: TURNER CONSTRUCTION COMPANY PRIME: JAMES FRASER

CONTRACT STATUS

ORIGINAL CONTRACT PRICE.....	\$	34,558,552.00
PREVIOUS EXTRAS.....	\$	0.00
PREVIOUS CREDITS.....	\$	0.00
PREVIOUS APPROVED NET CHANGE.....	\$	0.00
PREVIOUS APPROVED CONTRACT PRICE.....	\$	34,558,552.00
THIS CHANGE.....	\$	598,506.00
TOTAL NET CHANGE.....	\$	598,506.00
ADJUSTED CONTRACT PRICE AFTER THIS CHANGE.....	\$	35,157,058.00
CONTRACT AWARD DATE.....		August 22, 2001
ORIGINAL CONTRACT COMPLETION DATE.....		March 25, 2003
PREVIOUS TIME EXTENSION.....		0
PREVIOUS ADJUSTED COMPLETION DATE.....		March 25, 2003
TIME EXTENSION THIS CHANGE.....		29
ADJUSTED COMPLETION DATE AFTER THIS CHANGE.....		April 23, 2003
PROJECTED COMPLETION DATE.....		N/A
SUBSTANTIAL COMPLETION DATE.....		April 23, 2003

CHANGE CAUSE SUMMARY:

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

TYPE	AMOUNT	%	DAYS
ERRORS.....	\$ 88,014.00	0.25	0
OMISSIONS.....	\$ 475,346.00	1.38	0
OWNER REQUESTS...\$	-53,686.00	-0.16	0
UNFORESEEN.....\$	0.00	0.00	0
OTHER.....\$	88,832.00	0.26	29
SCOPE CHANGE....\$	0.00	0.00	0
HURRICANE.....\$	0.00	0.00	0
Totals	\$ 598,506.00	1.73	29

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