

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

**SUBJECT: CHANGE ORDER NO. 2  
PROJECT NO. 00177300  
MODULAR ADDITION  
PALM SPRINGS ELEMENTARY SCHOOL  
6304 EAST 1 AVENUE, HIALEAH, FLORIDA**

**COMMITTEE: FACILITIES AND CONSTRUCTION REFORM**

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

This request for change in the construction contract includes four items for the School Board's confirmation. 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 4. These items are presented to the Board for confirmation as required by State Statute.

Change Items Synopsis: These changes are primarily to furnish and install an HVAC chiller, air handling units, and ductwork in lieu of the specified "DX" units. This also includes HVAC system chilled water piping.

This change will increase the contract price by \$129,517. These items have been recommended by the Project Architect and were confirmed by the Technical Review Committee, subsequent to completion, on March 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 an error 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. 2 on Project No. 00177300, Modular Addition, Palm Springs Elementary School for an additional cost of \$129,517.

JD:ayb

4261 Palm Springs Elementary School  
SUMMARY OF CHANGE ORDER NO.: 2  
Project No.: 00177300 Modular Addition

ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	TYPE	CAUSE	REQ.	DOLLARS		DAYS	
								AUTH. REC.	REQ.	AUTH. REC.	REQ.
1	C	CM	12/01/2006	03/06/2007	ER	EEE	43,970.00	30,812.00	0	0	
<p>Contractor provided labor, material and equipment to furnish and install the properly sized main electrical ground wire.</p>											
2	C	CM	12/01/2006	03/06/2007	SC	SC	42,036.00	15,130.00	0	0	
<p>Contractor provided labor, material and equipment to furnish and install additional perimeter chain link fencing and gates. This included repair of some existing fencing.</p>											
3	C	C	12/01/2006	03/06/2007	SC	SC	49,569.00	46,964.00	0	0	
<p>Contractor provided labor, material and equipment to furnish and install an HVAC system chiller, air handling units, ductwork and controls. This was changed from specified "DX" HVAC units, which met our Design Criteria, to a chilled water system for operational efficiency and ease of maintenance. The Design Criteria is currently being reviewed regarding this specification.</p>											
4	C	C	12/01/2006	03/06/2007	SC	SC	39,166.00	37,111.00	0	0	
<p>Contractor provided labor, material and equipment to furnish and install HVAC system chilled water piping and accessories. This included excavation.</p>											
CHANGE ORDER TOTAL:								130,017.00	0	0	

SUMMARY OF CHANGE ORDER NO.: 2

Facility: 4261 Palm Springs Elementary School  
 Project No.: 00177300  
 Description: MODULAR ADDITION  
 Architect: WOLFBERG/ALVAREZ & ASSOCIATES  
 EFCO: RONALD E FRAZIER & ASSOC, PA  
 Contractor: COASTAL DEVELOPMENT AND CONSTRUCTION 1, PRIME: MR. DANIEL WHITEMAN

CONTRACT STATUS

ORIGINAL CONTRACT PRICE.....\$	4,998,719.00
PREVIOUS EXTRAS.....\$	139,989.00
PREVIOUS CREDITS.....\$	0.00
PREVIOUS APPROVED NET CHANGE.....\$	139,989.00
PREVIOUS APPROVED CONTRACT PRICE.....\$	5,138,708.00
THIS CHANGE.....\$	130,017.00
TOTAL NET CHANGE.....\$	270,006.00
ADJUSTED CONTRACT PRICE AFTER THIS CHANGE.....\$	5,268,725.00
CONTRACT AWARD DATE.....	January 18, 2006
ORIGINAL CONTRACT COMPLETION DATE.....	November 19, 2006
PREVIOUS TIME EXTENSION.....	0
PREVIOUS ADJUSTED COMPLETION DATE.....	November 19, 2006
TIME EXTENSION THIS CHANGE.....	0
ADJUSTED COMPLETION DATE AFTER THIS CHANGE.....	November 19, 2006
PROJECTED COMPLETION DATE.....	N/A
SUBSTANTIAL COMPLETION DATE.....	August 07, 2007

CHANGE CAUSE SUMMARY:

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

TYPE	AMOUNT	%	DAYS
ERRORS.....\$	30,812.00	0.62	0
OMISSIONS.....\$	0.00	0.00	0
OWNER REQUESTS...\$	139,989.00	2.80	0
UNFORESEEN.....\$	0.00	0.00	0
OTHER.....\$	0.00	0.00	0
SCOPE CHANGE.....\$	99,205.00	1.98	0
HURRICANE.....\$	0.00	0.00	0
Totals .....\$	270,006.00	5.40	0

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--Unforeseen

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-- Reinststate Alternate
- SC-- Scope Change
- SR-- State Requirement/Local/City
- RD-- Rain Delay
- UC-- Unforeseen 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