

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

**SUBJECT: FINAL CHANGE ORDER
 CHANGE ORDER NO. 9
 PROJECT NO. A0793
 NEW CONSTRUCTION - RENOVATION
 GEORGE T. BAKER AVIATION
 3275 NW 42 AVENUE, MIAMI SPRINGS, FLORIDA**

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

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

This request for change in the construction contract includes nineteen 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 Contractor to proceed with items 1 through 19. These items are presented to the Board for confirmation and consideration as required by State Statute.

Change Items Synopsis: These changes are primarily due to mechanical and electrical engineering design errors and omissions, and to additional Builders Risk Insurance.

This change will increase the contract price by \$112,084 and extend the contract completion date by 269 days. These items have been recommended by the Project Architect and were confirmed/approved by the Technical Review Committee, subsequent to completion, on October 22, 2008. They were found to be necessary, fair, and equitable.

The Project Architect will not receive additional fees for the items that resulted from errors and 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 Final Change Order, Change Order No. 9 on Project No. A0793, New Construction - Renovation, George T. Baker Aviation for an additional cost of \$112,084 and approve a time extension of 269 days.

DC:ayb

FINAL CHANGE ORDER

ATTACHMENT A

7801 George T. Baker Aviation

SUMMARY OF CHANGE ORDER NO.: 9

Project No.: A0793 New Construction - Renovation

ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	TYPE	CAUSE	DOLLARS		DAYS	
							REQ.	AUTH. REC.	REQ.	AUTH. REC.
1	C/A	C	04/01/2008	10/07/2008	ER	MEE	12,296.00	12,296.00	45	45
			Contractor provided labor, material and equipment to fabricate and install a new exhaust hood for the relocated Building #1 second floor Magnaflux Test Laboratory.							
2	C/A	C	02/06/2008	10/07/2008	ER	EEE	12,592.00	12,592.00	50	50
			Contractor provided labor, material and equipment to furnish and install electrical power service conduit, wire and accessories for the relocated Building #1 second floor Magnaflux Test Laboratory.							
3	C/A	C	10/01/2007	10/07/2008	ER	EEE	22,997.00	17,010.00	14	14
			Contractor provided labor, material and equipment to furnish and install power conduit, wire and accessories for supply and exhaust fans throughout the facility.							
4	C/A	C	10/01/2007	10/07/2008	ER	MEE	1,720.00	1,720.00	9	9
			Contractor provided labor, material and equipment to revise the roof curb size at the HVAC system ductwork penetration at Building #1.							
5	C/A	C	10/01/2007	10/07/2008	ER	MEE	711.00	711.00	14	14
			Contractor provided labor, material and equipment to furnish and install a different-than-specified door at the first floor Building #1 mechanical room, due to conflict with HVAC ductwork.							
6	C/A	I	10/01/2007	10/07/2008	ER	MEE	10,971.00	9,434.00	122	64
			Contractor provided labor, material and equipment to furnish and install a larger HVAC system fan, ductwork and damper in order to increase the elevator machine room mechanical ventilation.							

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5	C/A	C	10/01/2007	10/07/2008	ER	MEE	711.00	711.00	14	14
Contractor provided labor, material and equipment to furnish and install a different-than-specified door at the first floor Building #1 mechanical room, due to conflict with HVAC ductwork.										
6	C/A	I	10/01/2007	10/07/2008	ER	MEE	10,971.00	9,434.00	122	64
Contractor provided labor, material and equipment to furnish and install a larger HVAC system fan, ductwork and damper in order to increase the elevator machine room mechanical ventilation.										

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							REQ.	AUTH. REC.	REQ.	AUTH. REC.
7	C	C	10/01/2007	10/07/2008	ER	EEE	6,150.00	5,470.00	173	0
Contractor provided labor, material and equipment to relocate light fixtures in conflict with HVAC system ductwork.										
8	C/A	I	10/01/2007	10/07/2008	ER	EEE	2,141.00	1,354.00	10	10
Contractor provided labor, material and equipment to furnish and install a conduit for an emergency elevator telephone line. This included associated patching and painting of new finishes.										
9	C/A	I	10/01/2007	10/07/2008	ER	EEE	6,212.00	3,749.00	62	7
Contractor provided labor, material and equipment to furnish and install power conduit, wire and circuit breaker for the elevator machine room exhaust fan. This included associated patching and painting of new finishes.										
10	C/A	C	10/01/2007	10/07/2008	OM	AO	2,366.00	2,160.00	10	10
Contractor provided labor, material and equipment to furnish and install a different-than-specified door and finish hardware at rest room #217.										
11	C/A	C	10/01/2007	10/07/2008	OM	MEO	8,605.00	8,000.00	30	30
Contractor provided labor, material and equipment to furnish and install a permanent fire-retardant blanket above the ceiling mounted HVAC system equipment, in order to meet code.										
12	C/A	P	10/01/2007	10/07/2008	OM	AO	1,247.00	1,247.00	2	2
Contractor provided labor, material and equipment to paint the existing ceiling at the newly renovated second floor building #1.										

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Project No.: A0793 New Construction - Renovation

ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	TYPE	CAUSE	REQ.	DOLLARS		DAYS	
								AUTH. REC.	REQ.	AUTH. REC.	REQ.
13	C	C	10/01/2007	10/07/2008	ER	EEE	23,221.00	23,221.00	0	0	
			This reimburses the Contractor for the cost of additional Builders Risk Insurance.								
14	C	C	10/01/2007	10/07/2008	SC	SC	1,421.00	1,288.00	0	0	
			Contractor provided labor, material and equipment to remove and replace the deteriorated existing Itinerant Teachers' classroom ceiling tile.								
15	C	C	10/01/2007	10/07/2008	SC	SC	5,304.00	3,021.00	0	0	
			Contractor provided labor, material and equipment to furnish and install a poured epoxy floor at the west main exterior entrance, for enhanced safety purposes.								
16	C	C	10/01/2007	10/07/2008	UN	UC	1,594.00	1,462.00	0	0	
			Contractor provided labor, material and equipment to furnish and install additional furred walls at rest rooms #129 and #130 in Building #1 due to existing unforeseen deterioration.								
17	C	C	10/01/2007	10/07/2008	UN	UC	1,981.00	1,195.00	1	0	
			Contractor provided labor, material and equipment to furnish and install a structural carrier for a water closet that was relocated due to hidden existing structural conflicts.								
18	C/A	C	10/01/2007	10/07/2008	UN	UC	5,894.00	4,244.00	114	14	
			Contractor provided labor, material and equipment to furnish and install additional framing and cement plaster wall at Building #2 group rest rooms due to unforeseen hidden existing structural conditions.								

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							REQ.	AUTH. REC.	REQ.	AUTH. REC.
19	C	C	10/01/2007	10/07/2008	UN	UC	1,910.00	1,910.00	0	0

Contractor provided labor, material and equipment to replace public address/intercom speakers that were stolen from the hanger area after occupancy. The replaced speakers were installed with security cages.

CHANGE ORDER TOTAL: 112,084.00 269

FINAL CHANGE ORDER

SUMMARY OF CHANGE ORDER NO.: 9

Facility: 7801 George T. Baker Aviation
 Project No.: A0793
 Description: NEW CONSTRUCTION - RENOVATION
 Architect: HARPER PARTNERS, INC.
 EFCO: RONALD E FRAZIER & ASSOC, PA
 Contractor: JCI INTERNATIONAL, INC.

PRIME: JULIO E. MARTINEZ

CONTRACT STATUS

ORIGINAL CONTRACT PRICE.....	\$	4,349,602.00
PREVIOUS EXTRAS.....	\$	647,403.00
PREVIOUS CREDITS.....	\$	0.00
PREVIOUS APPROVED NET CHANGE.....	\$	647,403.00
PREVIOUS APPROVED CONTRACT PRICE.....	\$	4,997,005.00
THIS CHANGE.....	\$	112,084.00
TOTAL NET CHANGE.....	\$	759,487.00
ADJUSTED CONTRACT PRICE AFTER THIS CHANGE.....	\$	5,109,089.00
CONTRACT AWARD DATE.....		June 16, 2004
ORIGINAL CONTRACT COMPLETION DATE.....		January 02, 2006
PREVIOUS TIME EXTENSION.....		164
PREVIOUS ADJUSTED COMPLETION DATE.....		June 15, 2006
TIME EXTENSION THIS CHANGE.....		269
ADJUSTED COMPLETION DATE AFTER THIS CHANGE.....		March 11, 2007
PROJECTED COMPLETION DATE.....		N/A
SUBSTANTIAL COMPLETION DATE.....		March 11, 2007

CHANGE CAUSE SUMMARY:

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

TYPE	AMOUNT	%	DAYS
ERRORS.....	\$ 156,755.00	3.60	213
OMISSIONS.....	\$ 275,343.00	6.33	107
OWNER REQUESTS...	\$ 10,093.00	0.23	0
UNFORESEEN.....	\$ 160,067.00	3.68	46
OTHER.....	\$ 30,448.00	0.70	0
SCOPE CHANGE.....	\$ 126,781.00	2.91	67
HURRICANE.....	\$ 0.00	0.00	0
Totals	\$ 759,487.00	17.45	433

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--Unforeseen

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-- Unforeseen 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