

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

**SUBJECT: FINAL CHANGE ORDER  
CHANGE ORDER NO. 1  
PROJECT NO. 00289600  
MODULAR CLASSROOM ADDITION  
CORAL REEF ELEMENTARY SCHOOL  
7955 SW 152 STREET, MIAMI, FLORIDA**

**COMMITTEE: FACILITIES AND CONSTRUCTION REFORM**

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

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

Change Items Synopsis: Cost savings for completion of the construction contract for less than the originally negotiated amount due to owner-requested scope modifications.

This change will decrease the contract price by \$854,083. These items have been recommended by the Project Architect and were confirmed by the Technical Review Committee on October 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, Change Order No. 1 on Project No. 00289600, Modular Classroom Addition, Coral Reef Elementary School for a credit of \$854,083.

SL:ayb

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FINAL CHANGE ORDER

ATTACHMENT A

1041 Coral Reef Elementary School

SUMMARY OF CHANGE ORDER NO.: 1

Project No.: 00289600 Modular Classroom Addiiton

ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	TYPE	CAUSE	DOLLARS		DAYS		
							REQ.	AUTH. REC.	REQ.	AUTH. REC.	
1	C	P	04/02/2007	10/09/2007	OW	OR	( 31,666.00)	( 31,666.00)	0	0	
			Credit for Construction Manager's cumulative net project cost savings.								
2	C	P	04/02/2007	10/09/2007	OW	OR	( 294,592.04)	( 294,592.04)	0	0	
			Credits for not furnishing and installing the contract quantity of fencing, irrigation and fire sprinkler system piping, decorative glass inserts, CCTV cameras, acoustical sealants, fire alarm system devices, FEMA certifications, electrical system upgrades, and water main extension.								
3	C	P	04/02/2007	10/09/2007	OW	OR	( 527,825.00)	( 527,825.00)	0	0	
			Credit for the unused contingency amount.								
CHANGE ORDER TOTAL:								-854,083.04		0	

FINAL CHANGE ORDER

SUMMARY OF CHANGE ORDER NO.: 1

Facility: 1041 Coral Reef Elementary School  
 Project No.: 00289600  
 Description: MODULAR CLASSROOM ADDITION  
 Architect: WOLFBERG/ALVAREZ & ASSOCIATES  
 EFCO: BERMELLO, AJAMIL & PARTNERS  
 Contractor: JAMES B. PIRTLE CONSTRUCTION CO. PRIME: JAMES B. PIRTLE

CONTRACT STATUS

ORIGINAL CONTRACT PRICE.....\$	6,064,735.00
PREVIOUS EXTRAS.....\$	0.00
PREVIOUS CREDITS.....\$	0.00
PREVIOUS APPROVED NET CHANGE.....\$	0.00
PREVIOUS APPROVED CONTRACT PRICE.....\$	6,064,735.00
THIS CHANGE.....\$	-854,083.04
TOTAL NET CHANGE.....\$	-854,083.04
ADJUSTED CONTRACT PRICE AFTER THIS CHANGE.....\$	5,210,651.96
CONTRACT AWARD DATE.....	October 19, 2005
ORIGINAL CONTRACT COMPLETION DATE.....	September 17, 2006
PREVIOUS TIME EXTENSION.....	0
PREVIOUS ADJUSTED COMPLETION DATE.....	September 17, 2006
TIME EXTENSION THIS CHANGE.....	0
ADJUSTED COMPLETION DATE AFTER THIS CHANGE.....	September 17, 2006
PROJECTED COMPLETION DATE.....	N/A
SUBSTANTIAL COMPLETION DATE.....	September 17, 2006

CHANGE CAUSE SUMMARY:

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

TYPE	AMOUNT	%	DAYS
ERRORS.....\$	0.00	0.00	0
OMISSIONS.....\$	0.00	0.00	0
OWNER REQUESTS...\$	-854,083.04	-14.08	0
UNFORESEEN.....\$	0.00	0.00	0
OTHER.....\$	0.00	0.00	0
SCOPE CHANGE.....\$	0.00	0.00	0
HURRICANE.....\$	0.00	0.00	0
Totals .....\$	-854,083.04	-14.08	0

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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