

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

April 26, 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

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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	REQ.	DOLLARS		DAYS	
								AUTH. REC.	REQ.	AUTH. REC.	REQ.
13	C	C	09/16/2005	04/11/2006	CM	SEO	7,645.00	5,895.00	0	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

ORIGIN:

ER--PA/E Error

DBD--Design-Builder Default

A-- A/E

HC--Hurricane

CD-- Contractor Default

E-- Educational Fac. Plan.

OM--P/A Omission

CE-- Contractor Error

P-- Project Manager

OT--Other

CR-- Contractor Request

D-- DCPS Specialists/Depts.

OW--Owner Request

FE-- Fastrack/Coord. Error

C-- Contractor

SC--Scope Change

FO-- Fastrack/Coord. Omission

S-- State DOE

UN--Unforeseen

ID-- Inspection Delay

M-- Maintenance Dept.

CAUSE:

MD-- Manufacturer's Delay

U-- User (Principal/Admin.)

AE --Architectural Error

OO-- Owner Omission

I-- UBCI

AO --Architectural Omission

OD-- Owner Delay

AM--Asbestos Mgmt.

EEE--Electrical Engineering Error

OR-- Owner Request

DS--Design Services (Group)

EEO--Electrical Engineering Omission

RA-- Reinstate Alternate

CM--Construction Manager

MEE--Mechanical Engineering Error

SC-- Scope Change

ACTION:

MEO--Mechanical Engineering Omission

SR-- State Requirement/Local/City

A-- Approve

SEE--Structural Engineering Error

RD-- Rain Delay

C-- Confirm Staff/TRC Authorize

SEO--Structural Engineering Omission

UC-- Unforeseen Conditions

C/A--Confirm/Approve Authorize

CEE--Civil Engineering Error

UD-- Utility Co. Delay

CEO--Civil Engineering Omission

CL-- Clerical Error

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