

Office of Superintendent of Schools
Board Meeting of December 13, 2006

November 29, 2006

Office of School Facilities
Rose Diamond, Chief Facilities Officer

**SUBJECT: FINAL CHANGE ORDER
CHANGE ORDER NO. 4
PROJECT NO. A0697
REMODELING OF AUDITORIUM
HIALEAH SENIOR HIGH SCHOOL
251 EAST 47 STREET, HIALEAH, FLORIDA**

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

This request for change in the construction contract includes twenty-three 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 19. 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 A/E omissions.

This change will increase the contract price by \$194,197 and extend the contract completion date by 432 days. These items have been recommended by the Project Architect and were confirmed by the Technical Review Committee on November 22, 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. 4 on Project No. A0697, Remodeling of Auditorium, Hialeah Senior High School for an additional cost of \$194,197 and approve a time extension of 432 days.

RP:ayb

FINAL CHANGE ORDER

ATTACHMENT A

7111 Hialeah Senior High

SUMMARY OF CHANGE ORDER NO.: 4

Project No.: A0697 Remodeling of Auditorium

ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	TYPE	CAUSE	REQ.	DOLLARS		DAYS	
								AUTH. REC.	REQ.	AUTH. REC.	REQ.
1	C	C	10/03/2006	11/14/2006	ER	MEE	1,517.00	1,108.00	8	0	
											Contractor provided labor, material and equipment to relocate the fire sprinkler system controls cabinet at the stage due to conflict with the egress path.
2	C	C	10/03/2006	11/14/2006	OM	AO	8,519.00	7,334.00	0	0	
											Contractor provided labor, material and equipment to furnish and install fire extinguishers and stage mirrors, and to modify the HVAC system cooling tower and perform bacteriological testing.
3	C	C	10/03/2006	11/14/2006	OM	EEO	35,479.00	30,582.00	21	0	
											Contractor provided labor, material and equipment to furnish and install additional fire alarm, lighting, HVAC and main electrical system components.
4	C	I	10/03/2006	11/14/2006	OM	AO	50,724.00	44,127.00	21	0	
											Contractor provided labor, material and equipment to change corridor widths and wheelchair lift opening size, and relocate exhaust fans; and to furnish and install an additional fire alarm system smoke detector and HVAC system ductwork.
5	C/A	C	10/03/2006	11/14/2006	OM	MEO	29,666.00	28,221.00	91	30	
											Contractor provided labor, material and equipment to furnish and install an elevator machine room ventilator fan and relocate fire sprinkler system heads. This included beam penetrations and reinforcement, additional HVAC system cooling tower supports, and associated extended Builders Risk Insurance.
6	C/A	C	10/03/2006	11/14/2006	OM	AO	7,388.00	5,957.00	32	8	
											Contractor provided labor, material and

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ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	TYPE	CAUSE	DOLLARS		DAYS	
							REQ.	AUTH. REC.	REQ.	AUTH. REC.
						equipment to furnish and install VCT flooring at the second floor lobby, smoke hatch support angles, and a ductwork chase at room #332.				
7	C/A	C	10/03/2006	11/14/2006	OM	EEO	5,396.00	5,103.00	38	7
						Contractor provided labor, material and equipment to furnish and install additional fire alarm and control system components.				
8	C	C	10/03/2006	11/14/2006	CM	MEO	12,604.00	12,354.00	0	0
						Contractor provided labor, material and equipment to furnish and install additional HVAC system ductwork, drainage piping, louvers, and system reprogramming.				
9	C	C	10/03/2006	11/14/2006	OM	SEO	6,276.00	5,584.00	0	0
						Contractor provided labor, material and equipment to construct a cantilever concrete slab at the stage roof and to furnish and install steel reinforcement at the balcony low walls.				
10	C/A	C	10/03/2006	11/14/2006	OM	SEO	6,630.00	6,630.00	118	9
						Contractor provided labor, material and equipment to furnish and install HVAC system cooling tower and stage rigging structural supports.				
11	C	C	10/03/2006	11/14/2006	OM	CEO	3,716.00	233.00	0	0
						Contractor provided labor, material and equipment to regrade portions of the existing south entrance driveway for positive drainage to the new catch basin.				
12	C/A	C	10/03/2006	11/14/2006	OT	SR	305.00	305.00	10	5
						Contractor provided labor, material and				

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Project No.: A0697 Remodeling of Auditorium

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							REQ.	AUTH. REC.	REQ.	AUTH. REC.
						equipment to furnish and install a light fixture in the elevator pit as required by the elevator inspector.				
13	C	P	10/03/2006	11/14/2006	SC	SC	2,493.00	2,493.00	0	0
						Contractor provided labor, material and equipment to remove and replace lightning damaged fire alarm system components.				
14	C/A	D	10/03/2006	11/14/2006	SC	SC	2,398.00	2,398.00	21	14
						Contractor provided labor, material and equipment to increase the size of the overhead door opening.				
15	C	D	10/25/2006	11/14/2006	SC	SC	8,929.46	7,669.00	0	0
						Contractor provided labor, material and equipment to furnish and install additional railings, and wiring for smoke vents.				
16	C/A	D	10/03/2006	11/14/2006	SC	SC	19,376.00	19,376.00	14	5
						Contractor provided labor, material and equipment to furnish and install additional chain link fence around the perimeter of the property adjacent to the jobsite.				
17	C/A	C	10/03/2006	11/14/2006	UN	UC	28,169.00	28,169.00	165	157
						This is to extend the contract completion time due to unforeseen existing underground water lines, old foundations, columns and retention walls, differences in elevation, and structural repairs at the proscenium wall. This also reimburses the Contractor for extended Builders Risk Insurance.				

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							REQ.	AUTH. REC.	REQ.	AUTH. REC.	
18	C/A	C	10/03/2006	11/14/2006	UN	UC	21,748.00	17,494.00	306	105	
			Contractor provided labor, material and equipment to furnish and install additional catwalk and acoustical panel supports; lobby ramps; and a new water service tie in.								
19	C	C	10/03/2006	11/14/2006	UN	UC	9,698.00	8,149.00	0	0	
			Contractor provided labor, material and equipment to revise elevator columns; encase ductbank; install soffit and plaster ceilings; and to remove lightweight concrete insulation and orchestra pit wall.								
20	C	P	10/03/2006	11/14/2006	OW	OR	0.00	(16,089.00)	0	0	
			Credit to reimburse MDCPS for the cost of additional specialty engineering services and for punch list reinspections.								
21	C	P	10/03/2006	11/14/2006	OW	OR	(10,938.00)	(23,000.00)	0	0	
			Credit for not furnishing and installing spare conduits to existing school, and for deleting the stage pipe grid.								
22	A	C		11/22/2006	OM	EEO	0.00	0.00	18	18	
			This is to extend the contract completion time due to delays caused by aisle lighting circuitry.								
23	A	D		11/14/2006	SC	SC	0.00	0.00	80	74	
			This is to extend the contract completion time due to the revision and relocation of electrical room #345.								
CHANGE ORDER TOTAL:								194,197.00		432	

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Facility: 7111 Hialeah Senior High
 Project No.: A0697
 Description: REMODELING OF AUDITORIUM
 Architect: RODRIGUEZ, PETERSON & PORRAS ARCHITECTS
 EFCO: RONALD E FRAZIER & ASSOC, PA
 Contractor: MEXAL CORPORATION

PRIME: ELSA CANELON

CONTRACT STATUS

ORIGINAL CONTRACT PRICE.....\$	4,176,722.00
PREVIOUS EXTRAS.....\$	269,046.00
PREVIOUS CREDITS.....\$	1,536.00
PREVIOUS APPROVED NET CHANGE.....\$	267,510.00
PREVIOUS APPROVED CONTRACT PRICE.....\$	4,444,232.00
THIS CHANGE.....\$	194,197.00
TOTAL NET CHANGE.....\$	461,707.00
ADJUSTED CONTRACT PRICE AFTER THIS CHANGE.....\$	4,638,429.00
CONTRACT AWARD DATE.....	April 17, 2002
ORIGINAL CONTRACT COMPLETION DATE.....	April 17, 2003
PREVIOUS TIME EXTENSION.....	212
PREVIOUS ADJUSTED COMPLETION DATE.....	November 15, 2003
TIME EXTENSION THIS CHANGE.....	432
ADJUSTED COMPLETION DATE AFTER THIS CHANGE.....	January 20, 2005
PROJECTED COMPLETION DATE.....	N/A
SUBSTANTIAL COMPLETION DATE.....	January 20, 2005

CHANGE CAUSE SUMMARY:

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

TYPE	AMOUNT	%	DAYS
ERRORS.....\$	1,108.00	0.03	0
OMISSIONS.....\$	289,029.00	6.92	106
OWNER REQUESTS...\$	-40,041.00	-0.96	60
UNFORESEEN.....\$	179,370.00	4.29	380
OTHER.....\$	305.00	0.01	5
SCOPE CHANGE.....\$	31,936.00	0.76	93
HURRICANE.....\$	0.00	0.00	0
Totals\$	461,707.00	11.05	644

LEGEND:

TYPE:

DBO--Design-Builder Omission

ORIGIN:

ER--PA/E Error

DBD--Design-Builder Default

A-- A/E

HC--Hurricane

CD-- Contractor Default

E-- Educational Fac. Plan.

OM--P/A Omission

CE-- Contractor Error

P-- Project Manager

OT--Other

CR-- Contractor Request

D-- DCPS Specialists/Depts.

OW--Owner Request

FE-- Fastrack/Coord. Error

C-- Contractor

SC--Scope Change

FO-- Fastrack/Coord. Omission

S-- State DOE

CAUSE:

ID-- Inspection Delay

M-- Maintenance Dept.

AE --Architectural Error

MD-- Manufacturer's Delay

U-- User (Principal/Admin.)

AO --Architectural Omission

OO-- Owner Omission

I-- UBCI

EEE--Electrical Engineering Error

OD-- Owner Delay

AM--Asbestos Mgmt.

EEO--Electrical Engineering Omission

OR-- Owner Request

DS--Design Services (Group)

MEE--Mechanical Engineering Error

RA-- Reinstate Alternate

CM--Construction Manager

MEO--Mechanical Engineering Omission

SC-- Scope Change

ACTION:

A-- Approve

SEE--Structural Engineering Error

SR-- State Requirement/Local/City

C-- Confirm Staff/TRC Authorize

SEO--Structural Engineering Omission

RD-- Rain Delay

C/A--Confirm/Approve Authorize

CEE--Civil Engineering Error

UC-- Unforeseen Conditions

CEO--Civil Engineering Omission

UD-- Utility Co. Delay

DBR--Design-Builder Request

CL-- Clerical Error

DBE--Design-Builder Error

UP-- Unit Price

UR-- Utility Requirement

CMO--Construction Manager Omission

CME--Construction Manager Error

CC-- Criteria Change