

Office of School Facilities
Rose Diamond, Chief Facilities Officer

**SUBJECT: FINAL CHANGE ORDER
CHANGE ORDER NO. 1
PROJECT NO. A0847
WINDOW REPLACEMENT AND MINOR RENOVATIONS
LENORA BRAYNON SMITH ELEMENTARY SCHOOL
4700 NW 12 AVENUE, MIAMI, FLORIDA**

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

This request for change in the construction contract includes twelve 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 9. 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 unforeseen conditions uncovered during window replacement.

This change will increase the contract price by \$138,394 and extend the contract completion date by 290 days. These items have been recommended by the Project Architect and were confirmed/approved by the Technical Review Committee, subsequent to completion, 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 an error 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. 1 on Project No. A0847, Window Replacement and Minor Renovations, Lenora Braynon Smith Elementary School for an additional cost of \$138,394 and approve a time extension of 290 days.

NM:ayb

FINAL CHANGE ORDER

ATTACHMENT A

0081 Lenora Braynon Smith Elementary School

SUMMARY OF CHANGE ORDER NO.: 1

Project No.: A0847 Window Replacement and Minor Renovations

ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	TYPE	CAUSE	DOLLARS		DAYS	
							REQ.	AUTH. REC.	REQ.	AUTH. REC.
1	C	C	06/08/2006	10/10/2006	ER	EEE	1,935.45	1,260.00	0	0
<p>Contractor provided labor, material and equipment to relocate the dedicated electrical outlet for the photocopier.</p>										
2	C	C	04/14/2006	10/10/2006	OM	EEO	8,209.97	7,776.00	0	0
<p>Contractor provided labor, material and equipment to furnish and install power conduit, wire and accessories for an exhaust fan, TV monitor and HVAC wall units.</p>										
3	C	C	01/16/2006	10/10/2006	OM	AO	32,486.24	30,028.00	0	0
<p>Contractor provided labor, material and equipment to remove and replace sections of concrete slabs and stem walls in order to install new doors.</p>										
4	C/A	U	01/16/2006	10/10/2006	OM	AO	5,349.35	4,678.00	7	7
<p>Contractor provided labor, material and equipment to remove existing windows in the custodial closet and storage rooms. This included blocking up the openings and finishes.</p>										
5	C	C	01/16/2006	10/10/2006	OT	CR	4,963.14	4,242.00	0	0
<p>This reimburses the Contractor for the cost of additional Builders Risk Insurance.</p>										
6	C	C	01/16/2006	10/10/2006	UN	UC	32,486.24	13,484.00	0	0
<p>Contractor provided labor, material and equipment to remove, modify and replace existing stem walls at the secondary classrooms' egress due to hidden structural conflicts, in order to accommodate the replacement windows. This condition was not shown on the record drawing.</p>										

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ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	TYPE	CAUSE	DOLLARS		DAYS	
							REQ.	AUTH. REC.	REQ.	AUTH. REC.
7	C/A	C	01/16/2006	10/10/2006	UN	UC	34,943.67	26,085.00	58	58
<p>Contractor provided labor, material and equipment to remove and reinstall existing "Wiremold" raceways and wire at each exterior classroom wall. This was necessary in order to replace the plaster walls due to water intrusion. This condition was not readily apparent until the existing windows were removed.</p>										
8	C/A	C	01/16/2006	10/10/2006	UN	UC	68,582.96	47,782.00	203	87
<p>Contractor provided labor, material and equipment to remove and replace deteriorated wood furring strips, metal lath and plaster finishes at each exterior classroom wall. This condition was not readily apparent until the existing windows were removed.</p>										
9	C	C	01/16/2006	10/10/2006	UN	UC	5,313.86	3,059.00	0	0
<p>Contractor provided labor, material and equipment to replace plaster finishes on interior walls due to long term water infiltration. This included some wall base and VCT.</p>										
10	A	C		10/10/2006	HC	UC	0.00	0.00	12	12
<p>This is to extend the contract completion date due to delays caused by Hurricane Wilma.</p>										
11	A	U		10/10/2006	OW	OR	0.00	0.00	14	14
<p>This is to extend the contract completion time due to FCAT testing.</p>										
12	A	U		10/10/2006	OW	OR	0.00	0.00	112	112
<p>This is to extend the contract completion time so as not to negatively impact the</p>										

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0081 Lenora Braynon Smith Elementary School

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Project No.: A0847 Window Replacement and Minor Renovations

ITEM	ACTION		STAFF		ARG		REQ.	DOLLARS		DAYS		AUTH. REC.
	REQ	ORIG.	AUTH.		APPVD.	TYPE		CAUSE	REC.	REQ.	REC.	

educational process. The originally planned schedule was to replace windows one wing at a time, but this was changed to two classrooms at a time.

CHANGE ORDER TOTAL:

138,394.00

290

FINAL CHANGE ORDER

SUMMARY OF CHANGE ORDER NO.: 1

Facility: 0081 Lenora Braynon Smith Elementary School
 Project No.: A0847
 Description: WINDOW REPLACEMENT AND MINOR
 Architect: ALLEGUEZ AND ASSOCIATES, INC.
 EFCO: MIAMI-DADE COUNTY PUBLIC SCHOOLS
 Contractor: NAC CONSTRUCTION, INC.

PRIME: NESTOR CASTELLON

CONTRACT STATUS

ORIGINAL CONTRACT PRICE.....	\$	719,000.00
PREVIOUS EXTRAS.....	\$	0.00
PREVIOUS CREDITS.....	\$	0.00
PREVIOUS APPROVED NET CHANGE.....	\$	0.00
PREVIOUS APPROVED CONTRACT PRICE.....	\$	719,000.00
THIS CHANGE.....	\$	138,394.00
TOTAL NET CHANGE.....	\$	138,394.00
ADJUSTED CONTRACT PRICE AFTER THIS CHANGE.....	\$	857,394.00
CONTRACT AWARD DATE.....		October 20, 2004
ORIGINAL CONTRACT COMPLETION DATE.....		July 12, 2005
PREVIOUS TIME EXTENSION.....		0
PREVIOUS ADJUSTED COMPLETION DATE.....		July 12, 2005
TIME EXTENSION THIS CHANGE.....		290
ADJUSTED COMPLETION DATE AFTER THIS CHANGE.....		April 28, 2006
PROJECTED COMPLETION DATE.....		N/A
SUBSTANTIAL COMPLETION DATE.....		April 28, 2006

CHANGE CAUSE SUMMARY:

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

TYPE	AMOUNT	%	DAYS
ERRORS.....	\$ 1,260.00	0.18	0
OMISSIONS.....	\$ 42,482.00	5.91	7
OWNER REQUESTS...	\$ 0.00	0.00	126
UNFORESEEN.....	\$ 90,410.00	12.57	145
OTHER.....	\$ 4,242.00	0.59	0
SCOPE CHANGE.....	\$ 0.00	0.00	0
HURRICANE.....	\$ 0.00	0.00	12
Totals	\$ 138,394.00	19.25	290

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/Approve 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