

Office of School Facilities  
Rose Diamond, Chief Facilities Officer

**SUBJECT:           CHANGE ORDER NO. 7  
                      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 twenty-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 through 22. 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.

This change will increase the contract price by \$122,640. These items have been recommended by the Project Architect and were confirmed by the Technical Review Committee, subsequent to completion, 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 plus 15% of omissions amount to \$107,105, 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. 7 on Project No. A0793, New Construction - Renovation, George T. Baker Aviation for an additional cost of \$122,640.

7801 George T. Baker Aviation  
SUMMARY OF CHANGE ORDER NO.: 7  
Project No.: A0793 New Construction - Renovation

ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	TYPE	CAUSE	DOLLARS		DAYS		
							REQ.	AUTH. REC.	REQ.	AUTH. REC.	
1	C	I	06/22/2006	09/05/2006	ER	EEE	1,268.00	1,268.00	0	0	
			Contractor provided labor, material and equipment to relocate electrical circuits #22, #24 and #26 from panel #5L to #N2.								
2	C	I	06/22/2006	09/05/2006	ER	EEE	1,301.00	1,301.00	0	0	
			Contractor provided labor, material and equipment to furnish and install GFI electrical outlets at all storage, mechanical and electrical rooms.								
3	C	C	04/06/2006	09/05/2006	ER	EEE	4,586.00	4,586.00	0	0	
			Contractor provided labor, material and equipment to rewire overloaded circuits #4 and #23 in panel #5L at room #502. This included new circuit breakers.								
4	C	C	04/06/2006	09/05/2006	ER	EEE	16,715.00	16,715.00	0	0	
			Contractor provided labor, material and equipment to rewire overloaded circuits #13, #15, #17, #19, #21 and #23 at hanger high bay lighting. This included new circuit breakers.								
5	C	C	04/06/2006	09/05/2006	ER	EEE	1,689.00	1,689.00	0	0	
			Contractor provided labor, material and equipment to rewire overloaded circuit #6 in panel #5L for low bay lighting in room #506B. This included a new circuit breaker.								
6	C	C	03/06/2006	09/05/2006	ER	EEE	12,983.00	12,523.00	0	0	
			Contractor provided labor, material and equipment to replace the 1200 amp main breaker with a 1000 amp main breaker in building #5.								

7801 George T. Baker Aviation  
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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.
7	C	C	04/06/2006	09/05/2006	ER	AE	607.00	607.00	0	0	
			Contractor provided labor, material and equipment modify the electronics laboratory cabinetry to accommodate existing plumbing.								
8	C	I	03/06/2006	09/05/2006	ER	EEE	780.00	780.00	0	0	
			Contractor provided labor, material and equipment to furnish and install a weatherproof electrical receptacle.								
9	C	U	06/22/2006	09/05/2006	OM	AO	8,961.00	8,961.00	0	0	
			Contractor provided labor, material and equipment to furnish and install an accordion door at the principal's office.								
10	C	I	06/22/2006	09/05/2006	OM	AO	1,271.00	1,271.00	0	0	
			Contractor provided labor, material and equipment to furnish and install additional safety signage at building #5.								
11	C	P	06/22/2006	09/05/2006	OM	AO	2,388.00	2,388.00	0	0	
			Contractor provided labor, material and equipment to furnish and install access gates in the new fencing for the test cell facility.								
12	C	I	06/22/2006	09/05/2006	OM	EEO	8,465.00	7,407.00	0	0	
			Contractor provided labor, material and equipment to furnish and install NEMA 3R wet location exterior emergency lights at building #5.								
13	C	C	05/04/2006	09/05/2006	OM	MEO	1,221.00	1,221.00	0	0	
			Contractor provided labor, material and equipment to furnish and install HVAC system outside supply air dampers, interlock wiring and programming for AHU								

7801 George T. Baker Aviation  
SUMMARY OF CHANGE ORDER NO.: 7  
Project No.: A0793 New Construction - Renovation

ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	TYPE	CAUSE	DOLLARS		DAYS	
							REQ.	AUTH. REC.	REQ.	AUTH. REC.
						#1-#5.				
14	C	C	05/04/2006	09/05/2006	OM	EEO	3,330.00	3,330.00	0	0
						Contractor provided labor, material and equipment to furnish and install power conduit and a circuit breaker for exhaust fan #SF4.				
15	C	C	02/10/2006	09/05/2006	OM	EEO	6,786.00	4,355.00	0	0
						Contractor provided labor, material and equipment to furnish and install power and controls conduits, wire and accessories for the dust collector.				
16	C	C	02/10/2006	09/05/2006	OM	MEO	6,343.00	4,939.00	0	0
						Contractor provided labor, material and equipment to furnish and install an HVAC system condensate pump and associated electrical power conduit, in lieu of the specified gravity feed system.				
17	C	C	02/10/2006	09/05/2006	OM	EEO	1,016.00	1,016.00	0	0
						Contractor provided labor, material and equipment to furnish and install power conduit and wire for an HVAC system cooling tower water pump.				
18	C	C	02/10/2006	09/05/2006	OM	EEO	7,748.00	5,089.00	0	0
						Contractor provided labor, material and equipment to furnish and install a remote chiller drinking water cooler, and an electric instant hot water heater.				
19	C	P	03/06/2006	09/05/2006	OM	MEO	6,486.00	5,838.00	0	0
						Contractor provided labor, material and equipment to furnish and install a compressed air line at building #5.				

7801 George T. Baker Aviation  
 SUMMARY OF CHANGE ORDER NO.: 7  
 Project No.: A0793 New Construction - Renovation

ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	TYPE	CAUSE	DOLLARS		DAYS	
							REQ.	AUTH. REC.	REQ.	AUTH. REC.
20	C	P	02/10/2006	09/05/2006	OM	AO	27,813.00	27,813.00	0	0
			Contractor provided labor, material and equipment to furnish and instal a fluid applied waterproofing membrane on the hanger roof.							
21	C	U	06/22/2006	09/05/2006	OW	OR	6,423.00	6,423.00	0	0
			Contractor provided labor, material and equipment to furnish and install underground power conduit and wire for the school marquee sign.							
22	C	C	03/06/2006	09/05/2006	UN	UC	3,120.00	3,120.00	0	0
			Contractor provided labor, material and equipment to repair and replace defective exterior lighting fixtures. This included troubleshooting.							
CHANGE ORDER TOTAL:							122,640.00		0	

SUMMARY OF CHANGE ORDER NO.: 7  
 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.....\$	490,002.00
PREVIOUS CREDITS.....\$	0.00
PREVIOUS APPROVED NET CHANGE.....\$	490,002.00
PREVIOUS APPROVED CONTRACT PRICE.....\$	4,839,604.00
THIS CHANGE.....\$	122,640.00
TOTAL NET CHANGE.....\$	612,642.00
ADJUSTED CONTRACT PRICE AFTER THIS CHANGE.....\$	4,962,244.00
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.....\$	69,198.00	1.59	0
OMISSIONS.....\$	252,712.00	5.81	65
OWNER REQUESTS...\$	10,093.00	0.23	0
UNFORESEEN.....\$	151,256.00	3.48	32
OTHER.....\$	6,911.00	0.16	0
SCOPE CHANGE.....\$	122,472.00	2.82	0
HURRICANE.....\$	0.00	0.00	0
Totals .....\$	612,642.00	14.09	97

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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