

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

**SUBJECT: FINAL CHANGE ORDER
CHANGE ORDER NO. 5
PROJECT NO. A01017
REPLACEMENT FACILITY
SOUTH DADE SENIOR HIGH SCHOOL (S/S "CCC1")
28401 SW 167 AVENUE, MIAMI, FLORIDA**

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

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

This request for change in the construction contract includes thirty 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 21. These items are presented to the Board for confirmation and consideration as required by State Statute.

Change Items Synopsis: These changes include underground utilities to a number of existing facilities, running track changes, reimbursement of utility bills, and demolition and removal of existing obsolete and deteriorated portable classrooms.

This change will increase the contract price by \$591,968. These items have been recommended by the Design Criteria Professional and were confirmed/approved by the Technical Review Committee on September 16, 2008. They were found to be necessary, fair, and equitable.

The Design Criteria Professional will not receive additional fees or 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 Design Criteria Professional as called for in the contract.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, confirm/approve Final Change Order, Change Order No. 5 on Project No. A01017, Replacement Facility, South Dade Senior High School (S/S "CCC1") for an additional cost of \$591,968.

FINAL CHANGE ORDER

ATTACHMENT A

7701 South Dade Senior High

SUMMARY OF CHANGE ORDER NO.: 5

Project No.: A01017 Replacement Facility

ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	TYPE	CAUSE	DOLLARS		DAYS	
							REQ.	AUTH. REC.	REQ.	AUTH. REC.
1	C	D	05/14/2008	07/29/2008	OM	AO	20,392.00	14,059.00	0	0
Design Builder provided design, labor, material and equipment to relocate the existing diesel fuel tank and pump from the old facility to the new for the agricultural program.										
2	C	U	09/02/2008	09/04/2008	OM	AO	7,144.00	6,388.00	0	0
Design Builder provided design, labor, material and equipment to construct additional teachers' and administrators' mail slots in the administration area.										
3	C	D	09/02/2008	09/04/2008	OM	EEO	14,524.00	10,814.00	0	0
Design Builder provided design, labor, material and equipment to furnish and install conduit, wire and accessories for electrical changes in the CCTV control and production rooms including relocating the dimmer controls module and rack, and additional receptacles and a 12" x 12" pull box.										
4	C	DB	05/14/2008	07/29/2008	OT	SR	53,511.00	49,845.00	0	0
Design Builder provided design, labor, material and equipment to furnish and install curb, gutter and guardrails around all nine existing utility poles, as required by Public Works for enhanced safety purposes.										
5	C	I	05/14/2008	07/29/2008	OT	SR	23,558.00	19,937.00	0	0
Design Builder provided design, labor, material and equipment to seal around the conduits and data and security system cables that were installed by others, in order to preclude smoke propagation through smoke and fire walls.										

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Project No.: A01017 Replacement Facility

ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	TYPE	CAUSE	DOLLARS		DAYS	
							REQ.	AUTH. REC.	REQ.	AUTH. REC.
6	C	C	09/02/2008	09/04/2008	OT	SR	19,948.00	15,504.00	0	0
<p>Design Builder provided design, labor, material and equipment to furnish and install illuminated street signs at the intersection of SW 288th Street and 167th Avenue, as required by Miami Dade County Public Works.</p>										
7	C	P	05/14/2008	07/29/2008	OW	OR	2,904.00	2,730.00	0	0
<p>Design Builder provided design, labor, material and equipment to furnish and install a new project sign in order to meet current M-DCPS design criteria.</p>										
8	C	P	05/14/2008	07/29/2008	OW	OR	47,723.00	39,390.00	0	0
<p>Design Builder provided design, labor, material and equipment to remove and dispose of excess existing FF&E and associated debris.</p>										
9	C	U	05/14/2008	07/29/2008	OW	OR	6,969.00	6,272.00	0	0
<p>Design Builder provided design, labor, material and equipment to furnish and install a larger-than-specified courtyard gate to allow for the passage of maintenance vehicles.</p>										
10	C	U	09/03/2008	09/04/2008	OW	OR	9,351.00	8,392.00	0	0
<p>Design Builder provided design, labor, material and equipment to construct additional handicap parking spaces in lieu of standard spaces in the staff parking area. This included new concrete sidewalks and ramps, tactile ramp surfacing, striping, and signage, and is to accommodate existing physically-challenged staff.</p>										

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Project No.: A01017 Replacement Facility

ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	TYPE	CAUSE	REQ.	DOLLARS		DAYS	
								AUTH. REC.	REQ.	AUTH. REC.	REQ.
11	C	U	09/02/2008	09/04/2008	OW	OR	41,272.00	21,466.00	0	0	
			Design Builder provided conduit and pull wires for 16 additional security cameras throughout the facility.								
12	C	U	05/14/2008	07/29/2008	SC	SC	9,856.00	8,398.00	0	0	
			Design Builder provided design, labor, material and equipment to furnish and install additional concrete sealer beyond the covered dining area. This additional area was greater than the original area called for to be sealed.								
13	C	U	09/03/2008	09/04/2008	OW	OR	6,882.00	3,485.00	0	0	
			Design Builder provided labor, material and equipment to furnish and install a dedicated electrical outlet and associated conduit and wire for additional equipment in the Administration area. This required a home run conduit to the panel for the required power.								
14	C	P	05/14/2008	07/29/2008	SC	SC	23,999.00	22,601.00	0	0	
			This reimburses the Design Builder for the cost of additional security guards at the existing facility, prior to demolition and including the time necessary to perform asbestos abatement.								
15	C	D	09/02/2008	09/04/2008	SC	SC	14,504.00	11,557.00	0	0	
			Design Builder provided design, labor, material and equipment to furnish and install roofing material pads at the three foot interval attachment points for the rooftop grounding cable, in order to protect the roof and meet new M-DCPS Design Criteria.								

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Project No.: A01017 Replacement Facility

ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	TYPE	CAUSE	DOLLARS		DAYS	
							REQ.	AUTH. REC.	REQ.	AUTH. REC.
16	C	D	09/02/2008	09/04/2008	SC	SC	17,420.00	7,724.00	0	0
			Design Builder provided design, labor, material and equipment to convert a storage room into an office for the Agri-Science Department. This was not indicated in the Education Specifications.							
17	C	U	05/14/2008	07/29/2008	SC	SC	36,863.00	33,419.00	0	0
			Design Builder provided design, labor, material and equipment to furnish and install additional chain link fencing and gates at the front entry plaza, for enhanced security purposes as requested by the Region.							
18	C	D	09/02/2008	09/04/2008	SC	SC	24,392.00	21,292.00	0	0
			Design Builder provided design, labor, material and equipment to furnish and install larger-than-specified main emergency power feeder conduit, wire, panel and circuit breakers for the main telephone/data room. This was necessary due to a larger-than-specified UPS, in order to meet current Design Criteria.							
19	C	U	09/02/2008	09/04/2008	SC	SC	10,744.00	6,600.00	0	0
			Design Builder provided design, labor, material and equipment to furnish and install underground power and data conduits for a future marquee sign, in order to meet current Design Criteria.							
20	C	C	09/02/2008	09/04/2008	UN	UC	20,271.00	15,949.00	0	0
			Design Builder provided design, labor, material and equipment to machine and hand excavate and uncover existing abandoned underground "Transite" ductbank that conflicted with new utilities and improvements. The "Transite" material was subsequently removed by the M-DCPS							

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7701 South Dade Senior High

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Project No.: A01017 Replacement Facility

ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	TYPE	CAUSE	DOLLARS		DAYS	
							REQ.	AUTH. REC.	REQ.	AUTH. REC.
Asbestos Management Department.										
21	C	P	05/14/2008	07/29/2008	UN	UC	4,466.00	3,808.00	0	0
Design Builder provided design, labor, material and equipment to reapply wax on floors subsequent to the installation of interactive whiteboards by others. Backcharges to the interactive whiteboard installers are being pursued.										
22	C	C	09/03/2008	09/04/2008	UN	UC	11,441.00	9,640.00	0	0
Design Builder provided design, labor, material and equipment to relocate the fire alarm system sub-panel to a different remotely located existing greenhouse building than originally called for. This was necessary since the original building had been destroyed by fire subsequent to bid and award. This included longer conduit and wire runs.										
23	C	C	05/14/2008	07/29/2008	OW	OR	(6,150.00)	(9,840.00)	0	0
Credit for modifying the method of drainage from the roofing downspouts at the covered walkways in the courtyard.										
24	C	C	05/14/2008	07/29/2008	OW	OR	(25,000.00)	(32,775.00)	0	0
Credit for furnishing and installing a drywall and acoustical tile ceiling in the auditorium in lieu of the specified cement plaster ceiling.										
25	C	A	05/14/2008	07/29/2008	OW	OR	(4,000.00)	(6,085.00)	0	0
Credit for furnishing and installing less than the specified number of bicycle racks.										
26	C	E	05/14/2008	07/29/2008	OW	OR	(1,500.00)	(1,800.00)	0	0
Credit for not installing the specified										

FINAL CHANGE ORDER

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Facility: 7701 South Dade Senior High
 Project No.: A01017
 Description: REPLACEMENT FACILITY
 Architect: THE ARCHITECTURAL PARTNERSHIP, INC. (DCP)
 EFCO: RONALD E FRAZIER & ASSOC, PA
 Contractor: PAVARINI CONSTRUCTION CO. (SE), INC. PRIME: GARY GLENEWINKEL

CONTRACT STATUS

ORIGINAL CONTRACT PRICE.....\$	79,622,000.00
PREVIOUS EXTRAS.....\$	419,619.00
PREVIOUS CREDITS.....\$	168,030.00
PREVIOUS APPROVED NET CHANGE.....\$	251,589.00
PREVIOUS APPROVED CONTRACT PRICE.....\$	79,873,589.00
THIS CHANGE.....\$	591,968.00
TOTAL NET CHANGE.....\$	843,557.00
ADJUSTED CONTRACT PRICE AFTER THIS CHANGE.....\$	80,465,557.00
CONTRACT AWARD DATE.....	July 13, 2005
ORIGINAL CONTRACT COMPLETION DATE.....	September 14, 2008
PREVIOUS TIME EXTENSION.....	104
PREVIOUS ADJUSTED COMPLETION DATE.....	December 27, 2008
TIME EXTENSION THIS CHANGE.....	0
ADJUSTED COMPLETION DATE AFTER THIS CHANGE.....	December 27, 2008
PROJECTED COMPLETION DATE.....	N/A
SUBSTANTIAL COMPLETION DATE.....	September 30, 2008

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.....\$	147,643.00	0.19	0
OWNER REQUESTS...\$	-69,861.00	-0.09	0
UNFORESEEN.....\$	136,558.00	0.17	46
OTHER.....\$	329,012.00	0.41	41
SCOPE CHANGE.....\$	300,205.00	0.38	0
HURRICANE.....\$	0.00	0.00	17
Totals\$	843,557.00	1.06	104

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