

July 19, 2007

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

**SUBJECT: FINAL CHANGE ORDER
CHANGE ORDER NO. 3
PROJECT NO. A0772
DESIGN-BUILD-ADDITIONS, REMODELING AND RENOVATIONS
HIALEAH ELEMENTARY SCHOOL
550 EAST 8 STREET, HIALEAH, FLORIDA**

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

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

This request for change in the construction contract includes nine 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 9. These items are presented to the Board for confirmation and consideration as required by State Statute.

Change Items Synopsis: These scope changes are primarily for resurfacing, restriping and refencing existing parking lots at this 58 year old facility.

This change will increase the contract price by \$104,310 and extend the contract completion date by 89 days. These items have been recommended by the Design Criteria Professional and were confirmed/approved by the Technical Review Committee, subsequent to completion, on July 6, 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. 3 on Project No. A0772, Design-Build-Additions, Remodeling and Renovations, Hialeah Elementary School for an additional cost of \$104,310 and approve a time extension of 89 days.

FINAL CHANGE ORDER

ATTACHMENT A

2361 Hialeah Elementary School

SUMMARY OF CHANGE ORDER NO.: 3

Project No.: A0772 Design-Build-Additions, Remodeling and

ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	TYPE	CAUSE	REQ.	<u>DOLLARS</u>	<u>DAYS</u>	AUTH. REC.
								AUTH. REC.	REQ.	
1	C	C	04/24/2007	06/19/2007	SC	SC	1,892.00	1,500.00	0	0
			Design Builder provided design, labor, material and equipment to furnish and install hurricane truss ties at the second floor of existing building #1, in order to meet code.							
2	C/A	D	04/24/2007	06/19/2007	SC	SC	1,742.00	1,500.00	10	8
			Design Builder provided design, labor, material and equipment to furnish and install HVAC ductwork for the existing electrical room at the second floor of building #1. This was necessary to protect communications equipment installed by I.T.S. in this room.							
3	C/A	D	04/24/2007	06/19/2007	SC	SC	9,963.00	9,500.00	10	7
			Design Builder provided design, labor, material and equipment to remove and replace existing deteriorated and damaged chain link fencing at the south side of the existing east parking lot.							
4	C/A	D	04/24/2007	06/19/2007	SC	SC	35,240.00	34,500.00	21	21
			Design Builder provided design, labor, material and equipment to resurface and restripe the existing damaged east parking lot.							
5	C/A	D	04/24/2007	06/19/2007	SC	SC	1,746.00	1,600.00	7	4
			Design Builder provided design, labor, material and equipment to remove and replace existing deteriorated and obsolete ceiling, lighting and HVAC system diffusers at existing room #050 and first floor corridor room #051C.							
6	C/A	D	04/24/2007	06/19/2007	SC	SC	26,653.00	26,000.00	21	21
			Design Builder provided design, labor, material and equipment to resurface and							

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ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	TYPE	CAUSE	REQ.	DOLLARS		DAYS	
								AUTH. REC.	REQ.	AUTH. REC.	REQ.
						restripe the existing damaged and deteriorated west parking lot.					
7	C	P	04/24/2007	06/19/2007	SC	SC	7,463.00	7,463.00	0	0	
						Design Builder provided design, labor, material and equipment to construct a new concrete slab to extend the existing bus drop-off spillout area. This was for increased safety purposes.					
8	C/A	D	04/24/2007	06/19/2007	UN	UC	8,959.00	8,500.00	21	14	
						Design Builder provided design, labor, material and equipment to replace removed ceiling lighting and HVAC diffusers due to asbestos abatement at the main corridor connecting the old to the new building.					
9	C/A	C	04/24/2007	06/19/2007	UN	UC	14,653.00	13,747.00	21	14	
						Design Builder provided design, labor, material and equipment to remove and replace existing undersized and corroded water service and sanitary sewer piping servicing the second floor of existing building #1.					
CHANGE ORDER TOTAL:								104,310.00		89	

FINAL CHANGE ORDER

SUMMARY OF CHANGE ORDER NO.: 3

Facility: 2361 Hialeah Elementary School
 Project No.: A0772
 Description: DESIGN-BUILD-ADDITIONS, REMODELING
 Architect: BROWN & BROWN ARCHITECTS
 EFCO: BERMELLO, AJAMIL & PARTNERS
 Contractor: F & L CONSTRUCTION, INC.

PRIME: JULIO G. BATISTA

CONTRACT STATUS

ORIGINAL CONTRACT PRICE.....\$	4,072,288.00
PREVIOUS EXTRAS.....\$	117,202.00
PREVIOUS CREDITS.....\$	26,500.00
PREVIOUS APPROVED NET CHANGE.....\$	90,702.00
PREVIOUS APPROVED CONTRACT PRICE.....\$	4,162,990.00
THIS CHANGE.....\$	104,310.00
TOTAL NET CHANGE.....\$	195,012.00
ADJUSTED CONTRACT PRICE AFTER THIS CHANGE.....\$	4,267,300.00
CONTRACT AWARD DATE.....	February 11, 2004
ORIGINAL CONTRACT COMPLETION DATE.....	January 17, 2006
PREVIOUS TIME EXTENSION.....	168
PREVIOUS ADJUSTED COMPLETION DATE.....	July 04, 2006
TIME EXTENSION THIS CHANGE.....	89
ADJUSTED COMPLETION DATE AFTER THIS CHANGE.....	October 01, 2006
PROJECTED COMPLETION DATE.....	N/A
SUBSTANTIAL COMPLETION DATE.....	October 01, 2006

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...\$	-25,206.00	-0.62	-7
UNFORESEEN.....\$	63,826.00	1.57	28
OTHER.....\$	20,300.00	0.50	147
SCOPE CHANGE.....\$	122,954.00	3.02	61
HURRICANE.....\$	13,138.00	0.32	28
Totals\$	195,012.00	4.79	257

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