

February 27, 2008

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

**SUBJECT:**           **FINAL CHANGE ORDER**  
                  **CHANGE ORDER NO. 1**  
                  **PROJECT NO. A074201**  
                  **SITE PREPARATION**  
                  **HIALEAH GARDENS SENIOR HIGH SCHOOL**  
                  **11700 NW HIALEAH GARDENS BLVD, HIALEAH GARDENS,**  
                  **FLORIDA**

**COMMITTEE:**           **FACILITIES AND CONSTRUCTION REFORM**

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

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

Change Items Synopsis: These changes are for the removal and replacement of additional unsuitable existing soil (muck) per the unit prices set forth in the contract. This site encompasses 56 acres and includes three new schools: Hialeah Gardens Senior, Hialeah Gardens Middle and West Hialeah Gardens Elementary Schools. An independent cost estimate previously provided by PBS&J valued the necessary work at \$15,000,000. M-DCPS deliberately contracted with Cummings Construction for a more conservative soil volume at a cost of \$11,956,850; this contract provided for any additional services to be paid at predetermined unit prices. This method avoided unnecessary up-front commitment of excessive District funds and enabled the actual quantities to be validated by close monitoring of unsuitable soil removed from the site.

This change will increase the contract price by \$1,077,092 and extend the contract completion date by 37 days. These items have been recommended by the Project Architect and were approved by the Technical Review Committee on January 24, 2008. They were found to be necessary, fair, and equitable.

**RECOMMENDED:** That The School Board of Miami-Dade County, Florida, approve Final Change Order, Change Order No. 1 on Project No. A074201, Site Preparation, Hialeah Gardens Senior High School, for an additional cost of \$1,077,092 and a time extension of 37 days.

## FINAL CHANGE ORDER

ATTACHMENT A

7191 Hialeah Gardens Senior High School

SUMMARY OF CHANGE ORDER NO.: 1

Project No.: A074201 Site Preparation (Relief School for Barbara

ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	TYPE	CAUSE	DOLLARS		DAYS	
							REQ.	AUTH. REC.	REQ.	AUTH. REC.
1	A	CM		01/17/2008	OT	UP	187,445.00	187,445.00	0	0
						Construction Manager to provide labor, material and equipment to remove and haul away additional unsuitable soil from the building footprint, as required by the Geotechnical consultant.				
2	A	CM		01/17/2008	OT	UP	900,347.00	900,347.00	0	0
						Construction Manager to provide labor, material and equipment to furnish and install additional structural fill material where unsuitable soil was removed.				
3	C	P		01/17/2008	OW	OR	( 10,700.00)	( 10,700.00)	0	0
						Credit for not performing the contaminated soils removal, which was not needed.				
4	A	CM		01/17/2008	UN	UC	0.00	0.00	37	37
						This is to extend the contract completion date due to additional unsuitable soil removal and replacement.				
CHANGE ORDER TOTAL:							1,077,092.00			37

## FINAL CHANGE ORDER

SUMMARY OF CHANGE ORDER NO.: 1

Facility: 7191 Hialeah Gardens Senior High School  
 Project No.: A074201  
 Description: SITE PREPARATION (RELIEF SCHOOL FOR  
 Architect: SPILLIS CANDELA & PARTNERS, INC.  
 EFCO: RONALD E FRAZIER & ASSOC, PA  
 Contractor: JAMES A. CUMMINGS, INC.

PRIME: JAMES A. CUMMINGS

## CONTRACT STATUS

ORIGINAL CONTRACT PRICE.....	\$	11,956,850.00
PREVIOUS EXTRAS.....	\$	0.00
PREVIOUS CREDITS.....	\$	0.00
PREVIOUS APPROVED NET CHANGE.....	\$	0.00
PREVIOUS APPROVED CONTRACT PRICE.....	\$	11,956,850.00
THIS CHANGE.....	\$	1,077,092.00
TOTAL NET CHANGE.....	\$	1,077,092.00
ADJUSTED CONTRACT PRICE AFTER THIS CHANGE.....	\$	13,033,942.00
CONTRACT AWARD DATE.....		March 15, 2006
ORIGINAL CONTRACT COMPLETION DATE.....		January 01, 2007
PREVIOUS TIME EXTENSION.....		0
PREVIOUS ADJUSTED COMPLETION DATE.....		January 01, 2007
TIME EXTENSION THIS CHANGE.....		37
ADJUSTED COMPLETION DATE AFTER THIS CHANGE.....		February 07, 2007
PROJECTED COMPLETION DATE.....		N/A
SUBSTANTIAL COMPLETION DATE.....		February 07, 2007

## 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...	-10,700.00	-0.09	0
UNFORESEEN.....	0.00	0.00	37
OTHER.....	1,087,792.00	9.10	0
SCOPE CHANGE.....	0.00	0.00	0
HURRICANE.....	0.00	0.00	0
Totals .....	1,077,092.00	9.01	37

## 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