

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

**SUBJECT:           CHANGE ORDER NO. 3  
PROJECT NO. AK0043  
ADDITIONS, RENOVATIONS AND REMODELING  
MERRICK EDUCATIONAL CENTER  
39 ZAMORA AVENUE, CORAL GABLES, FLORIDA**

**COMMITTEE:           FACILITIES AND CONSTRUCTION REFORM**

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

This request for change in the construction contract includes seven 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 5. 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 existing conditions at this 69 year old facility necessitating removal and replacement of deteriorated and unsafe structural columns, and different than specified light fixtures.

This change will increase the contract price by \$59,974 and extend the contract completion date by 84 days. These items have been recommended by the Project Architect and were confirmed and approved by the Technical Review Committee, subsequent to completion, on April 19, 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. 3 on Project No. AK0043, Additions, Renovations and Remodeling, Merrick Educational Center for additional cost of \$59,974 and approve a time extension of 84 days.

JR:ms

9732 Merrick Educational Center

SUMMARY OF CHANGE ORDER NO.: 3

Project No.: AK0043 Additions, Renovations and Remodeling

ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	TYPE	CAUSE	DOLLARS		DAYS	
							REQ.	AUTH. REC.	REQ.	AUTH. REC.
1	C	C	11/21/2006	04/10/2007	CM	CEO	8,012.49	7,881.00	0	0
			Contractor provided labor, material and equipment to replace the grease trap covers in the parking lot with traffic rated covers, in order to meet code.							
2	C	C	11/21/2006	04/10/2007	UN	UC	29,637.90	28,682.00	0	0
			Contractor provided labor, material and equipment to remove and replace existing deteriorated and unsafe structural columns in Building #4 that were uncovered subsequent to the schedule demolition of the existing overhead bridge connection between Buildings #3 and #4.							
3	C/A	P	11/21/2006	04/10/2007	SC	SC	11,642.70	7,600.00	21	21
			Contractor provided labor, material and equipment to temporarily move and store FF&E from the administrative area during renovations of the area. This included disconnecting and reconnecting electrical circuits to movable partitions.							
4	C	C	11/21/2006	04/10/2007	UN	UC	9,660.00	4,847.00	0	0
			Contractor provided labor, material and equipment to furnish and install reinforcing steel in filled concrete block cells on one side of all existing openings where new wall louvers were installed in Building #3. This condition was not shown on available record drawings.							
5	C	C	01/16/2007	04/10/2007	UN	UC	11,153.62	10,963.86	0	0
			Contractor provided material and equipment to furnish and install different than specified light fixtures in rooms #212, #212A, #214 and #214A. Surface mounted fixtures were required in lieu of the specified recessed fixtures due to existing conflicting conditions above the ceiling.							

9732 Merrick Educational Center

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ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	TYPE	CAUSE	DOLLARS		DAYS	
							REQ.	AUTH. REC.	REQ.	AUTH. REC.
6	A	C	04/12/2007	04/10/2007	OT	OR	0.00	0.00	123	61
<p>This is to extend the contract completion time due to a number of unforeseen conditions including existing foundations for an old abandoned swimming pool, deteriorated existing columns, school testing limitations, and HVAC equipment.</p>										
7	A	C	04/12/2007	04/10/2007	HC	UC	0.00	0.00	2	2
<p>This is to extend the contract completion time due to delays caused by Hurricane Ernesto.</p>										
							CHANGE ORDER TOTAL:	59,973.86	84	

SUMMARY OF CHANGE ORDER NO.: 3

Facility: 9732 Merrick Educational Center  
 Project No.: AK0043  
 Description: ADDITIONS, RENOVATIONS AND REMODELING  
 Architect: ARCHITEKNICS, INC.  
 EFCO: BERMELLO, AJAMIL & PARTNERS  
 Contractor: MIAMI SKYLINE CONSTRUCTION CORP PRIME: MR. CLAUDIO S. RODRIGUEZ

CONTRACT STATUS

ORIGINAL CONTRACT PRICE.....	\$	1,798,170.00
PREVIOUS EXTRAS.....	\$	165,249.00
PREVIOUS CREDITS.....	\$	0.00
PREVIOUS APPROVED NET CHANGE.....	\$	165,249.00
PREVIOUS APPROVED CONTRACT PRICE.....	\$	1,963,419.00
THIS CHANGE.....	\$	59,973.86
TOTAL NET CHANGE.....	\$	225,222.86
ADJUSTED CONTRACT PRICE AFTER THIS CHANGE.....	\$	2,023,392.86
CONTRACT AWARD DATE.....		June 15, 2005
ORIGINAL CONTRACT COMPLETION DATE.....		January 11, 2007
PREVIOUS TIME EXTENSION.....		12
PREVIOUS ADJUSTED COMPLETION DATE.....		January 23, 2007
TIME EXTENSION THIS CHANGE.....		84
ADJUSTED COMPLETION DATE AFTER THIS CHANGE.....		April 17, 2007
PROJECTED COMPLETION DATE.....		June 20, 2007
SUBSTANTIAL COMPLETION DATE.....		N/A

CHANGE CAUSE SUMMARY:

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

TYPE	AMOUNT	%	DAYS
ERRORS.....	4,000.00	0.22	0
OMISSIONS.....	46,812.00	2.60	0
OWNER REQUESTS...\$	20,756.00	1.15	0
UNFORESEEN.....\$	99,257.86	5.52	0
OTHER.....\$	0.00	0.00	61
SCOPE CHANGE.....\$	54,397.00	3.03	21
HURRICANE.....\$	0.00	0.00	14
Totals .....\$	225,222.86	12.52	96

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LEGEND:

TYPE:

DBO--Design-Builder Omission

ER--PA/E Error

DBD--Design-Builder Default

ORIGIN:

HC--Hurricane

CD-- Contractor Default

A-- A/E

OM--P/A Omission

CE-- Contractor Error

E-- Educational Fac. Plan.

OT--Other

CR-- Contractor Request

P-- Project Manager

OW--Owner Request

FE-- Fastrack/Coord. Error

D-- DCPS Specialists/Depts.

SC--Scope Change

FO-- Fastrack/Coord. Omission

C-- Contractor

UN--Unforeseen

ID-- Inspection Delay

S-- State DOE

CAUSE:

MD-- Manufacturer's Delay

M-- Maintenance Dept.

AE --Architectural Error

OO-- Owner Omission

U-- User (Principal/Admin.)

AO --Architectural Omission

OD-- Owner Delay

I-- UBCI

EEE--Electrical Engineering Error

OR-- Owner Request

AM--Asbestos Mgmt.

EEO--Electrical Engineering Omission

RA-- Reinstate Alternate

DS--Design Services (Group)

MEE--Mechanical Engineering Error

SC-- Scope Change

CM--Construction Manager

MEO--Mechanical Engineering Omission

SR-- State Requirement/Local/City

ACTION:

SEE--Structural Engineering Error

RD-- Rain Delay

A-- Approve

SEO--Structural Engineering Omission

UC-- Unforeseen Conditions

C-- Confirm Staff/TRC Authorize

CEE--Civil Engineering Error

UD-- Utility Co. Delay

C/A--Confirm/Approce Authorize

CEO--Civil Engineering Omission

CL-- Clerical Error

DBR--Design-Builder Request

UP-- Unit Price

DBE--Design-Builder Error

UR-- Utility Requirement

CMO--Construction Manager Omission

CME--Construction Manager Error

CC-- Criteria Change