

Business Operations
Jaime G. Torrens, Temporary Chief Facilities Officer

**SUBJECT: FINAL CHANGE ORDER NO. 2
PROJECT NO. A0701
DESIGN-BUILD - A NEW K-8 CENTER
STATE SCHOOL "FF" AT KEY BISCAYNE ELEMENTARY SITE
150 WEST MCINTYRE STREET, KEY BISCAYNE, 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 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 Design Builder 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 to remediate the third floor of the facility to control and clean moisture and mold caused by Hurricanes Katrina and Wilma.

This change will increase the contract price by \$99,449 and extend the contract completion date by 23 days. These items have been recommended by the Project Architect and were confirmed/approved by the Technical Review Committee, subsequent to completion, on April 19, 2007. They were found to be necessary, fair, and equitable.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, confirm Final Change Order No. 2 on Project No. A0701, Design-Build - A New K-8 Center, State School "FF" at Key Biscayne Elementary Site for an additional cost of \$99,449 and approve a time extension of 23 days.

OS:ms

FINAL CHANGE ORDER

ATTACHMENT A

2741 Key Biscayne Community School

SUMMARY OF CHANGE ORDER NO.: 2

Project No.: A0701 Design-Build - A New K-8 Center

ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	TYPE	CAUSE	DOLLARS		DAYS	
							REQ.	AUTH. REC.	REQ.	AUTH. REC.
1	C	C	09/22/2004	04/10/2007	UN	UC	8,416.00	8,000.00	0	0
<p>Design Builder provided design, labor, material and equipment to repair and replace existing corroded underground main water piping at the school entrance. This was uncovered during sewer system installation and was not shown on record drawings.</p>										
2	C	C	03/28/2005	04/10/2007	UN	UC	11,518.00	11,518.00	0	0
<p>Design Builder provided design, labor, material and equipment to perform additional road demolition and to furnish and install additional main water feeder piping due to inaccurate WASA record drawings.</p>										
3	C	U	09/22/2004	04/10/2007	OW	OR	(2,848.00)	(3,997.00)	0	0
<p>Credit for furnishing and installing VCT in lieu of wood flooring at the multi-purpose room as requested by the school administration. This change also includes infill of the depressed slab.</p>										
4	A	C	07/21/2006	04/10/2007	HC	UC	124,744.00	82,372.00	26	23
<p>Design Builder to provide labor, material and equipment to remediate the 3rd floor of the facility. This work was necessary to control the significant moisture and humidity increase from October 1st 2005 through October 31st 2005 as a result of both Hurricane Katrina and Wilma which caused electrical spikes, electrical "blackouts" and extensive precipitation during the period that doors and windows were open in the facility. The work primarily consisted of furnishing and installing 25 portable dehumidifiers and the moving and cleaning of FFE and wall cleaning for mold remediation. This is being submitted to Risk Management for possible reimbursement.</p>										

FINAL CHANGE ORDER

ATTACHMENT A

2741 Key Biscayne Community School

SUMMARY OF CHANGE ORDER NO.: 2

Project No.: A0701 Design-Build - A New K-8 Center

ITEM	ACTION		STAFF AUTH.	ARG APPVD.	TYPE	CAUSE	DOLLARS		DAYS		
	REQ	ORIG.					REQ.	AUTH. REC.	REQ.	AUTH. REC.	
5	A	U	03/28/2005	04/10/2007	SC	SC	1,556.00	1,556.00	0	0	
<p>Design Builder to provide labor, material and equipment to furnish and install VCT flooring in lieu of carpeting in the administration areas. The MDCPS Design Criteria has since been changed to this.</p>											
CHANGE ORDER TOTAL:								99,449.00		23	

FINAL CHANGE ORDER

SUMMARY OF CHANGE ORDER NO.: 2

Facility: 2741 Key Biscayne Community School
 Project No.: A0701
 Description: DESIGN-BUILD - A NEW K-8 CENTER
 Architect: SPILLIS CANDELA & PARTNERS, INC.
 EFCO: BERMELLO, AJAMIL & PARTNERS
 Contractor: MCM CORPORATION

PRIME: JORGE MUNILLA

CONTRACT STATUS

ORIGINAL CONTRACT PRICE.....\$	8,176,100.00
PREVIOUS EXTRAS.....\$	31,721.00
PREVIOUS CREDITS.....\$	0.00
PREVIOUS APPROVED NET CHANGE.....\$	31,721.00
PREVIOUS APPROVED CONTRACT PRICE.....\$	8,207,821.00
THIS CHANGE.....\$	99,449.00
TOTAL NET CHANGE.....\$	131,170.00
ADJUSTED CONTRACT PRICE AFTER THIS CHANGE.....\$	8,307,270.00
CONTRACT AWARD DATE.....	October 20, 2003
ORIGINAL CONTRACT COMPLETION DATE.....	March 01, 2005
PREVIOUS TIME EXTENSION.....	4
PREVIOUS ADJUSTED COMPLETION DATE.....	March 05, 2005
TIME EXTENSION THIS CHANGE.....	23
ADJUSTED COMPLETION DATE AFTER THIS CHANGE.....	March 28, 2005
PROJECTED COMPLETION DATE.....	N/A
SUBSTANTIAL COMPLETION DATE.....	March 28, 2005

CHANGE CAUSE SUMMARY:

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

TYPE	AMOUNT	%	DAYS
ERRORS.....\$	0.00	0.00	0
OMISSIONS.....\$	0.00	0.00	0
OWNER REQUESTS...\$	27,724.00	0.34	4
UNFORESEEN.....\$	19,518.00	0.24	0
OTHER.....\$	0.00	0.00	0
SCOPE CHANGE.....\$	1,556.00	0.02	0
HURRICANE.....\$	82,372.00	1.01	23
Totals\$	131,170.00	1.61	27

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