

Office of School Facilities  
Jaime G. Torrens, Temporary Chief Facilities Officer

**SUBJECT: FINAL CHANGE ORDER  
CHANGE ORDER NO. 3  
PROJECT NO. A0833  
AUDITORIUM/CLASSROOM RENOVATIONS  
HENRY H. FILER MIDDLE SCHOOL  
531 WEST 29 STREET, HIALEAH, FLORIDA**

**COMMITTEE: FACILITIES AND CONSTRUCTION REFORM**

**LINK TO  
STRATEGIC PLAN: IMPROVE CONSTRUCTION SERVICES**

This request for change in the construction contract includes twenty-one 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 20. These items are presented to the Board for confirmation and consideration as required by State Statute.

Change Items Synopsis: These are primarily due to scope changes and A/E omissions. The major scope change is for a covered walkway addition connecting to the separate modular classroom building.

This change will increase the contract price by \$138,240. These items have been recommended by the Project Architect and were confirmed/approved by the Technical Review Committee on February 15, 2007. They were found to be necessary, fair, and equitable.

The Project Architect will not receive additional fees for the items that resulted from 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/approve Final Change Order, Change Order No. 3 on Project No. A0833, Auditorium/Classroom Renovations, Henry H. Filer Middle School for an additional cost of \$138,240.

EG:ayb

## FINAL CHANGE ORDER

ATTACHMENT A

6171 Henry H. Filer Middle School

SUMMARY OF CHANGE ORDER NO.: 3

Project No.: A0833 Auditorium/Classroom Renovations

ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	TYPE	CAUSE	DOLLARS		DAYS	
							REQ.	AUTH. REC.	REQ.	AUTH. REC.
1	C	C	05/23/2006	02/01/2007	CM	AO	1,740.00	386.00	0	0
			Contractor provided labor, material and equipment to furnish and install additional finish hardware.							
2	C	C	05/26/2006	02/01/2007	CM	AO	847.00	725.00	0	0
			Contractor provided labor, material and equipment to furnish and install additional reinforcing steel for a concrete floor slab.							
3	C	C	09/12/2006	02/01/2007	CM	EEO	9,335.93	9,335.00	0	0
			Contractor provided labor, material and equipment to furnish and install larger-than-specified electrical wire to panel "AS".							
4	C	U	09/12/2006	02/01/2007	CM	AO	2,818.33	2,800.00	0	0
			Contractor provided labor, material and equipment to furnish and install HVAC system ductwork for the auditorium ticket booth and control room.							
5	C	C	09/12/2006	02/01/2007	CM	EEO	443.56	443.00	0	0
			Contractor provided labor, material and equipment to remove and replace deteriorated baseboard, and to remove abandoned electrical boxes at the stage area.							
6	C	C	11/17/2006	02/01/2007	CM	EEO	1,862.43	1,862.00	0	0
			Contractor provided labor, material and equipment to furnish and install lighting and control switches in the new mechanical room.							
7	C	C	11/17/2006	02/01/2007	CM	EEO	853.97	853.00	0	0
			Contractor provided labor, material and equipment to furnish and install power							

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6171 Henry E. Filer Middle School

SUMMARY OF CHANGE ORDER NO.: 3

Project No.: A0833 Auditorium/Classroom Renovations

ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	TYPE	CAUSE	REQ.	DOLLARS	DAYE	AUTH. REC.	AUTH. REC.
								REQ.	REQ.		
						conduit and wiring for the new projection screen in the auditorium.					
8	C	C	11/17/2006	02/01/2007	OM	EEO	2,383.67	2,383.00	0		0
						Contractor provided labor, material and equipment to furnish and install conduit and wiring for new dedicated circuits for spot lights.					
9	C	C	11/17/2006	02/01/2007	OM	EEO	1,410.77	1,410.00	0		0
						Contractor provided labor, material and equipment to furnish and install conduit and wiring for the new HVAC system controls.					
10	C	C	11/17/2006	02/01/2007	OM	EEO	9,834.08	9,834.00	0		0
						Contractor provided labor, material and equipment to furnish and install the auditorium sound system.					
11	C	C	11/17/2006	02/01/2007	SC	SC	743.00	743.00	0		0
						Contractor provided labor, material and equipment to lower the existing heat detectors in the auditorium due to the addition of mechanical rooms for the HVAC system. The deteriorated and obsolete HVAC system in the auditorium was replaced as a scope change per a previous change order item.					
12	C	C	09/12/2006	02/01/2007	SC	SC	3,586.31	3,500.00	0		0
						Contractor provided labor, material and equipment to construct ceilings in the auditorium mechanical rooms to create return air plenums. The deteriorated and obsolete HVAC system in the auditorium was replaced as a scope change per a previous change order item.					

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6171 Henry H. Filer Middle School

SUMMARY OF CHANGE ORDER NO.: 3

Project No.: A0833 Auditorium/Classroom Renovations

ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	TYPE	CAUSE	REQ.	DOLLARS	AUTH. REC.	DAYS	AUTH. REC.
								REQ.		REQ.	
	C	M	09/12/2006	02/01/2007	SC	SC	713.47	700.00	0	0	
	Contractor provided labor, material and equipment to furnish and install additional finish hardware as required by the Locks Department.										
14	C	U	07/26/2006	02/01/2007	SC	SC	23,406.67	19,992.00	0	0	
	Contractor provided labor, material and equipment to construct additional sidewalk for a new covered walkway to connect the existing covered walkway to the covered walkway from the separate modular building project.										
15	C	U	07/26/2006	02/01/2007	SC	SC	3,989.19	3,989.00	0	0	
	Contractor provided labor, material and equipment to modify and extend the sidewalk to connect the new covered walkway to an existing portable classroom.										
16	C	C	05/12/2006	02/01/2007	UN	UC	1,389.00	1,389.00	0	0	
	Contractor provided labor, material and equipment to furnish and install in-ground covers for underground utility cleanouts that were uncovered and were not shown on available record drawing.										
17	C	C	07/26/2006	02/01/2007	UN	UC	76,774.00	16,900.00	0	0	
	Contractor provided labor, material and equipment to furnish and install a geotechnical stabilizer fabric membrane under parking area #3 in order to achieve the proper stabilization for the sub base. This was necessary due to existing soil conditions and also to the great amount of existing underground piping that prohibited excavation and mixing of existing soil.										

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6171 Henry H. Filer Middle School

SUMMARY OF CHANGE ORDER NO.: 3

Project No.: A0833 Auditorium/Classroom Renovations

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								AUTH. REC.	REQ.	AUTH. REC.	REQ.
18	C	C	09/12/2006	02/01/2007	UN	UC	3,071.07	2,372.00	0	0	
			<p>Contractor provided labor, material and equipment to remove an existing hidden plaster ceiling above the lower plaster ceiling in order to complete piping installations for new handicap accessible rest rooms. This included associated patching.</p>								
19	C	C	09/12/2006	02/01/2007	UN	UC	535.77	535.00	0	0	
			<p>Contractor provided labor, material and equipment to repair a damaged underground sanitary sewer line discovered while installing the new parking lot lights. This line was not shown on available record drawings.</p>								
20	C	C	11/17/2006	02/01/2007	UN	UC	291.81	291.00	0	0	
			<p>Contractor provided labor, material and equipment to modify the existing rest room toilet partition to accommodate the new rest rooms. This was a hidden existing condition.</p>								
21	A	U		02/01/2007	SC	SC	58,546.00	57,794.00	0	0	
			<p>Contractor to provide labor, material and equipment to furnish and install a covered walkway canopy and lighting to connect the existing covered walkway to the covered walkway from the separate modular building project.</p>								
CHANGE ORDER TOTAL:								138,236.00	0	0	

FINAL CHANGE ORDER

SUMMARY OF CHANGE ORDER NO.: 3

Facility: 6171 Henry H. Filer Middle School  
 Project No.: A0833  
 Description: AUDITORIUM/CLASSROOM RENOVATIONS  
 Architect: ARCHITEKNICS, INC.  
 EFCO: BERMELLO, AJAMIL & PARTNERS  
 Contractor: HEWETT-KIER CONSTRUCTION, INC. PRIME: JAMES R. HEWETT.

CONTRACT STATUS

ORIGINAL CONTRACT PRICE.....\$	1,698,460.00
PREVIOUS EXTRAS.....\$	286,776.00
PREVIOUS CREDITS.....\$	0.00
PREVIOUS APPROVED NET CHANGE.....\$	286,776.00
PREVIOUS APPROVED CONTRACT PRICE.....\$	1,985,236.00
THIS CHANGE.....\$	138,236.00
TOTAL NET CHANGE.....\$	425,012.00
ADJUSTED CONTRACT PRICE AFTER THIS CHANGE.....\$	2,123,472.00
CONTRACT AWARD DATE.....	June 15, 2005
ORIGINAL CONTRACT COMPLETION DATE.....	June 15, 2006
PREVIOUS TIME EXTENSION.....	122
PREVIOUS ADJUSTED COMPLETION DATE.....	October 15, 2006
TIME EXTENSION THIS CHANGE.....	0
ADJUSTED COMPLETION DATE AFTER THIS CHANGE.....	October 15, 2006
PROJECTED COMPLETION DATE.....	N/A
SUBSTANTIAL COMPLETION DATE.....	October 15, 2006

CHANGE CAUSE SUMMARY:

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

TYPE	AMOUNT	%	DAYS
ERRORS.....\$	4,107.00	0.24	0
OMISSIONS.....\$	68,418.00	4.03	0
OWNER REQUESTS...\$	0.00	0.00	0
UNFORESEEN.....\$	77,015.00	4.53	0
OTHER.....\$	17,214.00	1.01	0
SCOPE CHANGE.....\$	258,258.00	15.21	100
HURRICANE.....\$	0.00	0.00	22
Totals .....\$	425,012.00	25.02	122

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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