

Office of Superintendent of Schools
Board Meeting of October 11, 2006

September 27, 2006

Office of School Facilities
Rose Diamond, Chief Facilities Officer

**SUBJECT: CHANGE ORDER NO. 4
 PROJECT NO. A0744
 DESIGN-BUILD - STATE SCHOOL "FFF"
 RONALD W. REAGAN/DORAL SENIOR HIGH SCHOOL
 8600 NW 107 AVENUE, MIAMI, FLORIDA**

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

This request for change in the construction contract includes nine 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 8. 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 street paving repair and replacement caused by adjacent landowners not completing their respective halves of the roadways in a timely manner. This has been referred to the Attorneys' office to determine if there is any possible legal action to pursue for recovery of these costs.

This change will increase the contract price by \$257,978. These items have been recommended by the Project Architect and were confirmed/approved by the Technical Review Committee, subsequent to completion, on September 18, 2006. They were found to be necessary, fair, and equitable.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, confirm/approve Change Order No. 4 on Project No. A0744, Design-Build - State School "FFF", Ronald W. Reagan/Doral Senior High School for an additional cost of \$257,978.

JS:ayb

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7241 Ronald W. Reagan/Doral Senior High
 SUMMARY OF CHANGE ORDER NO.: 4
 Project No.: A0744 Design-Build - State School "FFF"

ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	TYPE	CAUSE	REQ.	DOLLARS		DAYS	
								AUTH. REC.	REQ.	AUTH. REC.	REQ.
1	C	C	08/24/2006	09/05/2006	OT	CR	59,174.00	49,362.00	0	0	
			<p>This reimburses the Design Builder for FPL electric bills after May 15, 2006 for substantially complete buildings #1A, #1B and #1C; and after June 30, 2006 for substantially complete buildings #2 and #3.</p>								
2	C	D	09/07/2006	09/05/2006	SC	SC	4,310.00	3,771.00	0	0	
			<p>Design Builder provided design, labor, material and equipment to furnish and install additional network outlets in the gymnasium storage room, as required by I.T.S.</p>								
3	C	D	09/07/2006	09/05/2006	SC	SC	1,724.00	1,724.00	0	0	
			<p>Design Builder provided design, labor, material and equipment to furnish and install additional ethernet switches in buildings #1A, #1B, #1C, #3A and #4 in order to improve communication signals, as required by I.T.S.</p>								
5	C	H	09/07/2006	09/05/2006	SC	SC	1,798.00	1,798.00	0	0	
			<p>Design Builder provided design, labor, material and equipment to furnish and install additional junction boxes at covered walkways for CCTV camera devices, as required by Maintenance Operations.</p>								
6	C	U	08/24/2006	09/05/2006	SC	SC	4,476.00	4,253.00	0	0	
			<p>Design Builder provided design, labor, material and equipment to furnish and install additional striping on the gymnasium floor for additional badminton courts.</p>								
7	C	H	08/24/2006	09/05/2006	SC	SC	35,537.00	30,000.00	0	0	
			<p>Design Builder provided design, labor,</p>								

7241 Ronald W. Reagan/Doral Senior High
 SUMMARY OF CHANGE ORDER NO.: 4
 Project No.: A0744 Design-Build - State School "FFY"

ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	TYPE	CAUSE	DOLLARS		DAYS	
							REQ.	AUTH. REC.	REQ.	AUTH. REC.
						Material and equipment to furnish and install Canadian Peat topsoil in lieu of specified 80% sand and 20% muck. Due to the wetness of the soil, the specified topsoil could not be mixed. The design criteria is being changed to reflect this for future projects.				
8	C	D	08/24/2006	09/05/2006	SC	SC	2,968.00	2,822.00	0	0
						Design Builder provided design, labor, material and equipment to furnish and install different-than-specified door hardware.				
9	C	C	08/24/2006	09/05/2006	UN	UC	12,945.00	12,000.00	0	0
						Design Builder provided design, labor, material and equipment to furnish and install temporary water-filled traffic barriers on NW 88 Street and NW 109 Avenue because adjacent landowners had not completed their respective halves of the roads as promised. This has been referred to the Attorneys office to determine if there is any possible legal action to pursue for recovery of these costs.				
10	A	C		09/05/2006	UN	UC	165,877.00	152,248.00	0	0
						Design Builder to provide design, labor, material and equipment to repair and replace asphalt paving on NW 88 Street and on NW 109 Avenue due to damages caused by adjacent landowners not completing their respective halves of these roadways in a timely manner. This has been referred to the Attorneys office to determine if there is any possible legal action to pursue for recovery of these costs.				
CHANGE ORDER TOTAL:							257,978.00		0	

SUMMARY OF CHANGE ORDER NO.: 4

Facility: 7241 Ronald W. Reagan/Doral Senior High
 Project No.: A0744
 Description: DESIGN-BUILD - STATE SCHOOL "FFF"
 Architect: SPILLIS CANDELA & PARTNERS, INC.
 EFCO: BENVELLO, AJAMIL & PARTNERS
 Contractor: DETANCOURT CASTELLON ASSOCIATES, INC. PRIME: ALBERT CASTELLON

CONTRACT STATUS

ORIGINAL CONTRACT PRICE.....3	28,979,000.00
PREVIOUS EXTRAS.....3	2,102,221.00
PREVIOUS CREDITS.....3	10,877.00
PREVIOUS APPROVED NET CHANGE.....5	2,091,344.00
PREVIOUS APPROVED CONTRACT PRICE.....3	31,070,344.00
THIS CHANGE.....\$	257,970.00
TOTAL NET CHANGE.....3	2,349,322.00
ADJUSTED CONTRACT PRICE AFTER THIS CHANGE.....3	31,328,322.00
CONTRACT AWARD DATE.....	November 19, 2003
ORIGINAL CONTRACT COMPLETION DATE.....	April 05, 2006
PREVIOUS TIME EXTENSION.....	93
PREVIOUS ADJUSTED COMPLETION DATE.....	July 07, 2006
TIME EXTENSION THIS CHANGE.....	0
ADJUSTED COMPLETION DATE AFTER THIS CHANGE.....	July 07, 2006
PROJECTED COMPLETION DATE.....	N/A
SUBSTANTIAL COMPLETION DATE.....	July 15, 2006

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.....\$	0.00	0.00	0
OWNER REQUESTS...\$	1,062,674.00	3.67	-73
UNFORESEEN.....\$	164,248.00	0.57	166
OTHER.....\$	1,067,664.00	3.68	0
SCOPE CHANGE.....\$	54,736.00	0.19	0
HURRICANE.....\$	0.00	0.00	0
Totals3	2,349,322.00	8.11	93

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-- UDCI
- AM--Asbestos Mgmt.
- DS--Design Services (Group)
- CM--Construction Manager

ACTION:

- A-- Approve
- C-- Confirm Staff/TRC Authorize
- C/A--Confirm/Approve Authorize

TYPE:

- ER--PA/E Error
- HC--Hurricane
- OM--P/A Omission
- OT--Other
- OR--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