

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

**SUBJECT: CHANGE ORDER CONFIRMATION OR APPROVAL**

**COMMITTEE: FACILITIES AND CONSTRUCTION REFORM**

**LINK TO  
STRATEGIC FRAMEWORK: FINANCIAL EFFICIENCY / STABILITY**

This request for changes to the construction contract includes items for the School Board's confirmation. Attachment A represents a summary of the change items, the cause for each change, the increase or decrease to the contract, time extensions or reductions, and the action recommended to the Board. Attachment B-1 through B-7 represents the effect these changes will have on the individual project contract. These items are presented to the Board for confirmation as required by State Statute.

These items have been recommended by the Project Architect and were confirmed by the Technical Review Committee on February 16, 2011. They were found to be necessary, fair, and equitable.

**RECOMMENDED:** That The School of Miami-Dade County, Florida, confirm or approve:

- B-1 Final Change Order, Change Order No. 1 on Project No. 00168000, 28 Pack Modular Addition, Citrus Grove Middle School for a credit of \$51,511 and approve a time extension of 21 days.
- B.2 Final Change Order, Change Order No. 2 on Project No. 00147000, Modular Addition, Kensington Park Elementary School for a credit of \$35,158.
- B-3 Final Change Order, Change Order No. 6 on Project No. 00147003, Pull Out Site Improvements, Kensington Park Elementary School for a credit of \$27,307.
- B-4 Final Change Order, Change Order No. 1 on Project No. 00147001, Renovations and Improvements To Existing Facility, Kensington Park Elementary School for a credit of \$15,507.
- B-5 Final Change Order, Change Order No. 1 on Project No. 00140100, Modular Classroom Addition, Miami Lakes K-8 Center for a credit of \$340,020 and approve a time extension of 38 days.
- B-6 Final Change Order, Change Order No. 1 on Project No. 00140102, Pull Out For Site Work Phasing, Miami Lakes K-8 Center for a credit of \$504,906.
- B-7 Final Change Order, Change Order No. 1 on Project No. 00290902, Renovations and Improvements To Existing Facility, Shenandoah Elementary School for a cost of \$40,753.



Office of Superintendent of Schools  
Board Meeting of March 9, 2011

OFFICE OF SCHOOL FACILITIES

Jamie G. Torrens, Chief Facilities Officer

ATTACHMENT A

2/18/2011 8:29:41 AM

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**LINK TO STRATEGIC FRAMEWORK: FINANCIAL EFFICIENCY/STABILITY**

Project	Item	Code	Start	End	OW	OR	(\$51,511.00)	(\$51,511.00)	(\$51,511.00)	0	0	Credit for the Building Package unused contingency amount.
B - 1 Final Change Order Citrus Grove MS	28 pack modular addition	00168000	1/20/2011	2/1/2011	OW	OR				0	0	
					OT	SR	\$0.00	\$0.00	\$0.00	40	21	This is to extend the contract completion time to obtain a code interpretation related to the fire pump.
B - 2 Final Change Order Kensington Park ES	Modular addition	00147000	10/31/2007	2/1/2011	OW	OR				0	0	Credit for the unused contingency amount.
					OW	OR				0	0	Credit for utilizing less than anticipated quantity of landscape allowance.
					OW	OR				0	0	Credit for general conditions.
					OW	OR				0	0	Credit in order to transfer monies to project #00147001 which is the site package for the facility. This transfer is to properly allocate Builders Risk Insurance.
B - 3 Final Change Order Kensington Park ES	Pull out Site Improvements	00147003	10/31/2007	2/1/2011	OW	OR				0	0	Credit for the unused contingency amount.
					OW	OR				0	0	Credit for utilizing less than anticipated quantity of landscape allowance.
B - 4 Final Change Order Kensington Park ES	Renovations & Improvements to Existing Facility	00147001	10/31/2007	2/1/2011	OW	OR				0	0	Credit for the unused contingency amount.



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LINK TO STRATEGIC FRAMEWORK:		FINANCIAL EFFICIENCY/STABILITY										
B - 4 Final Change Order Kensington Park ES	Renovations & Improvements to Existing Facility 00147001	2	C	10/31/2007	2/1/2011	OW	OR	\$2,455.15	\$2,455.00	0	0	This change order transfers monies from project #00147000 which is the main building package for this facility. This transfer is to properly allocate Builders Risk Insurance.
		1	C	1/6/2011	2/1/2011	OW	OR	(\$266,867.90)	(\$266,868.00)	0	0	Credit for the unused contingency amount.
		2	C	1/6/2011	2/1/2011	OW	OR	(\$73,152.00)	(\$73,152.00)	0	0	Credit for the unused allowances such as PE shelter, special form liners, stair treads concrete color and chiller building signage.
B - 5 Final Change Order Miami Lakes K-8 Center	Modular Classroom Addition 00140100	3	A	1/6/2011	2/1/2011	SC	SC	\$0.00	\$0.00	41	38	This is to extend the contract completion time due to the conversion of several standard classrooms to Hearing Impaired classrooms.
		1	C	1/6/2011	2/1/2011	OW	OR	(\$76,800.00)	(\$76,800.00)	0	0	Credit for the unused contingency amount.
		2	C	1/6/2011	2/1/2011	OW	OR	(\$213,216.00)	(\$213,216.00)	0	0	Credit for the unused contract allowances such as site utilities conveyance, playground, planter grates and relocation of PLC low voltage to existing facilities.
B - 6 Final Change Order Miami Lakes K-8 Center	Pull Out for site work phasing 00140102	3	C	1/6/2011	2/1/2011	OW	OR	(\$214,890.00)	(\$214,890.00)	0	0	Credit for unused Alternate #1 for additional work in the right-of-way which was not needed.



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COMMITTEE: FACILITIES AND CONSTRUCTION REFORM													
LINK TO STRATEGIC FRAMEWORK: FINANCIAL EFFICIENCY/STABILITY													
Facility	Physical Description	Project ID	Category	Start	End	OT	SR						
B-7 Final Change Order Shenandoah ES	Renovations & Improvements to Existing Facility	00290902	1	C	10/30/2006	2/1/2011		SR	\$101,230.00	\$28,261.00	0	0	Construction Manager provided labor, material, and equipment to furnish and install additional underground 8" diameter main water service piping, above and beyond the project allowance for this work.
			2	C	1/20/2011	2/1/2011	OW	OR	(\$3,929.00)	(\$3,929.00)	0	0	Credit for the unused contingency amount.
			3	C	9/23/2006	2/1/2011	SC	SC	\$19,174.25	\$18,421.00	0	0	Construction Manager provided labor, material, and equipment for the electrical portion of converting the P.E. Storage Building to a Flammable Storage Building.



**SUMMARY OF CHANGE ORDER**

FINAL CHANGE ORDER NO. : 1

Facility: 6091 Citrus Grove MS

Project No.: 00168000 28 pack modular addition

Architect: Architektnics Inc

EFCO: Bermello Ajamil & Partners Inc

Contractor: Jasco Construction Company Inc

CONTRACT STATUS	
ORIGINAL CONTRACT PRICE	\$9,739,828.00
PREVIOUS EXTRAS	\$0.00
PREVIOUS CREDITS	\$0.00
PREVIOUS APPROVED NET CHANGE	\$0.00
PREVIOUS APPROVED CONTRACT PRICE	\$9,739,828.00
THIS CHANGE	(\$51,511.00)
TOTAL NET CHANGE	(\$51,511.00)
ADJ. CONTRACT PRICE AFTER THIS CHANGE	\$9,688,317.00

CONTRACT STATUS	
CONTRACT AWARD DATE	October 19, 2005
ORIGINAL CONTRACT COMPLETION DATE	September 27, 2006
PREVIOUS TIME EXTENSION	0
PREVIOUS ADJUSTED COMPLETION DATE	September 27, 2006
TIME EXTENSION THIS CHANGE	21
ADJ. COMPLETION DATE AFTER THIS CHANGE	October 18, 2006
SUBSTANTIAL COMPLETION DATE	October 17, 2006

CHANGE CAUSE SUMMARY:			
(Totals Including This Change Order. Errors + 15% Omissions threshold = 0 %)			
TYPE	AMOUNT	Percentage	DAYS
ERRORS	\$0.00	0.00 %	0
OMISSIONS	\$0.00	0.00 %	0
OWNER REQUESTS	(\$51,511.00)	-0.53 %	0
UNFORSEEN	\$0.00	0.00 %	0
OTHER	\$0.00	0.00 %	21
SCOPE CHANGE	\$0.00	0.00 %	0
HURRICANE	\$0.00	0.00 %	0



**SUMMARY OF CHANGE ORDER**

FINAL CHANGE ORDER NO. : 2

Facility: 2661 Kensington Park ES

Project No.: 00147000 Modular addition

Architect: Wolfberg Alvarez & Partners

EPCO: Bermello Ajamil & Partners Inc

Contractor: Coastal Construction Company

CONTRACT STATUS	
ORIGINAL CONTRACT PRICE	\$5,495,073.00
PREVIOUS EXTRAS	\$94,247.00
PREVIOUS CREDITS	\$0.00
PREVIOUS APPROVED NET CHANGE	\$94,247.00
PREVIOUS APPROVED CONTRACT PRICE	\$5,589,320.00
THIS CHANGE	(\$35,158.00)
TOTAL NET CHANGE	\$59,089.00
ADJ. CONTRACT PRICE AFTER THIS CHANGE	\$5,554,162.00

CONTRACT STATUS	
CONTRACT AWARD DATE	November 16, 2005
ORIGINAL CONTRACT COMPLETION DATE	March 20, 2007
PREVIOUS TIME EXTENSION	0
PREVIOUS ADJUSTED COMPLETION DATE	March 20, 2007
TIME EXTENSION THIS CHANGE	0
ADJ. COMPLETION DATE AFTER THIS CHANGE	March 20, 2007
SUBSTANTIAL COMPLETION DATE	August 03, 2006

CHANGE CAUSE SUMMARY:			
(Totals Including This Change Order. Errors + 15% Omissions threshold = 1.5 %)			
TYPE	AMOUNT	Percentage	DAYS
ERRORS	\$0.00	0.00 %	0
OMISSIONS	\$0.00	0.00 %	0
OWNER REQUESTS	(\$35,158.00)	-0.64 %	0
UNFORSEEN	\$0.00	0.00 %	0
OTHER	\$0.00	0.00 %	0
SCOPE CHANGE	\$0.00	0.00 %	0
HURRICANE	\$94,247.00	1.72 %	0



**SUMMARY OF CHANGE ORDER**

FINAL CHANGE ORDER NO. : 6

Facility: 2661 Kensington Park ES

Project No.: 00147003 Pull out Site Improvements

Architect: Wolfberg Alvarez & Partners

EFCO: Bermello Ajamil & Partners Inc

Contractor: Coastal Construction Company

CONTRACT STATUS	
ORIGINAL CONTRACT PRICE	\$1,351,599.00
PREVIOUS EXTRAS	\$396,395.00
PREVIOUS CREDITS	\$0.00
PREVIOUS APPROVED NET CHANGE	\$396,395.00
PREVIOUS APPROVED CONTRACT PRICE	\$1,747,994.00
THIS CHANGE	(\$27,307.00)
TOTAL NET CHANGE	\$369,088.00
ADJ. CONTRACT PRICE AFTER THIS CHANGE	\$1,720,687.00

CONTRACT STATUS	
CONTRACT AWARD DATE	January 18, 2006
ORIGINAL CONTRACT COMPLETION DATE	February 09, 2007
PREVIOUS TIME EXTENSION	0
PREVIOUS ADJUSTED COMPLETION DATE	February 09, 2007
TIME EXTENSION THIS CHANGE	0
ADJ. COMPLETION DATE AFTER THIS CHANGE	February 09, 2007
SUBSTANTIAL COMPLETION DATE	December 14, 2006

CHANGE CAUSE SUMMARY:			
(Totals Including This Change Order. Errors + 15% Omissions threshold = 1.5 %)			
<u>TYPE</u>	<u>AMOUNT</u>	<u>Percentage</u>	<u>DAYS</u>
ERRORS	\$0.00	0.00 %	0
OMISSIONS	\$35,489.00	2.63 %	0
OWNER REQUESTS	(\$27,307.00)	-2.02 %	0
UNFORSEEN	\$41,056.00	3.04 %	0
OTHER	\$50,491.00	3.74 %	0
SCOPE CHANGE	\$269,359.00	19.93 %	0
HURRICANE	\$0.00	0.00 %	0





**SUMMARY OF CHANGE ORDER**

FINAL CHANGE ORDER NO. : 1

Facility: 2661 Kensington Park ES

Project No.: 00147001 Renovations & Improvements to Existing Facility

Architect: Wolfberg Alvarez & Partners

EFCO: Bermello Ajamil & Partners Inc

Contractor: Coastal Construction Company

CONTRACT STATUS	
ORIGINAL CONTRACT PRICE	\$3,949,375.00
PREVIOUS EXTRAS	\$0.00
PREVIOUS CREDITS	\$0.00
PREVIOUS APPROVED NET CHANGE	\$0.00
PREVIOUS APPROVED CONTRACT PRICE	\$3,949,375.00
THIS CHANGE	(\$15,507.00)
TOTAL NET CHANGE	(\$15,507.00)
ADJ. CONTRACT PRICE AFTER THIS CHANGE	\$3,933,868.00

CONTRACT STATUS	
CONTRACT AWARD DATE	November 16, 2005
ORIGINAL CONTRACT COMPLETION DATE	July 12, 2006
PREVIOUS TIME EXTENSION	0
PREVIOUS ADJUSTED COMPLETION DATE	July 12, 2006
TIME EXTENSION THIS CHANGE	0
ADJ. COMPLETION DATE AFTER THIS CHANGE	July 12, 2006
SUBSTANTIAL COMPLETION DATE	July 12, 2006

CHANGE CAUSE SUMMARY:			
(Totals Including This Change Order. Errors + 15% Omissions threshold = 0 %)			
<u>TYPE</u>	<u>AMOUNT</u>	<u>Percentage</u>	<u>DAYS</u>
ERRORS	\$0.00	0.00 %	0
OMISSIONS	\$0.00	0.00 %	0
OWNER REQUESTS	(\$15,507.00)	-0.39 %	0
UNFORSEEN	\$0.00	0.00 %	0
OTHER	\$0.00	0.00 %	0
SCOPE CHANGE	\$0.00	0.00 %	0
HURRICANE	\$0.00	0.00 %	0



**SUMMARY OF CHANGE ORDER**

FINAL CHANGE ORDER NO. : 1  
 Facility: 3281 Miami Lakes K-8 Center  
 Project No.: 00140100 Modular Classroom Addition  
 Architect: Spillis Candela & Partners Inc  
 EFCO: Bermello Ajamil & Partners Inc  
 Contractor: Veitia Padron Inc

CONTRACT STATUS	
ORIGINAL CONTRACT PRICE	\$11,085,484.00
PREVIOUS EXTRAS	\$0.00
PREVIOUS CREDITS	\$0.00
PREVIOUS APPROVED NET CHANGE	\$0.00
PREVIOUS APPROVED CONTRACT PRICE	\$11,085,484.00
THIS CHANGE	(\$340,020.00)
TOTAL NET CHANGE	(\$340,020.00)
ADJ. CONTRACT PRICE AFTER THIS CHANGE	\$10,745,464.00

CONTRACT STATUS	
CONTRACT AWARD DATE	September 13, 2006
ORIGINAL CONTRACT COMPLETION DATE	July 10, 2007
PREVIOUS TIME EXTENSION	0
PREVIOUS ADJUSTED COMPLETION DATE	July 10, 2007
TIME EXTENSION THIS CHANGE	38
ADJ. COMPLETION DATE AFTER THIS CHANGE	August 17, 2007
SUBSTANTIAL COMPLETION DATE	August 17, 2007

CHANGE CAUSE SUMMARY:			
(Totals Including This Change Order. Errors + 15% Omissions threshold = 0 %)			
TYPE	AMOUNT	Percentage	DAYS
ERRORS	\$0.00	0.00 %	0
OMISSIONS	\$0.00	0.00 %	0
OWNER REQUESTS	(\$340,020.00)	-3.07 %	0
UNFORSEEN	\$0.00	0.00 %	0
OTHER	\$0.00	0.00 %	0
SCOPE CHANGE	\$0.00	0.00 %	38
HURRICANE	\$0.00	0.00 %	0



**SUMMARY OF CHANGE ORDER**

FINAL CHANGE ORDER NO. : 1

Facility: 3281 Miami Lakes K-8 Center

Project No.: 00140102 Pull Out for site work phasing

Architect: Spillis Candela & Partners Inc

EFCO: Bermello Ajamil & Partners Inc

Contractor: Veitia Padron Inc

CONTRACT STATUS	
ORIGINAL CONTRACT PRICE	\$6,547,339.00
PREVIOUS EXTRAS	\$0.00
PREVIOUS CREDITS	\$0.00
PREVIOUS APPROVED NET CHANGE	\$0.00
PREVIOUS APPROVED CONTRACT PRICE	\$6,547,339.00
THIS CHANGE	(\$504,906.00)
TOTAL NET CHANGE	(\$504,906.00)
ADJ. CONTRACT PRICE AFTER THIS CHANGE	\$6,042,433.00

CONTRACT STATUS	
CONTRACT AWARD DATE	November 21, 2006
ORIGINAL CONTRACT COMPLETION DATE	February 13, 2008
PREVIOUS TIME EXTENSION	0
PREVIOUS ADJUSTED COMPLETION DATE	February 13, 2008
TIME EXTENSION THIS CHANGE	0
ADJ. COMPLETION DATE AFTER THIS CHANGE	February 13, 2008
SUBSTANTIAL COMPLETION DATE	February 13, 2008

CHANGE CAUSE SUMMARY:			
(Totals Including This Change Order. Errors + 15% Omissions threshold = 0 %)			
<u>TYPE</u>	<u>AMOUNT</u>	<u>Percentage</u>	<u>DAYS</u>
ERRORS	\$0.00	0.00 %	0
OMISSIONS	\$0.00	0.00 %	0
OWNER REQUESTS	(\$504,906.00)	-7.71 %	0
UNFORSEEN	\$0.00	0.00 %	0
OTHER	\$0.00	0.00 %	0
SCOPE CHANGE	\$0.00	0.00 %	0
HURRICANE	\$0.00	0.00 %	0



**SUMMARY OF CHANGE ORDER**

FINAL CHANGE ORDER NO. : 1

Facility: 5001 Shenandoah ES

Project No.: 00290902 Renovations & Improvements to Existing Facility

Architect: Architeknic Inc

EFCO: Bermello Ajamil & Partners Inc

Contractor: Jasco Construction Company Inc

CONTRACT STATUS	
ORIGINAL CONTRACT PRICE	\$6,800,574.00
PREVIOUS EXTRAS	\$0.00
PREVIOUS CREDITS	\$0.00
PREVIOUS APPROVED NET CHANGE	\$0.00
PREVIOUS APPROVED CONTRACT PRICE	\$6,800,574.00
THIS CHANGE	\$40,753.00
TOTAL NET CHANGE	\$40,753.00
ADJ. CONTRACT PRICE AFTER THIS CHANGE	\$6,841,327.00

CONTRACT STATUS	
CONTRACT AWARD DATE	October 19, 2005
ORIGINAL CONTRACT COMPLETION DATE	December 31, 2006
PREVIOUS TIME EXTENSION	0
PREVIOUS ADJUSTED COMPLETION DATE	December 31, 2006
TIME EXTENSION THIS CHANGE	0
ADJ. COMPLETION DATE AFTER THIS CHANGE	December 31, 2006
SUBSTANTIAL COMPLETION DATE	August 10, 2006

CHANGE CAUSE SUMMARY:			
(Totals Including This Change Order. Errors + 15% Omissions threshold = 0 %)			
TYPE	AMOUNT	Percentage	DAYS
ERRORS	\$0.00	0.00 %	0
OMISSIONS	\$0.00	0.00 %	0
OWNER REQUESTS	(\$3,929.00)	-0.06 %	0
UNFORSEEN	\$0.00	0.00 %	0
OTHER	\$28,261.00	0.42 %	0
SCOPE CHANGE	\$16,421.00	0.24 %	0
HURRICANE	\$0.00	0.00 %	0

**LEGEND:**

**ORIGIN:**

A-- A/E  
AM-- Asbestos Mgmt.  
C-- Contractor  
CM-- Construction Manager  
D-- MDCPS Specialists/Depts.  
DB-- Design Builder  
DS-- Design Services (Group)  
E-- Educational Fac. Plan.  
I-- UBCI  
M-- Maintenance Dept.  
P-- Project Manager  
S-- State DOE  
U-- User (Principal/Admin)

**ACTION:**

A-- Approve  
C-- Confirm Staff/TRC Authorize  
C/A-- Confirm/Approve Authorize

**TYPE:**

ER-- P/A/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  
CC-- Criteria Change  
CD-- Contractor Default  
CE-- Contractor Error  
CEE-- Civil Engineering Error  
CEO-- Civil Engineering Omission  
CL-- Clerical Error  
CME-- Construction Manager Error  
CMO-- Construction Manager Omission  
CR-- Contractor Request  
DBD-- Design Builder Default  
DBE-- Design Builder Error  
DBO-- Design Builder Omission

DBR-- Design Builder Request  
EEE-- Electrical Engineering Error  
EEO-- Electrical Engineering Omission  
FE-- Fastrack/Coord. Error  
FO-- Fastrack/Coord. Omission  
ID-- Inspection Delay  
MD-- Manufacturer Delay  
MEE-- Mechanical Engineering Error  
MEO-- Mechanical Engineering Omission  
OD-- Owner Delay  
OO-- Owner Omission  
OR-- Owner Request  
RA-- Reinstate Alternate  
RD-- Rain Delay  
SC-- Scope Change  
SEE-- Structural Engineering Error  
SEO-- Structural Engineering Omission  
SR-- State/Local/City Requirement  
UC-- Unforeseen Conditions  
UD-- Utility Co. Delay  
UP-- Unit Price  
UR-- Utility Requirement