

Office of School Facilities
Jaime G. Torr ns, Temporary Chief Facilities Officer

**SUBJECT: CHANGE ORDER NO. 1
 PROJECT NO. 00147003
 MODULAR CLASSROOM ADDITION
 KENSINGTON PARK ELEMENTARY SCHOOL
 711 NW 30 AVENUE, MIAMI, FLORIDA**

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

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

This request for change in the construction contract includes six items for the School Board's confirmation. 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 6. These items are presented to the Board for confirmation as required by State Statute.

Change Items Synopsis: These changes are primarily due to additional conduits and wiring for power, CCTV, energy management, data and communication systems; the replacement of existing transformers; and additional fire alarm and communications system devices.

This change will increase the contract price by \$189,291. These items have been recommended by the Project Architect and were confirmed 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. 1 on Project No. 00147003, Modular Classroom Addition, Kensington Park Elementary School for additional cost of \$189,291.

JD:ms

2661 Kensington Park Elementary School

SUMMARY OF CHANGE ORDER NO.: 1

Project No.: 00147003 MODULAR CLASSROOM ADDITION

ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	TYPE	CAUSE	DOLLARS		DAYS	
							REQ.	AUTH. REC.	REQ.	AUTH. REC.
1	C	CM	01/10/2007	04/10/2007	CM	EEO	37,452.00	35,489.00	0	0
			Construction Manager provided labor, material and equipment to furnish and install additional fire alarm system heat detectors and horn/strobe units, public address/intercom system devices, fire protection sprinkler system flow and tamper switches, and associated conduit, wire and accessories.							
2	C	CM	01/10/2007	04/10/2007	UN	UC	26,772.00	25,375.00	0	0
			Construction Manager provided labor, material and equipment to furnish and install additional 6" diameter HVAC system underground chilled water piping in order to reroute around existing conflicting utilities. This included asbestos abatement due to cooling tower insulation removal.							
3	C	A	01/10/2007	04/10/2007	SC	SC	42,491.00	40,261.00	0	0
			Construction Manager provided labor, material and equipment to furnish and install additional conduit, wire and accessories for the power distribution, closed circuit TV, energy management, voice and data systems.							
4	C	A	01/10/2007	04/10/2007	OT	FO	19,488.00	18,476.00	0	0
			Construction Manager provided labor, material and equipment material to raise the height of electrical utility access ports due to existing underground conflicting ductbank. This includes fire alarm work, and stainless steel NEMA 4X disconnects for the HVAC system cooling towers.							
5	C	A	01/10/2007	04/10/2007	OT	SR	33,783.00	32,015.00	0	0
			Construction Manager provided labor, material and equipment to furnish and							

2661 Kensington Park Elementary School
 SUMMARY OF CHANGE ORDER NO.: 1
 Project No.: 00147003 MODULAR CLASSROOM ADDITION

ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	TYPE	CAUSE	DOLLARS		DAYS	
							REQ.	AUTH. REC.	REQ.	AUTH. REC.
						install additional sanitary sewer and stormwater drainage systems piping and accessories due to underground utilities conflicts.				
6	C	A	01/10/2007	04/10/2007	SC	SC	39,760.00	37,675.00	0	0
						Construction Manager provided labor material and equipment to remove and replace existing 25 KVA and 250 KVA transformers with a new 1000 KVA transformer. This included associated conduit wire, disconnects and accessories.				
CHANGE ORDER TOTAL:								189,291.00		0

SUMMARY OF CHANGE ORDER NO.: 1

Facility: 2661 Kensington Park Elementary School
 Project No.: 00147003
 Description: MODULAR CLASSROOM ADDITION
 Architect: WOLFBERG/ALVAREZ & ASSOCIATES
 EFCO: BERMELLO AJAMIL AND PARTNERS
 Contractor: COASTAL DEVELOPMENT AND CONSTRUCTION 1, PRIME: MR. DANIEL WHITEMAN

CONTRACT STATUS

ORIGINAL CONTRACT PRICE.....	\$	1,351,599.00
PREVIOUS EXTRAS.....	\$	0.00
PREVIOUS CREDITS.....	\$	0.00
PREVIOUS APPROVED NET CHANGE.....	\$	0.00
PREVIOUS APPROVED CONTRACT PRICE.....	\$	1,351,599.00
THIS CHANGE.....	\$	189,291.00
TOTAL NET CHANGE.....	\$	189,291.00
ADJUSTED CONTRACT PRICE AFTER THIS CHANGE.....	\$	1,540,890.00
CONTRACT AWARD DATE.....		January 18, 2006
ORIGINAL CONTRACT COMPLETION DATE.....		February 09, 2007
PREVIOUS TIME EXTENSION.....		0
PREVIOUS ADJUSTED COMPLETION DATE.....		February 09, 2007
TIME EXTENSION THIS CHANGE.....		0
ADJUSTED COMPLETION DATE AFTER THIS CHANGE.....		February 09, 2007
PROJECTED COMPLETION DATE.....		N/A
SUBSTANTIAL COMPLETION DATE.....		February 09, 2007

CHANGE CAUSE SUMMARY:

(Totals Including This Change Order.

TYPE	AMOUNT	%	DAYS
ERRORS.....	0.00	0.00	0
OMISSIONS.....	35,489.00	2.63	0
OWNER REQUESTS...\$	0.00	0.00	0
UNFORESEEN.....\$	25,375.00	1.88	0
OTHER.....\$	50,491.00	3.74	0
SCOPE CHANGE....\$	77,936.00	5.77	0
HURRICANE.....\$	0.00	0.00	0
Totals\$	189,291.00	14.02	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--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