

Office of Superintendent of Schools
Board Meeting of May 10, 2006

May 5, 2006

Office of School Facilities
Rose Diamond, Chief Facilities Officer

**SUBJECT: CHANGE ORDER NO. 6
 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 thirteen 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 13. 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 errors and omissions, and also include scope changes and other deficiencies in this 60 year old facility.

This change will increase the contract price by \$97,901. These items have been recommended by the Project Architect and were confirmed by the Technical Review Committee, subsequent to completion, on April 19 2006. They were found to be necessary, fair, and equitable.

The Project Architect has received written notification that recorded change order costs attributable to errors plus 15% of omissions amount to \$75,569, exceeding that allowed by their contract. 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 Change Order No. 6 on Project No. A0793, New Construction - Renovation, George T. Baker Aviation for an additional cost of \$97,901.

DB:ayb

REVISED

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7801 George T. Baker Aviation
 SUMMARY OF CHANGE ORDER NO.: 6
 Project No.: A0793 New Construction - Renovation

ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	TYPE	CAUSE	REQ.	DOLLARS		DAYS	
								AUTH. REC.	REQ.	AUTH. REC.	REQ.
1	C	C	11/03/2005	04/11/2006	ER	SEE	18,249.00	15,859.00	0	0	
<p>Contractor provided labor, material and equipment to modify structural components, and to furnish and install structural elements. This included the cost of revising and resubmitting the shop drawings.</p>											
2	C	D	11/03/2005	04/11/2006	ER	EEE	812.00	543.00	0	0	
<p>Contractor provided labor, material and equipment to change electrical receptacles to GFI type, in order to meet code.</p>											
3	C	C	12/06/2005	04/11/2006	OM	AO	16,691.00	13,347.00	0	0	
<p>Contractor provided labor, material and equipment to furnish and install rainwater diverters at roof, gutters, and leaders at buildings #1 and #2.</p>											
4	C	C	12/06/2005	04/11/2006	OM	AO	7,644.00	6,770.00	0	0	
<p>Contractor provided labor, material and equipment to paint new hanger piers and beams.</p>											
5	C	C	11/03/2005	04/11/2006	OM	AO	7,411.00	6,537.00	0	0	
<p>Contractor provided labor, material and equipment to paint the new exposed interior ceilings in building #5.</p>											
6	C	D	09/16/2005	04/11/2006	OM	AO	1,985.00	1,501.00	0	0	
<p>Contractor provided labor, material and equipment to furnish and install mechanical equipment stands on new roof.</p>											
7	C	C	09/16/2005	04/11/2006	OM	SEO	8,877.00	7,804.00	0	0	
<p>Contractor provided labor, material and equipment to remove existing steel bar joists in lieu of the specified removal of</p>											

7801 George T. Baker Aviation
SUMMARY OF CHANGE ORDER NO.: 6
Project No.: A0793 New Construction - Renovation

ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	TYPE	CAUSE	DOLLARS		DAYS	
							REQ.	AUTH. REC.	REQ.	AUTH. REC.
						wooden structural framing for the demolition of rooms #124 and #224.				
8	C	C	09/16/2005	04/11/2006	OM	AO	8,624.00	6,859.00	0	0
						Contractor provided labor, material and equipment to remove existing sink, electrical panels, piping and conduit from welding laboratory that was converted to a standard classroom.				
9	C	M	09/16/2005	04/11/2006	SC	SC	11,415.00	10,590.00	0	0
						Contractor provided labor, material and equipment to replace existing defective main power feeder cable between the exterior handhole and the engine test cell.				
10	C	M	09/16/2005	04/11/2006	SC	SC	4,665.00	4,179.00	0	0
						Contractor provided labor, material and equipment to replace an existing defective exhaust fan and associated electrical items at the engine test cell.				
11	C	A	12/06/2005	04/11/2006	ER	CEE	4,815.00	4,307.00	0	0
						Contractor provided labor, material and equipment to furnish and install an alternative new water service to building #5 fed from the existing service, in lieu of a new service tap. This should have been handled prior to the project award.				
12	C	C	09/16/2005	04/11/2006	UN	UC	15,335.00	13,710.00	0	0
						Contractor provided labor, material and equipment to remove the existing obsolete underground metal propeller test tank from room #124. The tank had been covered over by heavy equipment. This included backfilling and patching.				

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ATTACHMENT A

7801 George T. Baker Aviation
 SUMMARY OF CHANGE ORDER NO.: 6
 Project No.: A0793 New Construction - Renovation

ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	TYPE	CAUSE	DOLLARS		DAYS	
							REQ.	AUTH. REC.	REQ.	AUTH. REC.
13	C	C	09/16/2005	04/11/2006	OM	SEO	7,645.00	5,895.00	0	0

Contractor provided labor, material and equipment to remove existing structural elements that conflicted with the new construction.

CHANGE ORDER TOTAL: 97,901.00 0

SUMMARY OF CHANGE ORDER NO.: 6

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.....	\$	392,101.00
PREVIOUS CREDITS.....	\$	0.00
PREVIOUS APPROVED NET CHANGE.....	\$	392,101.00
PREVIOUS APPROVED CONTRACT PRICE.....	\$	4,741,703.00
THIS CHANGE.....	\$	97,901.00
TOTAL NET CHANGE.....	\$	490,002.00
ADJUSTED CONTRACT PRICE AFTER THIS CHANGE.....	\$	4,839,604.00
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.....		January 05, 2007
SUBSTANTIAL COMPLETION DATE.....		N/A

CHANGE CAUSE SUMMARY:

(Totals Including This Change Order. Errors + 15% Omissions threshold = 1-1/2%)

TYPE	AMOUNT	%	DAYS
ERRORS.....	\$ 45,588.00	1.05	0
OMISSIONS.....	\$ 199,876.00	4.60	65
OWNER REQUESTS...\$	3,670.00	0.08	0
UNFORESEEN.....\$	127,024.00	2.92	32
OTHER.....\$	4,679.00	0.11	0
SCOPE CHANGE.....\$	109,165.00	2.51	0
HURRICANE.....\$	0.00	0.00	0
Totals	\$ 490,002.00	11.27	97

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

