

Office of School Facilities  
Rose Diamond, Chief Facilities Officer

**SUBJECT: FINAL CHANGE ORDER  
CHANGE ORDER NO. 8  
PROJECT NO. A0750A  
MEDIA CENTER ADDITION  
AIR BASE ELEMENTARY SCHOOL  
12829 SW 272 STREET, HOMESTEAD, FLORIDA**

**COMMITTEE: FACILITIES AND CONSTRUCTION REFORM**

This request for change in the construction contract includes two 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 and 2. These items are presented to the Board for confirmation as required by State Statute.

Change Items Synopsis: These changes are due to replacing deteriorated and obsolete existing HVAC equipment, and to the need for fire alarm system heat detectors caused by the discovery of concealed wooden structural members.

This change will increase the contract price by \$21,151. These items have been recommended by the Project Architect and were confirmed by the Technical Review Committee on September 18, 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 amount to \$45,220, 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. This project is one of three prototype media center additions assigned to this Project Architect, and the Project Architect has received written notification that recorded change order costs attributable to errors exceed that allowed by the contract on Lorah Park Elementary Media Center Project A0750B.

**RECOMMENDED:** That The School Board of Miami-Dade County, Florida, confirm Final Change Order, Change Order No. 8 on Project No. A0750A, Media Center Addition, Air Base Elementary School for an additional cost of \$21,151.

JV:ayb

FINAL CHANGE ORDER

ATTACHMENT A

0041 Air Base Elementary School

SUMMARY OF CHANGE ORDER NO.: 8

Project No.: A0750A Media Center Addition

ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	TYPE	CAUSE	DOLLARS		DAYS	
							REQ.	AUTH. REC.	REQ.	AUTH. REC.
1	C	M	08/25/2006	09/05/2006	SC	SC	4,277.00	4,277.00	15	0
<p>Contractor provided labor, material and equipment to furnish and install additional electrical and HVAC system equipment necessary for the replacement of the existing deteriorated and obsolete AHU, and to meet current design criteria.</p>										
2	C	D	08/02/2006	09/05/2006	UN	UC	16,874.00	16,874.00	20	0
<p>Contractor provided labor, material and equipment to furnish and install fire alarm system heat detectors as required due to the wooden joists discovered above the existing remodeled media center's ceiling area.</p>										
CHANGE ORDER TOTAL:							21,151.00			0

FINAL CHANGE ORDER

SUMMARY OF CHANGE ORDER NO.: 8

Facility: 0041 Air Base Elementary School  
 Project No.: A0750A  
 Description: MEDIA CENTER ADDITION  
 Architect: THE RUSSELL PARTNERSHIP, INC.  
 EFCO: BERMELLO, AJAMIL & PARTNERS  
 Contractor: GENERAL CONTRACTORS & CONSTRUCTION PRIME: MS. AKRAM NIROOMAND

CONTRACT STATUS

ORIGINAL CONTRACT PRICE.....\$	1,151,000.00
PREVIOUS EXTRAS.....\$	407,565.00
PREVIOUS CREDITS.....\$	1,743.00
PREVIOUS APPROVED NET CHANGE.....\$	405,822.00
PREVIOUS APPROVED CONTRACT PRICE.....\$	1,556,822.00
THIS CHANGE.....\$	21,151.00
TOTAL NET CHANGE.....\$	426,973.00
ADJUSTED CONTRACT PRICE AFTER THIS CHANGE.....\$	1,577,973.00
CONTRACT AWARD DATE.....	August 21, 2002
ORIGINAL CONTRACT COMPLETION DATE.....	November 16, 2003
PREVIOUS TIME EXTENSION.....	629
PREVIOUS ADJUSTED COMPLETION DATE.....	August 06, 2005
TIME EXTENSION THIS CHANGE.....	0
ADJUSTED COMPLETION DATE AFTER THIS CHANGE.....	August 06, 2005
PROJECTED COMPLETION DATE.....	N/A
SUBSTANTIAL COMPLETION DATE.....	August 06, 2005

CHANGE CAUSE SUMMARY:

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

TYPE	AMOUNT	%	DAYS
ERRORS.....\$	45,220.00	3.93	284
OMISSIONS.....\$	206,754.00	17.96	150
OWNER REQUESTS...\$	-1,743.00	-0.15	0
UNFORESEEN.....\$	44,799.00	3.89	19
OTHER.....\$	900.00	0.08	16
SCOPE CHANGE.....\$	131,043.00	11.39	160
HURRICANE.....\$	0.00	0.00	0
Totals .....\$	426,973.00	37.10	629

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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-- Reinstate 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