

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

**SUBJECT: CHANGE ORDER NO. 1  
PROJECT NO. A01097  
MEDIA CENTER & CAFETORIUM ADDITIONS AND RENOVATIONS  
SKYWAY ELEMENTARY SCHOOL  
4555 NW 206 TERRACE, MIAMI, FLORIDA**

**COMMITTEE: FACILITIES AND CONSTRUCTION REFORM**

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

This request for change in the construction contract includes six 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 Construction Manager to proceed with items 1 through 3. These items are presented to the Board for confirmation and consideration as required by State Statute.

Change Items Synopsis: These changes are primarily for a new parent drop off and service drive, and to remove and replace the existing obsolete and deteriorated public address/intercom and clock systems.

This change will increase the contract price by \$599,870 and extend the contract completion date by 202 days. These items have been recommended by the Project Architect and were confirmed/approved by the Technical Review Committee, subsequent to completion, on April 23, 2008. They were found to be necessary, fair, and equitable.

The Project Architect will not receive additional fees for the items that resulted from omissions in the design phase of the project. This factor will become part of the evaluation of this firm for consideration of future work with this school system. The District will pursue recovery of costs from the Project Architect as called for in the contract.

**RECOMMENDED:** That The School Board of Miami-Dade County, Florida, confirm/approve Change Order No. 1 on Project No. A01097, Media Center & Cafetorium Additions and Renovations, Skyway Elementary School for an additional cost of \$599,870 and a time extension of 202 days.

5081 Skyway Elementary School

SUMMARY OF CHANGE ORDER NO.: 1

Project No.: A01097 Media Center &amp; Cafetorium Additions and

ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	TYPE	CAUSE	DOLLARS		DAYS	
							REQ.	AUTH. REC.	REQ.	AUTH. REC.
1	C	I	03/06/2008	04/10/2008	OM	EEO	45,071.00	29,485.00	0	0
			Construction Manager provided labor, material and equipment to reroute the main cafetorium feeders from the exterior main disconnect switches underground around to the east wall and into the main electrical vault, as required by FPL.							
2	C	D	03/06/2008	04/10/2008	SC	SC	10,842.00	7,899.00	0	0
			Construction Manager provided labor, material and equipment to furnish and install brackets for classrooms' TV and power and data outlets and associated conduit and wire for ceiling mounted projector TV's, in order to meet current Design Criteria.							
3	C	I	03/06/2008	04/10/2008	UN	UC	22,243.00	21,500.00	0	0
			Construction Manager provided labor, material and equipment to furnish and install a new 600 amp disconnect and feeder to isolate the HVAC system chiller power feeder from the existing switchboard. This was to correct an existing code violation that was uncovered during construction.							
4	A	U		04/10/2008	SC	SC	282,194.00	226,491.00	0	0
			Construction Manager to provide labor, material and equipment to construct a new parent drop-off lane and a new revised service drive. This is for improved student safety purposes.							
5	A	M		04/10/2008	SC	SC	321,273.00	314,495.00	98	98
			Construction Manager to provide labor, material and equipment remove and replace the complete obsolete and deteriorated public address/intercom and clock systems at the existing school. This work was planned to be performed by Maintenance							

5081 Skyway Elementary School  
 SUMMARY OF CHANGE ORDER NO.: 1  
 Project No.: A01097 Media Center & Cafetorium Additions and

ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	TYPE	CAUSE	DOLLARS		DAYS	
							REQ.	AUTH. REC.	REQ.	AUTH. REC.

Operations and is hereby included in this project to take advantage of Construction Manager mobilization in order to expedite the work.

6	A	C		04/10/2008	OM	AO	70,942.00	0.00	104	104
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This is to extend the contract completion time for delays in the issuance of the building permit due to incomplete plans.

CHANGE ORDER TOTAL: 599,870.00 202

SUMMARY OF CHANGE ORDER NO.: 1  
 Facility: 5081 Skyway Elementary School  
 Project No.: A01097  
 Description: MEDIA CENTER & CAFETORIUM ADDITIONS  
 Architect: HARPER PARTNERS, INC.  
 EFCO: BERMELLO, AJAMIL & PARTNERS  
 Contractor: BETANCOURT CASTELLON ASSOCIATES, INC. PRIME: ALBERT CASTELLON

CONTRACT STATUS

ORIGINAL CONTRACT PRICE.....\$	5,328,012.00
PREVIOUS EXTRAS.....\$	0.00
PREVIOUS CREDITS.....\$	0.00
PREVIOUS APPROVED NET CHANGE.....\$	0.00
PREVIOUS APPROVED CONTRACT PRICE.....\$	5,328,012.00
THIS CHANGE.....\$	599,870.00
TOTAL NET CHANGE.....\$	599,870.00
ADJUSTED CONTRACT PRICE AFTER THIS CHANGE.....\$	5,927,882.00
CONTRACT AWARD DATE.....	February 14, 2007
ORIGINAL CONTRACT COMPLETION DATE.....	December 11, 2007
PREVIOUS TIME EXTENSION.....	0
PREVIOUS ADJUSTED COMPLETION DATE.....	December 11, 2007
TIME EXTENSION THIS CHANGE.....	202
ADJUSTED COMPLETION DATE AFTER THIS CHANGE.....	June 30, 2008
PROJECTED COMPLETION DATE.....	June 30, 2008
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.....\$	29,485.00	0.55	104
OWNER REQUESTS...\$	0.00	0.00	0
UNFORESEEN.....\$	21,500.00	0.40	0
OTHER.....\$	0.00	0.00	0
SCOPE CHANGE.....\$	548,885.00	10.30	98
HURRICANE.....\$	0.00	0.00	0
Totals .....\$	599,870.00	11.25	202

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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:

AE --Architectural Error

MD-- Manufacturer's Delay

U-- User (Principal/Admin.)

AO --Architectural Omission

OO-- Owner Omission

I-- UBCI

EEE--Electrical Engineering Error

OD-- Owner Delay

AM--Asbestos Mgmt.

EEO--Electrical Engineering Omission

OR-- Owner Request

DS--Design Services (Group)

MEE--Mechanical Engineering Error

RA-- Reinstate Alternate

CM--Construction Manager

MEO--Mechanical Engineering Omission

SC-- Scope Change

ACTION:

SEE--Structural Engineering Error

SR-- State Requirement/Local/City

A-- Approve

SEO--Structural Engineering Omission

RD-- Rain Delay

C-- Confirm Staff/TRC Authorize

CEE--Civil Engineering Error

UC-- Unforeseen Conditions

C/A--Confirm/Approce Authorize

CEO--Civil Engineering Omission

UD-- Utility Co. Delay

DBR--Design-Builder Request

CL-- Clerical Error

DBE--Design-Builder Error

UP-- Unit Price

UR-- Utility Requirement

CMO--Construction Manager Omission

CME--Construction Manager Error

CC-- Criteria Change