

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

**SUBJECT: FINAL CHANGE ORDER
 CHANGE ORDER NO. 1
 PROJECT NO. A0108401
 REMODELING AND RENOVATIONS
 MIAMI CORAL PARK SENIOR HIGH SCHOOL
 8865 SW 16 STREET, MIAMI, FLORIDA**

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

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

This request for change in the construction contract includes sixteen 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 10. This item is presented to the Board for confirmation and consideration as required by State Statute.

Change Items Synopsis: These changes are primarily for the costs that were above and beyond the contract allowance to construct the sports equipment storage, team sports storage and rest rooms, and flammable storage buildings; and for the associated water and sewer installation including a sanitary lift station.

This change will increase the contract price by \$155,809 and extend the contract completion date by 234 days. These items have been recommended by the Project Architect and were confirmed/approved by the Technical Review Committee on December 8, 2008. They were found to be necessary, fair, and equitable.

The Project Architect will not receive additional fees for the items that resulted from an error 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/approve Final Change Order, Change Order No. 1 on Project No. A0108401, Remodeling and Renovations, Miami Coral Park Senior High School for an additional cost of \$155,809 and approve a time extension of 234 days.

FINAL CHANGE ORDER

ATTACHMENT A

7271 Miami Coral Park Senior High

SUMMARY OF CHANGE ORDER NO.: 1

Project No.: A0108401 Remodeling and Renovations

ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	TYPE	CAUSE	DOLLARS		DAYS	
							REQ.	AUTH. REC.	REQ.	AUTH. REC.
1	C	I	09/09/2008	12/03/2008	ER	AE	6,800.00	6,553.00	0	0
<p>Construction Manager provided labor, material and equipment to revise the auditorium handrails in order to meet code.</p>										
2	C	U	10/07/2008	12/03/2008	OM	AO	6,500.00	6,164.00	0	0
<p>Construction Manager provided labor, material and equipment to remove and replace the existing obsolete and deteriorate acoustical ceilings and light fixtures in classroom #161.</p>										
3	C	U	10/22/2008	12/03/2008	OM	AO	3,300.00	3,094.00	0	0
<p>Construction Manager provided labor, material and equipment to remove and dispose of existing obsolete unused heaters in the weight and locker rooms, and the wood shop.</p>										
4	C	P	11/04/2008	12/03/2008	OM	AO	2,000.00	1,906.00	0	0
<p>Construction Manager provided labor, material and equipment to furnish and install landscaping in the courtyard.</p>										
5	C	U	11/17/2008	12/03/2008	OM	AO	2,500.00	2,451.00	0	0
<p>Construction Manager provided labor, material and equipment to furnish and install window shades in seven rooms.</p>										
6	C	S	11/17/2008	12/03/2008	OM	AO	487.00	487.00	0	0
<p>Construction Manager provided labor, material and equipment to furnish and install window screens at the existing kitchen, as required by the Health Inspector.</p>										
7	C	U	11/11/2008	12/03/2008	SC	SC	3,969.00	3,969.00	0	0
<p>Construction Manager provided labor,</p>										

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Project No.: A0108401 Remodeling and Renovations

ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	TYPE	CAUSE	DOLLARS		DAYS	
							REQ.	AUTH. REC.	REQ.	AUTH. REC.
						material and equipment to furnish and install a gutter and a downspout between the existing entrance and the covered walkways in order to correct an existing drainage condition.				
8	C	P	11/11/2008	12/03/2008	SC	SC	18,500.00	10,319.00	0	0
						Construction Manager provided labor, material and equipment to patch and repair existing damaged VCT flooring at 56 different locations.				
9	C	C	11/04/2008	12/03/2008	SC	SC	1,200.00	1,077.00	0	0
						Construction Manager provided labor, material and equipment to furnish and install a shunt trip main elevator circuit breaker and associated conduit, wire and accessories. This was necessary for proper existing elevator emergency functionality.				
10	C	U	10/07/2008	12/03/2008	SC	SC	7,000.00	6,764.00	0	0
						Construction Manager provided labor, material and equipment to furnish and install a floor drain and a hose bibb and associated piping in the Training Room. This included associated fittings and trenching.				
11	C	P	09/09/2008	12/03/2008	OW	OR	(1,500.00)	(1,500.00)	0	0
						Credit for not demolishing the decorative wall's foundations near the gymnasium. The wall was replaced by estate fencing.				
12	C	P	09/09/2008	12/03/2008	OW	OR	(111,683.00)	(112,000.00)	0	0
						Credit for not furnishing and installing the specified ceiling mounted acoustical panels in the auditorium. All 135 of the wall mounted acoustical panels were installed, and those along with the unique				

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Project No.: A0108401 Remodeling and Renovations

ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	TYPE	CAUSE	DOLLARS		DAYS	
							REQ.	AUTH. REC.	REQ.	AUTH. REC.
						curved ceiling provided proper acoustics.				
13	C	P	09/09/2008	12/03/2008	OW	OR	(11,789.00)	(11,789.00)	0	0
						Credit for not furnishing and installing the specified metal outdoor courtyard benches. These will be provided as FF&E.				
14	C	P	09/09/2008	12/03/2008	OW	OR	(1,812.52)	(1,813.00)	0	0
						Credit for not reinstalling the stage curtains grid. A new stage curtain system was installed by Maintenance Operations.				
15	A	C		12/03/2008	OM	CEO	147,756.42	133,293.00	234	162
						Construction Manager to provide labor, material and equipment to furnish and install water and sewer piping, a force main, and a sanitary sewage system lift station for the team sports equipment storage and rest rooms building.				
16	A	C		12/03/2008	SC	SC	176,640.00	106,834.00	0	0
						Construction Manager to provide labor, material and equipment above and beyond the contract allowance to construct the new sports equipment storage, team sports storage, rest rooms, and flammable storage buildings.				
							CHANGE ORDER TOTAL:	155,809.00		162

FINAL CHANGE ORDER

SUMMARY OF CHANGE ORDER NO.: 1

Facility: 7271 Miami Coral Park Senior High
 Project No.: A0108401
 Description: REMODELING AND RENOVATIONS
 Architect: THE ARCHITECTURAL PARTNERSHIP, INC.
 EFCO: BERMELO, AJAMIL & PARTNERS
 Contractor: HEWETT-KIER CONSTRUCTION, INC. PRIME: JAMES R. HEWETT

CONTRACT STATUS

ORIGINAL CONTRACT PRICE.....	\$	6,783,545.00
PREVIOUS EXTRAS.....	\$	0.00
PREVIOUS CREDITS.....	\$	0.00
PREVIOUS APPROVED NET CHANGE.....	\$	0.00
PREVIOUS APPROVED CONTRACT PRICE.....	\$	-6,783,545.00
THIS CHANGE.....	\$	155,809.00
TOTAL NET CHANGE.....	\$	155,809.00
ADJUSTED CONTRACT PRICE AFTER THIS CHANGE.....	\$	6,939,354.00
CONTRACT AWARD DATE.....		June 13, 2007
ORIGINAL CONTRACT COMPLETION DATE.....		June 12, 2008
PREVIOUS TIME EXTENSION.....		0
PREVIOUS ADJUSTED COMPLETION DATE.....		June 12, 2008
TIME EXTENSION THIS CHANGE.....		162
ADJUSTED COMPLETION DATE AFTER THIS CHANGE.....		November 21, 2008
PROJECTED COMPLETION DATE.....		N/A
SUBSTANTIAL COMPLETION DATE.....		November 21, 2008

CHANGE CAUSE SUMMARY:

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

TYPE	AMOUNT	%	DAYS
ERRORS.....	\$ 6,553.00	0.10	0
OMISSIONS.....	\$ 147,395.00	2.17	162
OWNER REQUESTS...\$	-127,102.00	-1.87	0
UNFORESEEN.....\$	0.00	0.00	0
OTHER.....\$	0.00	0.00	0
SCOPE CHANGE....\$	128,963.00	1.90	0
HURRICANE.....\$	0.00	0.00	0
Totals	\$ 155,809.00	2.30	162

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