

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

**SUBJECT: CHANGE ORDER NO. 3
PROJECT NO. A01029
DESIGN BUILD - NEW MIDDLE SCHOOL
SOUTH DADE MIDDLE SCHOOL – S/S “SS1”
SW 292 ST & 194 AVENUE, MIAMI, FLORIDA**

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

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

This request for change in the construction contract includes five 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 4. These items are presented to the Board for confirmation and consideration as required by State Statute.

Change Items Synopsis: These changes are primarily for the repair and replacement of new fire alarm system main control panel components damaged by lightning after acceptance and substantial completion. Additional items include Builders' Risk Insurance reimbursement, and costs to hand clear shrubbery at the area within a protected Pineland as required by DERM.

This change will increase the contract price by \$95,794. These items have been recommended by the Design Criteria Professional and were confirmed/approved by the Technical Review Committee, subsequent to completion, on November 26, 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. 3 on Project No. A01029, Design Build - New Middle School, South Dade Middle School – S/S “SS1” for an additional cost of \$95,794.

JV:ayb

6053 S/S "SS1"

SUMMARY OF CHANGE ORDER NO.: 3

Project No.: A01029 Design Build - New Middle School

ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	TYPE	CAUSE	REQ.	DOLLARS		DAYS	
								AUTH. REC.	REQ.	AUTH. REC.	REQ.
1	C	C	10/17/2007	11/14/2007	OT	CR	6,143.30	6,143.00	0	0	
<p>This reimburses the Design Builder for the cost of the City of Homestead water and sewer connection fees, including the installation of water meters.</p>											
2	C	C	10/17/2007	11/14/2007	OT	SR	13,258.00	12,800.00	0	0	
<p>Design Builder provided design, labor, material and equipment to hand clear existing shrubbery at the west side of the facility for fencing installation. Hand clearing was required by DERM since this area is within a protected Pineland.</p>											
3	C	C	10/17/2007	11/14/2007	OT	CR	15,811.00	15,811.00	0	0	
<p>This reimburses the Design Builder for the cost of additional Builders Risk Insurance.</p>											
4	C	U	10/17/2007	11/14/2007	SC	SC	7,670.00	7,038.00	0	0	
<p>Design Builder provided design, labor, material and equipment to furnish and install underground conduit for a future marquee sign at the southeast corner of the site. This has currently been added to the M-DCPS Design Criteria.</p>											
5	A	C		11/14/2007	UN	UC	59,536.00	54,002.00	0	0	
<p>Design Builder to provide design, labor, material and equipment to repair and replace new fire alarm system main control panel components damaged by a lightning storm, subsequent to acceptance and substantial completion. This includes system testing and recertification.</p>											
CHANGE ORDER TOTAL:								95,794.00	0	0	

SUMMARY OF CHANGE ORDER NO.: 3
 Facility: 6053 S/S "SS1"
 Project No.: A01029
 Description: DESIGN BUILD - NEW MIDDLE SCHOOL
 Architect: POST BUCKLEY SCHUH JERNIGAN, INC.
 EFCO: RONALD E FRAZIER & ASSOC, PA
 Contractor: BETANCOURT CASTELLON ASSOCIATES, INC. PRIME: ALBERT CASTELLON

CONTRACT STATUS

ORIGINAL CONTRACT PRICE.....\$	29,821,000.00
PREVIOUS EXTRAS.....\$	171,641.00
PREVIOUS CREDITS.....\$	197,073.00
PREVIOUS APPROVED NET CHANGE.....\$	-25,432.00
PREVIOUS APPROVED CONTRACT PRICE.....\$	29,795,568.00
THIS CHANGE.....\$	95,794.00
TOTAL NET CHANGE.....\$	70,362.00
ADJUSTED CONTRACT PRICE AFTER THIS CHANGE.....\$	29,891,362.00
CONTRACT AWARD DATE.....	June 15, 2005
ORIGINAL CONTRACT COMPLETION DATE.....	March 07, 2007
PREVIOUS TIME EXTENSION.....	85
PREVIOUS ADJUSTED COMPLETION DATE.....	May 31, 2007
TIME EXTENSION THIS CHANGE.....	0
ADJUSTED COMPLETION DATE AFTER THIS CHANGE.....	May 31, 2007
PROJECTED COMPLETION DATE.....	N/A
SUBSTANTIAL COMPLETION DATE.....	May 31, 2007

CHANGE CAUSE SUMMARY:

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

TYPE	AMOUNT	%	DAYS
ERRORS.....\$	0.00	0.00	0
OMISSIONS.....\$	39,971.00	0.13	8
OWNER REQUESTS...\$	-197,073.00	-0.66	0
UNFORESEEN.....\$	100,235.00	0.34	14
OTHER.....\$	100,158.00	0.34	46
SCOPE CHANGE.....\$	27,071.00	0.09	10
HURRICANE.....\$	0.00	0.00	7
Totals\$	70,362.00	0.24	85

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| LEGEND: | TYPE: | DBO--Design-Builder Omission |
| ORIGIN: | ER--PA/E Error | DBD--Design-Builder Default |
| A-- A/E | HC--Hurricane | CD-- Contractor Default |
| E-- Educational Fac. Plan. | OM--P/A Omission | CE-- Contractor Error |
| P-- Project Manager | OT--Other | CR-- Contractor Request |
| D-- DCPS Specialists/Depts. | OW--Owner Request | FE-- Fastrack/Coord. Error |
| C-- Contractor | SC--Scope Change | FO-- Fastrack/Coord. Omission |
| S-- State DOE | UN--Unforeseen | ID-- Inspection Delay |
| M-- Maintenance Dept. | CAUSE: | MD-- Manufacturer's Delay |
| U-- User (Principal/Admin.) | AE --Architectural Error | OO-- Owner Omission |
| I-- UBCI | AO --Architectural Omission | OD-- Owner Delay |
| AM--Asbestos Mgmt. | EEE--Electrical Engineering Error | OR-- Owner Request |
| DS--Design Services (Group) | EEO--Electrical Engineering Omission | RA-- Reinststate Alternate |
| CM--Construction Manager | MEE--Mechanical Engineering Error | SC-- Scope Change |
| ACTION: | MEO--Mechanical Engineering Omission | SR-- State Requirement/Local/City |
| A-- Approve | SEE--Structural Engineering Error | RD-- Rain Delay |
| C-- Confirm Staff/TRC Authorize | SEO--Structural Engineering Omission | UC-- Unforeseen Conditions |
| C/A--Confirm/Approce Authorize | CEE--Civil Engineering Error | UD-- Utility Co. Delay |
| | 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 |