

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. 2
 PROJECT NO. AK0043
 ADDITIONS RENOVATIONS AND REMODELING
 MERRICK EDUCATIONAL CENTER
 39 ZAMORA AVENUE, CORAL GABLES, FLORIDA**

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

This request for change in the construction contract includes eleven 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 11. These items are presented to the Board for confirmation as required by State Statute.

Change Item Synopsis: These changes are primarily due to the correction of existing unforeseen deficiencies in this 68 year old facility, and to Project Architect/Engineer omissions.

This change will increase the contract price by \$120,746. These items have been recommended by the Project Architect and were confirmed by the Technical Review Committee, subsequent to completion, on August 8, 2006. They were found to be necessary, fair, and equitable.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, confirm Change Order No. 2 on Project No. AK0043, Additions, Renovations and Remodeling, Merrick Educational Center for an additional cost of \$120,746.

JR:ayb

F - 41

9732 Merrick Educational Center

SUMMARY OF CHANGE ORDER NO.: 2

Project No.: AK0043 Additions, Renovations and Remodeling

ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPEVD.	TYPE	CAUSE	REQ.	DOLLARS		DAYS	
								AUTH. REC.	REQ.	AUTH. REC.	REQ.
1	C	C	04/26/2006	07/05/2006	UN	UC	20,437.50	20,000.00	0	0	0
Contractor provided labor, material and equipment to furnish and install additional underlayment for the epoxy flooring contracted to be installed in the kitchen area. The underlayment was required due to unevenness of the existing floor which could not be determined until all of the kitchen equipment was removed.											
2	C	C	07/18/2006	08/08/2006	ER	MEE	4,140.00	4,000.00	0	0	0
Contractor provided labor, material and equipment to furnish and install metal "base stands" for the new HVAC units so that they would line up with the existing window openings.											
3	C	C	07/18/2006	07/25/2006	OM	MEO	2,104.50	2,100.00	0	0	0
Contractor provided labor, material and equipment to modify the existing HVAC system ductwork and furnish and install new taps and ductwork and supply grilles in building #3 reception and administration area.											
4	C	C	07/18/2006	07/25/2006	OM	MEO	4,310.20	3,528.00	0	0	0
Contractor provided labor, material and equipment to furnish and install HVAC ductwork and supply grilles for the new unit in room #205. This was necessary due to having to install a lower ceiling than designed because of conflicts with new and existing piping.											
5	C	C	07/18/2006	07/25/2006	OM	AO	3,335.00	3,243.00	0	0	0
Contractor provided labor, material and equipment to furnish and install structural backing for replacement handrails in the existing stairways of building #3.											

9732 Merrick Educational Center
SUMMARY OF CHANGE ORDER NO.: 2
Project No.: AK0043 Additions, Renovations and Remodeling

ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	TYPE	CAUSE	REQ.	DOLLARS		DAYS	
								AUTH. REC.	REQ.	AUTH. REC.	REQ.
6	C	C	07/18/2006	07/25/2006	OM	MEO	20,288.00	19,354.00	0	0	0
<p>Contractor provided labor, material and equipment to furnish and install a new replacement HVAC unit and ductwork in room #001A.</p>											
7	C	P	07/18/2006	07/25/2006	OW	OR	1,380.00	1,380.00	0	0	0
<p>This reimburses the Contractor for the cost of an underground utilities locator company to locate existing conflicting utilities in order to expedite the project completion.</p>											
8	C	P	07/18/2006	07/25/2006	OW	OR	21,752.00	19,376.00	0	0	0
<p>Contractor provided labor, material and equipment to pack, remove, replace and unpack existing FF&E, including books on a room-by-room basis, in order to allow for the contract replacement of building #3 flooring. This work was originally anticipated to be done by M-DCPS forces, but they were not available.</p>											
9	C	U	07/18/2006	07/25/2006	SC	SC	13,198.00	13,000.00	0	0	0
<p>Contractor provided labor, material and equipment to construct an office in the new administration area for the Academy for Community Education (ACE) Assistant Principal.</p>											
10	C	C	07/18/2006	07/25/2006	UN	UC	6,911.50	4,565.00	0	0	0
<p>Contractor provided labor, material and equipment to remove and replace an existing damaged unforeseen underground 80' - 0" long water main that was discovered under the area of the new building addition. This was not shown on the record drawings, and was not buried deep enough to meet code.</p>											

9732 Merrick Educational Center

SUMMARY OF CHANGE ORDER NO.: 2

Project No.: AK0043 Additions, Renovations and Remodeling

ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	TYPE	CAUSE	DOLLARS		DAYS	
							REQ.	AUTH. REC.	REQ.	AUTH. REC.
11	C	C	07/18/2006	07/25/2006	UN	UC	33,068.00	30,200.00	0	0

Contractor provided labor, material and equipment to excavate and backfill an additional 235 cubic yards of earth and structure due to the discovery of an abandoned portion of a former paved-over swimming pool in the area of the new addition. This was not shown on record drawings.

CHANGE ORDER TOTAL: 120,746.00 0

SUMMARY OF CHANGE ORDER NO.: 2

Facility: 9732 Merrick Educational Center
 Project No.: AK0043
 Description: ADDITIONS, RENOVATIONS AND REMODELING
 Architect: ARCHITEKNICS, INC.
 EFCO: BERMELO, AJAMIL & PARTNERS
 Contractor: MIAMI SKYLINE CONSTRUCTION CORP PRIME: MR. CLAUDIO S. RODRIGUEZ

CONTRACT STATUS

ORIGINAL CONTRACT PRICE.....\$	1,798,170.00
PREVIOUS EXTRAS.....\$	44,503.00
PREVIOUS CREDITS.....\$	0.00
PREVIOUS APPROVED NET CHANGE.....\$	44,503.00
PREVIOUS APPROVED CONTRACT PRICE.....\$	1,842,673.00
THIS CHANGE.....\$	120,746.00
TOTAL NET CHANGE.....\$	165,249.00
ADJUSTED CONTRACT PRICE AFTER THIS CHANGE.....\$	1,963,419.00
CONTRACT AWARD DATE.....	June 15, 2005
ORIGINAL CONTRACT COMPLETION DATE.....	January 11, 2007
PREVIOUS TIME EXTENSION.....	12
PREVIOUS ADJUSTED COMPLETION DATE.....	January 23, 2007
TIME EXTENSION THIS CHANGE.....	0
ADJUSTED COMPLETION DATE AFTER THIS CHANGE.....	January 23, 2007
PROJECTED COMPLETION DATE.....	January 23, 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.....\$	4,000.00	0.22	0
OMISSIONS.....\$	38,931.00	2.17	0
OWNER REQUESTS...\$	20,756.00	1.15	0
UNFORESEEN.....\$	54,765.00	3.05	0
OTHER.....\$	0.00	0.00	0
SCOPE CHANGE.....\$	46,797.00	2.60	0
HURRICANE.....\$	0.00	0.00	12
Totals\$	165,249.00	9.19	12

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

MEO--Mechanical Engineering Omission

SR-- State Requirement/Local/City

ACTION:

SEE--Structural Engineering Error

RD-- Rain Delay

A-- Approve

SEO--Structural Engineering Omission

UC-- Unforeseen Conditions

C-- Confirm Staff/TRC Authorize

CEE--Civil Engineering Error

UD-- Utility Co. Delay

C/A--Confirm/Approce Authorize

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