

Office of School Facilities  
Rose Diamond, Chief Facilities Officer

**SUBJECT:           CHANGE ORDER NO. 2  
                      PROJECT NO. 00140200  
                      MODULAR CLASSROOM ADDITION  
                      PALM LAKES ELEMENTARY SCHOOL  
                      7450 WEST 16 AVENUE, HIALEAH, FLORIDA**

**COMMITTEE:       FACILITIES AND CONSTRUCTION REFORM**

This request for change in the construction contract includes four 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 Construction Manager to proceed with items 1 through 3. 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 site work at the new parent drop-off and parking areas in and adjacent to the FPL easement.

This change will increase the contract price by \$276,064. These items have been recommended by the Project Architect and were confirmed/approved by the Technical Review Committee on December 14, 2006. They were found to be necessary, fair, and equitable.

The Project Architect will not receive additional fees or the items that resulted from an omission 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/approve Change Order No. 2 on Project No. 00140200, Modular Classroom Addition, Palm Lakes Elementary School for an additional cost of \$276,064.

EF:ayb

ATTACHMENT A

4241 Palm Lakes Elementary School

SUMMARY OF CHANGE ORDER NO.: 2

Project No.: 00140200 Modular Classroom Addition

ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	TYPE	CAUSE	DOLLARS		DAYS	
							REQ.	AUTH. REC.	REQ.	AUTH. REC.
1	C	CM	11/13/2006	12/08/2006	OM	CEO	51,372.00	49,976.00	0	0
<p>Contractor provided labor, material and equipment to furnish and install additional and different-than-specified water and sewer systems piping accessories. This was above and beyond the contract allowance.</p>										
2	C	CM	11/13/2006	12/08/2006	OT	SR	55,779.00	49,990.00	0	0
<p>Contractor provided labor, material and equipment to furnish and install additional storm drainage system piping and accessories for run off containment, as required by the City of Hialeah.</p>										
3	C	CM	11/13/2006	12/08/2006	SC	SC	60,972.00	48,999.00	0	0
<p>Contractor provided labor, material and equipment to repair and replace existing unsafe and deteriorated paving and sidewalks.</p>										
4	A	CM		12/08/2006	SC	SC	150,926.00	127,099.00	0	0
<p>Contractor to provide labor, material and equipment to furnish and install sidewalks, covered walkways, and concrete curbing and ramps for the parent drop-off and parking areas that are to be located in and adjacent to an FPL easement.</p>										
CHANGE ORDER TOTAL:								276,064.00		0

SUMMARY OF CHANGE ORDER NO.: 2

Facility: 4241 Palm Lakes Elementary School  
 Project No.: 00140200  
 Description: MODULAR CLASSROOM ADDITION  
 Architect: SPILLIS CANDELA & PARTNERS, INC.  
 EFCO: BERMELO, AJAMIL & PARTNERS  
 Contractor: CENTEX CORPORATION PRIME: MORGAN KING

CONTRACT STATUS

ORIGINAL CONTRACT PRICE.....\$	6,656,583.00
PREVIOUS EXTRAS.....\$	483,652.00
PREVIOUS CREDITS.....\$	0.00
PREVIOUS APPROVED NET CHANGE.....\$	483,652.00
PREVIOUS APPROVED CONTRACT PRICE.....\$	7,140,235.00
THIS CHANGE.....\$	276,064.00
TOTAL NET CHANGE.....\$	759,716.00
ADJUSTED CONTRACT PRICE AFTER THIS CHANGE.....\$	7,416,299.00
CONTRACT AWARD DATE.....	October 19, 2005
ORIGINAL CONTRACT COMPLETION DATE.....	September 01, 2006
PREVIOUS TIME EXTENSION.....	0
PREVIOUS ADJUSTED COMPLETION DATE.....	September 01, 2006
TIME EXTENSION THIS CHANGE.....	0
ADJUSTED COMPLETION DATE AFTER THIS CHANGE.....	September 01, 2006
PROJECTED COMPLETION DATE.....	December 22, 2006
SUBSTANTIAL COMPLETION DATE.....	N/A

CHANGE CAUSE SUMMARY:

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

TYPE	AMOUNT	%	DAYS
ERRORS.....\$	15,000.00	0.23	0
OMISSIONS.....\$	49,976.00	0.75	0
OWNER REQUESTS...\$	0.00	0.00	0
UNFORESEEN.....\$	0.00	0.00	0
OTHER.....\$	49,990.00	0.75	0
SCOPE CHANGE.....\$	644,750.00	9.69	0
HURRICANE.....\$	0.00	0.00	0
Totals .....\$	759,716.00	11.42	0

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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