

Office of School Facilities  
Rose Diamond, Chief Facilities Officer

**SUBJECT:           FINAL CHANGE ORDER  
                      CHANGE ORDER NO. 2  
                      PROJECT NO. A0785  
                      NEW MEDIA CENTER  
                      BRENTWOOD ELEMENTARY SCHOOL  
                      3101 NW 191 STREET, OPA-LOCKA, FLORIDA**

**COMMITTEE:       FACILITIES AND CONSTRUCTION REFORM**

This request for change in the construction contract includes seventeen 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 Contractor to proceed with items 1 through 16. 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 State requirements for a fire truck turnaround roadway, and modifications resulting from a concurrent FEMA/DERM storm drainage project.

This change will increase the contract price by \$57,918 and extend the contract completion date by 14 days. These items have been recommended by the Project Architect and were confirmed/approved by the Technical Review Committee on October 17, 2006. They were found to be necessary, fair, and equitable.

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 Final Change Order, Change Order No. 2 on Project No. A0785, New Media Center, Brentwood Elementary School for an additional cost of \$57,918 and approve a time extension of 14 days.

EG:ayb

FINAL CHANGE ORDER  
 0461 Brentwood Elementary School  
 SUMMARY OF CHANGE ORDER NO.: 2  
 Project No.: A0785 New Media Center

ATTACHMENT A

ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	TYPE	CAUSE	REQ.	DOLLARS		DAYS	
								AUTH. REC.	REQ.	AUTH. REC.	REQ.
1	C	C	03/16/2006	10/10/2006	ER	CEE	731.25	731.00	0	0	
<p>Contractor provided labor, material and equipment to relocate a thermostat that conflicted with the media center shelving installation.</p>											
2	C	C	03/16/2006	10/10/2006	ER	CEE	3,049.80	587.00	0	0	
<p>Contractor provided labor, material and equipment to reconfigure and replace storm drainage system grates.</p>											
3	C	C	03/16/2006	10/10/2006	OM	EEO	5,459.00	5,459.00	0	0	
<p>Contractor provided labor, material and equipment to furnish and install additional security system door contacts and associated conduit and wiring.</p>											
4	C	C	03/16/2006	10/10/2006	OM	EEO	321.22	321.00	0	0	
<p>Contractor provided labor, material and equipment to furnish and install electrical power conduit and wire to the exhaust fan in custodial closet room #400B.</p>											
5	C	A	03/16/2006	10/10/2006	OM	EEO	245.70	245.00	0	0	
<p>Contractor provided labor, material and equipment to furnish and install additional security system signage.</p>											
6	C	C	03/16/2006	10/10/2006	OM	EEO	2,105.72	2,105.00	0	0	
<p>Contractor provided labor, material and equipment to furnish and install power conduit and wire to the media center's HVAC system's ductwork-mounted heater at the media center.</p>											
7	C	D	03/16/2006	10/10/2006	OM	EEO	928.45	842.00	0	0	
<p>Contractor provided labor, material and</p>											

## FINAL CHANGE ORDER

ATTACHMENT A

0461 Brentwood Elementary School

SUMMARY OF CHANGE ORDER NO.: 2

Project No.: A0785 New Media Center

ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	TYPE	CAUSE	DOLLARS		DAYS	
							REQ.	AUTH. REC.	REQ.	AUTH. REC.
						equipment to furnish and install GFI equipped electrical receptacles at all sinks and water coolers.				
8	C/A	D	03/16/2006	10/10/2006	OM	EEO	13,835.11	12,591.00	5	5
						Contractor provided labor, material and equipment to furnish and install an emergency electrical service feeder to the new electrical room.				
9	C	C	03/16/2006	10/10/2006	OM	EEO	928.13	650.00	0	0
						Contractor provided labor, material and equipment to furnish and install power conduit and wire to the lawn irrigation system controller.				
10	C	C	03/16/2006	10/10/2006	OT	CR	3,565.00	3,100.00	0	0
						This reimburses the Contractor for the additional cost of Builder's Risk Insurance due to time delays caused by a concurrent FEMA/DERM storm drainage improvement project on NW 191 Street, and delays in the relocation of portable classrooms to another site.				
11	C	C	04/05/2006	10/10/2006	OT	SR	17,759.22	10,191.00	0	0
						Contractor provided labor, material and equipment to construct new roadway for a fire truck turnaround, as required by the Fire Marshall.				
12	C	C	03/16/2006	10/10/2006	OT	SR	29,932.24	14,886.00	0	0
						Contractor provided labor, material and equipment to reconfigure the storm drainage system, traffic control pull boxes and water meter box at the parent drop off due to a concurrent FEMA/DERM storm drainage improvement project on NW 191 Street.				

FINAL CHANGE ORDER

ATTACHMENT A

0461 Brentwood Elementary School

SUMMARY OF CHANGE ORDER NO.: 2

Project No.: A0785 New Media Center

ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	TYPE	CAUSE	DOLLARS		DAYS		
							REQ.	AUTH. REC.	REQ.	AUTH. REC.	
13	C	D	03/16/2006	10/10/2006	SC	SC	463.34	463.00	0	0	
			Contractor provided labor, material and equipment to modify the roof flashing detail at the PLC's entrance canopy, as requested by M-DCPS inspectors.								
14	C	C	03/16/2006	10/10/2006	SC	SC	836.22	536.00	0	0	
			Contractor provided labor, material and equipment to furnish and install 120 volt in lieu of 208 volt electrical services for the freezer and hot table, due to the type of equipment supplied by M-DCPS.								
15	C	P	03/16/2006	10/10/2006	SC	SC	6,322.98	2,110.00	0	0	
			Contractor provided labor, material and equipment to furnish and install additional sod and topsoil at the existing facility's parking lot and the existing building's north side.								
16	C	C	03/16/2006	10/10/2006	UN	UC	3,101.67	3,101.00	0	0	
			Contractor provided labor, material and equipment to demolish the thicker-than-shown existing walkway slab at the entrance of the main school.								
17	A	C		10/10/2006	OT	RD	0.00	0.00	9	9	
			This is to extend the contract completion time due to rain days above and beyond those allowed for in the contract.								

CHANGE ORDER TOTAL:

57,918.00

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FINAL CHANGE ORDER

SUMMARY OF CHANGE ORDER NO.: 2

Facility: 0461 Brentwood Elementary School  
 Project No.: A0785  
 Description: NEW MEDIA CENTER  
 Architect: GILI-MCGRAW ARCHITECTS  
 EFCO: SPILLIS CANDELA & PARTNERS INC.  
 Contractor: NAC CONSTRUCTION, INC.

PRIME: NESTOR CASTELLON

CONTRACT STATUS

ORIGINAL CONTRACT PRICE.....	\$	3,214,000.00
PREVIOUS EXTRAS.....	\$	48,644.00
PREVIOUS CREDITS.....	\$	0.00
PREVIOUS APPROVED NET CHANGE.....	\$	48,644.00
PREVIOUS APPROVED CONTRACT PRICE.....	\$	3,262,644.00
THIS CHANGE.....	\$	57,918.00
TOTAL NET CHANGE.....	\$	106,562.00
ADJUSTED CONTRACT PRICE AFTER THIS CHANGE.....	\$	3,320,562.00
CONTRACT AWARD DATE.....		May 19, 2004
ORIGINAL CONTRACT COMPLETION DATE.....		May 19, 2005
PREVIOUS TIME EXTENSION.....		61
PREVIOUS ADJUSTED COMPLETION DATE.....		July 19, 2005
TIME EXTENSION THIS CHANGE.....		14
ADJUSTED COMPLETION DATE AFTER THIS CHANGE.....		August 02, 2005
PROJECTED COMPLETION DATE.....		N/A
SUBSTANTIAL COMPLETION DATE.....		August 02, 2005

CHANGE CAUSE SUMMARY:

(Totals Including This Change Order. Errors + 15% Omissions threshold = 1-1/2%

TYPE	AMOUNT	%	DAYS
ERRORS.....	\$ 1,318.00	0.04	0
OMISSIONS.....	\$ 22,213.00	0.69	5
OWNER REQUESTS...	\$ 0.00	0.00	0
UNFORESEEN.....	\$ 8,262.00	0.26	0
OTHER.....	\$ 71,660.00	2.23	70
SCOPE CHANGE.....	\$ 3,109.00	0.10	0
HURRICANE.....	\$ 0.00	0.00	0
Totals .....	\$ 106,562.00	3.32	75

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--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