

July 19, 2007

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

**SUBJECT: CHANGE ORDER NO. 2
PROJECT NO. 00178100
MODULAR CLASSROOM BUILDINGS
PINECREST ELEMENTARY SCHOOL
10250 SW 57 AVENUE, PINECREST, FLORIDA**

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

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

This request for change in the construction contract includes ten 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 Construction Manager 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 changes are primarily for additional lawn irrigation system piping and equipment, topsoil, different-than-specified wall and floor tile, and replacement room and directional signage.

This change will increase the contract price by \$281,335. These items have been recommended by the Project Architect 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/approve Change Order No. 2 on Project No. 00178100, Modular Classroom Buildings, Pinecrest Elementary School for an additional cost of \$281,335.

RG:ayb

ATTACHMENT A

4421 Pinecrest Elementary School
SUMMARY OF CHANGE ORDER NO.: 2
Project No.: 00178100 Modular Classroom Buildings

ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	TYPE	CAUSE	DOLLARS		DAYS	
							REQ.	AUTH. REC.	REQ.	AUTH. REC.
1	C	U	02/16/2007	06/19/2007	SC	SC	18,506.67	17,271.00	0	0
			Construction Manager provided labor, material and equipment to convert the P.E. storage room into a P.E. office. This included HVAC, electrical and acoustical ceilings work.							
2	C	U	03/09/2007	06/19/2007	SC	SC	20,425.00	20,034.00	0	0
			Construction Manager provided labor, material and equipment to furnish and install upper cabinets in all classrooms casework.							
3	C	C	04/10/2007	06/19/2007	OT	FO	4,372.00	4,286.00	0	0
			Construction Manager provided labor, material and equipment to furnish and install additional railing at the ramp and steps on the west side of the new facility.							
4	C	C	04/10/2007	06/19/2007	OT	FO	4,372.00	4,286.00	0	0
			Construction Manager provided labor, material and equipment to furnish and install additional railing at the ramp on the south side of the new facility.							
5	C	C	02/02/2006	06/19/2007	SC	SC	59,823.62	48,661.00	0	0
			Construction Manager to provide labor, material and equipment to furnish and install more durable wall tile than was originally specified.							
6	C	I	03/09/2007	06/19/2007	OT	FO	20,559.04	20,166.00	0	0
			Construction Manager provided labor, material and equipment to furnish and install additional main electrical switchgear and electrical feeders. This was above and beyond the contract allowance.							

4421 Pinecrest Elementary School
SUMMARY OF CHANGE ORDER NO.: 2
Project No.: 00178100 Modular Classroom Buildings

ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	TYPE	CAUSE	REQ.	<u>DOLLARS</u>	<u>DAYS</u>	AUTH. REC.
								AUTH. REC.	REQ.	
7	C	U	04/10/2007	06/19/2007	OT	SR	22,023.00	22,023.00	0	0
			Construction Manager provided labor, material and equipment to furnish and install additional storm drainage systems to correct existing facility drainage deficiencies, as required by the Village of Pinecrest.							
8	C	P	02/16/2007	06/19/2007	SC	SC	1,457.00	1,457.00	0	0
			Construction Manager provided labor, material and equipment to furnish and install topsoil, plants and mulch at the new backflow preventer. This was done for safety purposes to help keep students from possibly bumping into it inadvertently. The code inspector would not allow fencing this item in due to access requirements.							
9	C	CM	02/16/2007	06/19/2007	UN	UC	76,000.00	45,533.00	0	0
			Construction Manager provided labor, material and equipment to remove and replace all room numbers and directional signage throughout the existing facility to conform to new FISH numbering required for proper fire alarm system labeling.							
10	A	C		06/19/2007	OT	FO	99,561.58	97,618.00	0	0
			Construction Manager to provide labor, material and equipment to furnish and install additional lawn irrigation system piping and associated equipment, and topsoil. This was above and beyond the contract allowance.							
CHANGE ORDER TOTAL:								281,335.00		0

SUMMARY OF CHANGE ORDER NO.: 2

Facility: 4421 Pincrest Elementary School
 Project No.: 00178100
 Description: MODULAR CLASSROOM BUILDINGS
 Architect: WOLFBERG/ALVAREZ & ASSOCIATES
 EFCO: BERMELLO, AJAMIL & PARTNERS
 Contractor: COASTAL DEVELOPMENT AND CONSTRUCTION 1, PRIME: MR. DANIEL WHITEMAN

CONTRACT STATUS

ORIGINAL CONTRACT PRICE.....\$	5,515,000.00
PREVIOUS EXTRAS.....\$	108,335.00
PREVIOUS CREDITS.....\$	0.00
PREVIOUS APPROVED NET CHANGE.....\$	108,335.00
PREVIOUS APPROVED CONTRACT PRICE.....\$	5,623,335.00
THIS CHANGE.....\$	281,335.00
TOTAL NET CHANGE.....\$	389,670.00
ADJUSTED CONTRACT PRICE AFTER THIS CHANGE.....\$	5,904,670.00
CONTRACT AWARD DATE.....	November 16, 2005
ORIGINAL CONTRACT COMPLETION DATE.....	March 24, 2007
PREVIOUS TIME EXTENSION.....	0
PREVIOUS ADJUSTED COMPLETION DATE.....	March 24, 2007
TIME EXTENSION THIS CHANGE.....	0
ADJUSTED COMPLETION DATE AFTER THIS CHANGE.....	March 24, 2007
PROJECTED COMPLETION DATE.....	August 02, 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.....\$	0.00	0.00	0
OMISSIONS.....\$	0.00	0.00	0
OWNER REQUESTS...\$	0.00	0.00	0
UNFORESEEN.....\$	45,533.00	0.83	0
OTHER.....\$	148,379.00	2.69	0
SCOPE CHANGE.....\$	87,423.00	1.59	0
HURRICANE.....\$	108,335.00	1.96	0
Totals\$	389,670.00	7.07	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