

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

**SUBJECT: CHANGE ORDER NO. 1
PROJECT NO. A01029
DESIGN BUILD - NEW MIDDLE SCHOOL
S/S "SS1" (RELIEF FOR HOMESTEAD AND REDLAND MIDDLE
SCHOOLS)
SW 292 ST AND 194 AVENUE, MIAMI, FLORIDA**

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

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

This request for change in the construction contract includes five items for the School Board's confirmation and consideration. Attachment A presents a description of the items, the cause for the 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 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 unforeseen underground conditions, and also include a large credit for on-site and off-site underground sewer system piping that was not required.

This change will decrease the contract price by \$45,465 and extend the contract completion date by 38 days. These items have been recommended by the Project Architect and were confirmed/approved by the Technical Review Committee, subsequent to completion, on February 15, 2007. They were found to be necessary, fair, and equitable.

The Project Architect will not receive additional fees for the item 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 Change Order No. 1 on Project No. A01029, Design Build - New Middle School, S/S "SS1" (Relief for Homestead and Redland Middle Schools) for a credit of \$45,465 and approve a time extension of 38 days.

JV:ayb

6053 S/S "SS1"
 SUMMARY OF CHANGE ORDER NO.: 1
 Project No.: A01029 Design Build - New Middle School

ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	TYPE	CAUSE	DOLLARS		DAYS	
							REQ.	AUTH. REC.	REQ.	AUTH. REC.
1	C/A	P	01/19/2007	02/01/2007	OM	AO	43,612.00	39,971.00	10	8
<p>Design Builder provided design, labor, material and equipment to furnish and install color tinted concrete at the courtyard in lieu of the specified sod. This includes additional concrete slab between buildings #1 and #5 at no cost in lieu of the sod credit.</p>										
2	C	C	01/19/2007	02/01/2007	UN	UC	10,066.00	9,125.00	0	0
<p>Design Builder provided design, labor, material and equipment to excavate and furnish and install grout plugs in eleven existing abandoned agricultural irrigation wells. These wells were not shown on original record drawings.</p>										
3	C	C	01/19/2007	02/01/2007	UN	UC	85,013.00	37,108.00	21	14
<p>Design Builder provided design, labor, material and equipment to furnish and install storm drainage systems due to existing soil conditions, as recommended by the Geotechnical consultant.</p>										
4	A	C		02/01/2007	OT	SR	72,990.00	65,404.00	21	16
<p>Design Builder to provide design, labor, material and equipment to extend the bus drop-off area and to perform additional street paving, as required by Miami-Dade County Public Works.</p>										
5	C	P	01/19/2007	02/01/2007	OW	OR	(173,009.00)	(197,073.00)	0	0
<p>Credit for not furnishing and installing the anticipated contract quantity of on-site and off-site water and sanitary sewer systems connection piping.</p>										
CHANGE ORDER TOTAL:								-45,465.00	38	

SUMMARY OF CHANGE ORDER NO.: 1
 Facility: 6053 S/S "S81"
 Project No.: A01029
 Description: DESIGN BUILD - NEW MIDDLE SCHOOL
 Architect: POST BUCKLEY SCHUR JERNIGAN, INC.
 EFCO: RONALD E FRAZIER & ASSOC, PA
 Contractor: BETANCOURT CASTELLON ASSOCIATES, INC. PRIME: ALBERT CASTELLON

CONTRACT STATUS

ORIGINAL CONTRACT PRICE.....\$	29,821,000.00
PREVIOUS EXTRAS.....\$	0.00
PREVIOUS CREDITS.....\$	0.00
PREVIOUS APPROVED NET CHANGE.....\$	0.00
PREVIOUS APPROVED CONTRACT PRICE.....\$	29,821,000.00
THIS CHANGE.....\$	-45,465.00
TOTAL NET CHANGE.....\$	-45,465.00
ADJUSTED CONTRACT PRICE AFTER THIS CHANGE.....\$	29,775,535.00
CONTRACT AWARD DATE.....	June 15, 2005
ORIGINAL CONTRACT COMPLETION DATE.....	March 07, 2007
PREVIOUS TIME EXTENSION.....	0
PREVIOUS ADJUSTED COMPLETION DATE.....	March 07, 2007
TIME EXTENSION THIS CHANGE.....	38
ADJUSTED COMPLETION DATE AFTER THIS CHANGE.....	April 14, 2007
PROJECTED COMPLETION DATE.....	March 31, 2007
SUBSTANTIAL COMPLETION DATE.....	N/A

CHANGE CAUSE SUMMARY:

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

TYPE	AMOUNT	%	DAYS
ERRORS.....\$	0.00	0.00	0
OMISSIONS.....\$	39,971.00	0.13	8
OWNER REQUESTS...\$	-197,073.00	-0.66	0
UNFORESEEN.....\$	46,233.00	0.16	14
OTHER.....\$	65,404.00	0.22	16
SCOPE CHANGE.....\$	0.00	0.00	0
HURRICANE.....\$	0.00	0.00	0
Totals\$	-45,465.00	-0.15	38

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

DBC--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-- Reinststate 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 Requiremant
- CMO--Construction Manager Omission
- CME--Construction Manager Error
- CC-- Criteria Change