

Office of Superintendent of Schools
Board Meeting of September 13, 2006

August 31, 2006

Office of School Facilities
Rose Diamond, Chief Facilities Officer

**SUBJECT: CHANGE ORDER NO. 1
 PROJECT NO. A01004
 CLASSROOM ADDITION
 KINLOCH PARK ELEMENTARY SCHOOL
 4275 NW 1 STREET, MIAMI, FLORIDA**

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

This request for change in the construction contract includes five 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 Design Builder to proceed with items 1 through 3. These items are presented to the Board for confirmation and consideration as required by State Statute.

Change Items Synopsis: These changes are primarily due to programmatic changes to increase the number of intermediate classrooms in lieu of primary classrooms.

This change will increase the contract price by \$79,991 and extend the contract completion date by 12 days. These items have been recommended by the Design Criteria Professional and were confirmed/approved by the Technical Review Committee, subsequent to completion, on August 8, 2006. They were found to be necessary, fair, and equitable.

The Design Criteria Professional will not receive additional fees for the items that resulted from 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 Design Criteria Professional as called for in the contract.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, confirm Change Order No. 1 on Project No. A01004, Classroom Addition, Kinloch Park Elementary School for an additional cost of \$79,991 and approve a time extension of 12 days.

OS:ayb

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2781 Kinloch Park Elementary School
SUMMARY OF CHANGE ORDER NO.: 1
Project No.: A01004 Classroom Addition

ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	TYPE	CAUSE	DOLLARS		DAYS	
							REQ.	AUTH. REC.	REQ.	AUTH. REC.
1	C	C	03/23/2006	07/05/2006	OM	AO	3,837.00	3,837.00	0	0
Design Builder provided design only for the addition of a fire hydrant, as required by City of Miami Public Works.										
2	C	C	03/23/2006	07/05/2006	OT	SR	9,970.50	9,971.00	0	0
Design Builder provided design only for the addition of a forced water main, as required by WASA.										
3	C	C	03/23/2006	07/05/2006	UN	UC	12,612.60	12,613.00	0	0
Design Builder provided design only to relocate existing unforeseen underground sanitary sewer and water lines in the footprint of the new construction. This did not show on the record drawings.										
4	A	D		07/05/2006	SC	SC	53,570.73	53,570.00	0	0
Design Builder to provide design, labor, material and equipment to reconfigure and expand intermediate classroom rest rooms and vestibules. This is necessary due to the need to increase the number of intermediate classrooms in lieu of primary classrooms.										
5	A	C		07/05/2006	HC	UC	0.00	0.00	12	12
This is to extend the contract completion date due to delays caused by all year 2005 hurricanes.										
CHANGE ORDER TOTAL:							79,991.00		12	

SUMMARY OF CHANGE ORDER NO.: 1

Facility: 2781 Kinloch Park Elementary School
 Project No.: A01004
 Description: CLASSROOM ADDITION
 Architect: ZYSCOVICH, INC.
 EFCO: BERMELO, AJAMIL & PARTNERS
 Contractor: NAC CONSTRUCTION, INC.

PRIME: NESTOR CASTELLON

CONTRACT STATUS

ORIGINAL CONTRACT PRICE.....\$	5,519,000.00
PREVIOUS EXTRAS.....\$	0.00
PREVIOUS CREDITS.....\$	0.00
PREVIOUS APPROVED NET CHANGE.....\$	0.00
PREVIOUS APPROVED CONTRACT PRICE.....\$	5,519,000.00
THIS CHANGE.....\$	79,991.00
TOTAL NET CHANGE.....\$	79,991.00
ADJUSTED CONTRACT PRICE AFTER THIS CHANGE.....\$	5,598,991.00
CONTRACT AWARD DATE.....	March 16, 2005
ORIGINAL CONTRACT COMPLETION DATE.....	December 07, 2006
PREVIOUS TIME EXTENSION.....	0
PREVIOUS ADJUSTED COMPLETION DATE.....	December 07, 2006
TIME EXTENSION THIS CHANGE.....	12
ADJUSTED COMPLETION DATE AFTER THIS CHANGE.....	December 19, 2006
PROJECTED COMPLETION DATE.....	December 19, 2006
SUBSTANTIAL COMPLETION DATE.....	N/A

CHANGE CAUSE SUMMARY:

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

TYPE	AMOUNT	%	DAYS
ERRORS.....\$	0.00	0.00	0
OMISSIONS.....\$	3,837.00	0.07	0
OWNER REQUESTS...\$	0.00	0.00	0
UNFORESEEN.....\$	12,613.00	0.23	0
OTHER.....\$	9,971.00	0.18	0
SCOPE CHANGE.....\$	53,570.00	0.97	0
HURRICANE.....\$	0.00	0.00	12
Totals\$	79,991.00	1.45	12

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--Unforeseen

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-- Unforeseen 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