

Office of School Facilities
Rose Diamond, Chief Facilities Officer

**SUBJECT: CHANGE ORDER NO. 3
 PROJECT NO. A0556
 ADDITIONS, RENOVATIONS AND REMODELING
 POINCIANA PARK ELEMENTARY SCHOOL
 6745 NW 23 AVENUE, MIAMI, FLORIDA**

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

This request for change in the construction contract includes thirty items for the School Board's confirmation. 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 30. These items are presented to the Board for confirmation as required by State Statute.

Change Items Synopsis: These changes are primarily due to A/E omissions, and additional unforeseen existing deficiencies in this 51 year old facility.

This change will increase the contract price by \$248,961. These items have been recommended by the Project Architect and were confirmed by the Technical Review Committee, subsequent to completion, on March 23, 2006. They were found to be necessary, fair, and equitable.

The Project Architect will not receive additional fees for the items that resulted from an error 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 Change Order No. 3 on Project No. A0556, Additions, Renovations and Remodeling, Poinciana Park Elementary School for an additional cost of \$248,961.

AR:ayb

4501 Poinciana Park Elementary School
SUMMARY OF CHANGE ORDER NO.: 3
Project No.: A0556 Additions, Renovations and Remodeling

ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	TYPE	CAUSE	DOLLARS		DAYS	
							REQ.	AUTH. REC.	REQ.	AUTH. REC.
1	C	C	11/23/2005	03/07/2006	ER	EEE	3,003.03	1,493.00	0	0
<p>Contractor provided labor, material and equipment to furnish and install a temporary 36" x 26" x 30" box until the permanent new electrical in ground access boxes were received. This was necessary for power supply to existing buildings from the new electrical room in order to keep the project moving.</p>										
2	C	C	11/23/2005	03/07/2006	OM	CEO	19,411.37	7,392.00	0	0
<p>Contractor provided labor, material and equipment to construct a new curb cut for the bus drop-off lane at NW 22 Avenue.</p>										
3	C	C	09/28/2005	03/07/2006	OM	AO	3,565.00	3,565.00	0	0
<p>Contractor provided labor, material and equipment to furnish and install additional library carrels.</p>										
4	C	C	09/28/2005	03/07/2006	OM	EEO	37,418.28	21,437.00	0	0
<p>Contractor provided labor, material and equipment to furnish and install public address/intercom system clock/speaker units and call buttons in the relocated portable clinic. This included underground conduit and wire to the main building.</p>										
5	C	C	09/28/2005	03/07/2006	OM	EEO	13,319.10	11,968.00	0	0
<p>Contractor provided labor, material and equipment to furnish and install additional 100 amp circuit breakers for the TVSS equipment.</p>										
6	C	C	09/28/2005	03/07/2006	OM	EEO	2,293.38	922.00	0	0
<p>Contractor provided labor, material and equipment to furnish and install conduit and wire to the time clock and contactor</p>										

4501 Poinciana Park Elementary School
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Project No.: A0556 Additions, Renovations and Remodeling

ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	TYPE	CAUSE	DOLLARS		DAYS	
							REQ.	AUTH. REC.	REQ.	AUTH. REC.
						for the irrigation system.				
7	C	C	09/28/2005	03/07/2006	OM	EEO	20,207.47	6,898.00	0	0
						Contractor provided labor, material and equipment to furnish and install power conduits and wire to the instant hot water heaters on the ground floor of the new building.				
8	C	C	09/28/2005	03/07/2006	OM	EEO	19,068.04	7,001.00	0	0
						Contractor provided labor, material and equipment to furnish and install power conduit and wire to the water heater on the second floor of the new building.				
9	C	D	09/28/2005	03/07/2006	OM	EEO	22,370.53	16,008.00	14	0
						Contractor provided labor, material and equipment to furnish and install in ground electrical utilities access boxes for power supply to existing buildings from the new electrical room.				
10	C	D	11/23/2005	03/07/2006	OM	EEO	14,945.28	10,547.00	20	0
						Contractor provided labor, material and equipment to furnish and install additional fire alarm system heat detectors and associated conduit and wiring under the stage.				
11	C	U	09/28/2005	03/07/2006	OM	AO	19,331.85	16,375.00	0	0
						Contractor provided labor, material and equipment to construct a partitioned kitchen extension behind the cashiers with doors and a window, in lieu of the specified new doors.				
12	C	C	10/06/2004	03/07/2006	OT	UD	14,073.78	10,408.00	0	0
						This reimburses the Contractor for the				

4501 Poinciana Park Elementary School
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ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	TYPE	CAUSE	DOLLARS		DAYS	
							REQ.	AUTH. REC.	REQ.	AUTH. REC.
						cost of furnishing and installing the new irrigation and water meters. These were scheduled to be provided by the utility company but this was done in order to avoid a 3-4 month delay.				
13	C	C	03/16/2006	03/07/2006	OT	UR	2,616.25	2,616.00	0	0
						Contractor provided labor, material and equipment for additional trenching and piping to relocate the irrigation meters from the specified location in the bid documents to the location required by WASA.				
14	C	I	11/23/2005	03/07/2006	OT	SR	21,543.86	12,303.00	20	0
						Contractor provided labor, material and equipment to furnish and install additional fire alarm system horn/strobe units with vandalism covers in building #11 stairwells. This was required due to code changes after the design was completed and the project awarded.				
15	C	C	09/28/2005	03/07/2006	OT	UR	12,762.13	12,564.00	0	0
						Contractor provided labor, material and equipment to furnish and install a 12" in lieu of a 16" tapping sleeve for the main water connection. This was necessary since the connection point was at a different location than indicated on WASA record drawings.				
16	C	I	09/28/2005	03/07/2006	OT	SR	12,087.99	5,160.00	0	0
						Contractor provided labor, material and equipment to furnish and install additional fire alarm system horn/strobe units in the hallway. This was required due to code changes after the design was completed and the project awarded.				

4501 Poinciana Park Elementary School
SUMMARY OF CHANGE ORDER NO.: 3
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							REQ.	AUTH. REC.	REQ.	AUTH. REC.	
17	C	C	11/23/2005	03/07/2006	SC	SC	2,111.40	2,000.00	0	0	
			Contractor provided labor, material and equipment to repair existing damaged wall areas where window security grilles and metal gates had been removed by others.								
18	C	C	09/21/2005	03/07/2006	SC	SC	43,766.80	41,248.00	0	0	
			Contractor provided labor, material and equipment to remove and replace existing obsolete and deteriorated windows at building #2 due to extensive leaks. Rooms included are #052, #056, #057, #058, #060, and #063.								
19	C	D	09/28/2005	03/07/2006	SC	SC	6,430.77	5,210.00	0	0	
			Contractor provided labor, material and equipment to furnish and install different-than-specified electrical floor boxes in the media center, as required by I.T.S.								
20	C	C	11/23/2005	03/07/2006	UN	UC	9,384.74	9,222.00	0	0	
			Contractor provided labor, material and equipment to replace existing deteriorated gypsum board and wood furring under existing windows in remodeled area due to leaky windows. These areas were not visible as they were behind existing shelving and paneling.								
21	C	C	11/23/2005	03/07/2006	UN	UC	3,032.00	3,032.00	0	0	
			Contractor provided labor, material and equipment to remove an existing public bus bench that had been installed by others after the design was completed. This included associated fill and patching.								
22	C	C	09/28/2005	03/07/2006	UN	UC	2,845.93	2,364.00	0	0	
			Contractor provided labor, material and								

4501 Poinciana Park Elementary School
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ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	TYPE	CAUSE	REQ.	DOLLARS		DAYS	
								AUTH. REC.	REQ.	AUTH. REC.	REQ.
						equipment to remove the unforeseen hidden ceiling system above the existing ceiling in renovation area of building #2 in order to allow for the installation of the new HVAC and systems.					
23	C	C	09/28/2005	03/07/2006	UN	UC	1,761.75	1,636.00	0	0	
						Contractor provided labor, material and equipment to remove, repair and replace existing ceiling in renovated area of building #2. This was required in order to allow for the replacement of deteriorated existing plumbing pipes for the rest room above.					
24	C	D	11/23/2005	03/07/2006	UN	UC	16,380.62	11,109.00	20	0	
						Contractor provided labor, material and equipment to furnish and install fire alarm system heat detectors in the cafeteria kitchen ceiling. This was necessary due to an unforeseen second ceiling above the existing ceiling.					
25	C	P	03/16/2006	03/07/2006	UN	UC	1,173.00	1,173.00	0	0	
						Contractor provided labor, material and equipment to furnish and install an emergency temporary fence on school side where an existing masonry wall on the park side had been accidentally knocked down by others.					
26	C	C	09/28/2005	03/07/2006	UN	UC	4,158.66	2,234.00	0	0	
						Contractor provided labor, material and equipment to repair and replace existing damaged underground wiring, pullbox and conduit feeding the existing light pole in the P.E. field area.					

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							REQ.	AUTH. REC.	REQ.	AUTH. REC.	
27	C	C	09/28/2005	03/07/2006	UN	UC	5,674.00	3,281.00	0	0	
			Contractor provided labor, material and equipment to repair and replace existing damaged underground electrical conduit.								
28	C	C	09/28/2005	03/07/2006	UN	UC	4,165.70	2,123.00	0	0	
			Contractor provided labor, material and equipment to furnish and install additional electrical grounding rods due to existing soils condition.								
29	C	C	09/28/2005	03/07/2006	UN	UC	2,029.68	2,029.00	0	0	
			Contractor provided labor, material and equipment to replace existing deteriorated wood partitions adjacent to the windows. This was discovered after removal of built in furniture.								
30	C	C	11/23/2005	03/07/2006	UN	UC	16,960.84	15,643.00	0	0	
			Contractor provided labor, material and equipment to regrade the bus drop-off lane due to elevation changes required at the storm sewer catch basin locations due to an unforeseen existing wall footing.								
							CHANGE ORDER TOTAL:	248,961.00		0	

SUMMARY OF CHANGE ORDER NO.: 3

Facility: 4501 Poinciana Park Elementary School
 Project No.: A0556
 Description: ADDITIONS, RENOVATIONS AND REMODELING
 Architect: ARCHITEKNICS, INC.
 EFCO: WOLFBERG ALVAREZ & ASSOCIATES
 Contractor: NAC CONSTRUCTION, INC.

PRIME: NESTOR CASTELLON

CONTRACT STATUS

ORIGINAL CONTRACT PRICE.....\$	3,059,000.00
PREVIOUS EXTRAS.....\$	156,452.00
PREVIOUS CREDITS.....\$	10,741.00
PREVIOUS APPROVED NET CHANGE.....\$	145,711.00
PREVIOUS APPROVED CONTRACT PRICE.....\$	3,204,711.00
THIS CHANGE.....\$	248,961.00
TOTAL NET CHANGE.....\$	394,672.00
ADJUSTED CONTRACT PRICE AFTER THIS CHANGE.....\$	3,453,672.00
CONTRACT AWARD DATE.....	November 19, 2003
ORIGINAL CONTRACT COMPLETION DATE.....	January 22, 2005
PREVIOUS TIME EXTENSION.....	45
PREVIOUS ADJUSTED COMPLETION DATE.....	March 08, 2005
TIME EXTENSION THIS CHANGE.....	0
ADJUSTED COMPLETION DATE AFTER THIS CHANGE.....	March 08, 2005
PROJECTED COMPLETION DATE.....	April 19, 2006
SUBSTANTIAL COMPLETION DATE.....	N/A

CHANGE CAUSE SUMMARY:

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

TYPE	AMOUNT	%	DAYS
ERRORS.....\$	1,493.00	0.05	0
OMISSIONS.....\$	110,335.00	3.61	0
OWNER REQUESTS...\$	11,500.00	0.38	10
UNFORESEEN.....\$	171,599.00	5.61	0
OTHER.....\$	32,310.00	1.06	30
SCOPE CHANGE.....\$	67,435.00	2.20	0
HURRICANE.....\$	0.00	0.00	5
Totals\$	394,672.00	12.91	45

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