

Office of Superintendent of Schools
Board Meeting of August 2, 2006

August 31, 2006

Office of School Facilities
Rose Diamond, Chief Facilities Officer

**SUBJECT: CHANGE ORDER NO. 1
 PROJECT NO. 00140200
 MODULAR CLASSROOM ADDITION
 PALM LAKES ELEMENTARY SCHOOL
 7450 WEST 16 AVENUE, HIALEAH, FLORIDA**

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

This request for change in the construction contract includes four 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 Construction Manager to proceed with item 1. These items are presented to the Board for confirmation and consideration as required by State Statute.

Change Items Synopsis: These changes are primarily to provide a new HVAC chilled water system and facility, and replacement fire alarm/public address/intercom/clock systems, for the entire campus.

This change will increase the contract price by \$483,652. These items have been recommended by the Project Architect 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 Project Architect will not receive additional fees for the items that resulted from an error 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/approve Change Order No. 1 on Project No. 00140200, Modular Classroom Addition, Palm Lakes Elementary School for an additional cost of \$483,652.

LF:ayb

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4241 Palm Lakes Elementary School
SUMMARY OF CHANGE ORDER NO.: 1
Project No.: 00140200 Modular Classroom Addition

ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APFVD.	TYPE	CAUSE	DOLLARS		DAYS	
							REQ.	AUTH. REC.	REQ.	AUTH. REC.
1	C	C	06/16/2006	07/05/2006	ER	EEE	15,000.00	15,000.00	0	0
Construction Manager provided labor, material and equipment to furnish and install additional underground systems conduits to the existing facility.										
2	A	C		07/05/2006	SC	SC	95,030.00	95,030.00	0	0
Construction Manager to provide labor, material and equipment to furnish and install lighting for the added covered walkway, and to reroute the electrical ductbank in order to allow existing portable classrooms to remain.										
3	A	C		07/05/2006	SC	SC	153,398.00	153,398.00	0	0
Construction Manager to provide labor, material and equipment to completely remove and replace the existing obsolete fire alarm and public address/intercom and clock systems throughout the existing facility. Repair and partial replacement were included in the contract.										
4	A	P		07/05/2006	SC	SC	220,224.00	220,224.00	0	0
Construction Manager to provide labor, material and equipment to construct a larger-than-specified HVAC chilled water system and building in order to accommodate the existing load as well as the added load of the modular building.										
CHANGE ORDER TOTAL:							483,652.00		0	0

SUMMARY OF CHANGE ORDER NO.: 1

Facility: 4241 Palm Lakes Elementary School
 Project No.: 00140200
 Description: MODULAR CLASSROOM ADDITION
 Architect: SPILLIS CANDELA & PARTNERS, INC.
 EFCO: BERMELO, AJAMIL & PARTNERS
 Contractor: CENTEX CORPORATION

PRIME: MORGAN KING

CONTRACT STATUS

ORIGINAL CONTRACT PRICE.....	\$	6,656,583.00
PREVIOUS EXTRAS.....	\$	0.00
PREVIOUS CREDITS.....	\$	0.00
PREVIOUS APPROVED NET CHANGE.....	\$	0.00
PREVIOUS APPROVED CONTRACT PRICE.....	\$	6,656,583.00
THIS CHANGE.....	\$	483,652.00
TOTAL NET CHANGE.....	\$	483,652.00
ADJUSTED CONTRACT PRICE AFTER THIS CHANGE.....	\$	7,140,235.00
CONTRACT AWARD DATE.....		October 19, 2005
ORIGINAL CONTRACT COMPLETION DATE.....		September 01, 2006
PREVIOUS TIME EXTENSION.....		0
PREVIOUS ADJUSTED COMPLETION DATE.....		September 01, 2006
TIME EXTENSION THIS CHANGE.....		0
ADJUSTED COMPLETION DATE AFTER THIS CHANGE.....		September 01, 2006
PROJECTED COMPLETION DATE.....		September 01, 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.....	15,000.00	0.23	0
OMISSIONS.....	0.00	0.00	0
OWNER REQUESTS...	0.00	0.00	0
UNFORESEEN.....	0.00	0.00	0
OTHER.....	0.00	0.00	0
SCOPE CHANGE.....	468,652.00	7.04	0
HURRICANE.....	0.00	0.00	0
Totals	483,652.00	7.27	0

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-- Reinststate 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