

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 a change to the construction contract includes items for the School Board's confirmation. Attachment A represents a summary of the change items, the cause for the change, the increase or decrease to the contract and the action recommended to the Board. Attachments B-1 and B-2 represents the effect these changes will have on the individual project contracts. 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 December 14, 2012. 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 these projects. This factor will become part of the evaluation of these firms 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 of Miami-Dade County, Florida, confirm:

B-1 Change Order No. 5 on Project No. 00731700, Classroom Building Addition, Bob Graham Education Center for an additional cost of \$11,389.

B-2 Change Order No. 24 on Project No. 0076800, Addition, Remodeling, Renovation, Historical Restoration, Miami Senior High School for an additional cost of \$154,041 and increase the aggregate change order amount required prior to Board approval by 1%.

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Board Meeting of January 16, 2013

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ATTACHMENT A

12/14/2012 12:37:28 PM

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

Facility	Project Description	Project No.	Item	Action Req	Staff Auth.	ARG Appvd.	Type	Cause	Adjustment		Days		Description	
									Requested	Authorized	Req.	Auth.		
B - 1 Bob Graham Education Center	Classroom Building Addition	00731700	1	C	10/17/2012	12/4/2012	OM	SEO	\$2,100.00	\$2,100.00	0	0	Contractor provided labor, material, and equipment to provide structural "C" channels at either side of a new concrete beam to allow additional load carrying capacity for a HVAC duct to cross beam as requested by the Structural Engineer.	
			2	C	10/17/2012	12/4/2012	OM	SEO	\$8,500.00	\$8,500.00	0	0	Contractor provided labor, material, and equipment to install additional concrete reinforced columns and beams at the second and third floor area of the new addition as per the Structural Engineer's revised drawings.	
			3	C	10/17/2012	12/4/2012	OW	OR		(\$1,200.00)	(\$1,200.00)	0	0	Credit for not painting Rooms #404, #417, #419 of the existing MLC building. These rooms were painted by a separate Contractor.
			4	C	10/17/2012	12/4/2012	SC	SC		\$1,630.00	\$1,630.00	0	0	Contractor provided labor, material, and equipment to install lighting at the new covered play area. This included lighting fixtures, conduit, wiring and accessories.
			5	C	10/17/2012	12/4/2012	UN	UC		\$359.00	\$359.00	0	0	Contractor provided labor, material, and equipment to install a new irrigation valve in order to allow the tie in for the new system. This required piping, valve and accessories.



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B - 2 Miami SHS	Addition, Rem., Ren., Historical Restoration	00176800	1	C	10/8/2012	12/4/2012	ER	CEE	\$2,928.00	\$2,324.00	0	0	Contractor provided labor, material, and equipment to remove a fire hydrant as installed by contract which required relocation as a result of a revised civil design along SW 24th Avenue, to the east of Building No. 2. This also required the removal and reinstallation of two water meter boxes to a revised elevation of 4 inches lower than originally designed.
			2	C	11/2/2012	12/4/2012	ER	AE	\$8,599.00	\$5,004.00	0	0	Contractor provided labor, material, and equipment to furnish and reinstall different-than-specified wide throw hinges at the new wood doors of Building No. 1. The specified wide throw hinges only allowed the doors to open 130 degrees instead of the 180 degrees required.
			3	C	11/28/2012	12/4/2012	ER	MEE	\$11,510.00	\$8,224.00	0	0	Contractor provided labor, material, and equipment to remove already installed 4 inch diameter rain water leaders and replace with a 6 inch diameter rain water leaders in lieu of the 4 inch diameter water leaders indicated on the contract documents, as per the mechanical engineers' revised drawings.



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B - 2 Miami SHS	Addition, Rem., Ren., Historical Restoration	00176800	4	C	10/2/2012	12/4/2012	OM	EEO	\$4,979.00	\$3,098.00	0	0	Contractor provided labor, material, and equipment to make modifications and additions to the technology center locations within the media center for the smartboards installation.
			5	C	10/2/2012	12/4/2012	OM	AO	\$20,940.00	\$20,326.00	0	0	Contractor provided labor, material, and equipment to furnish and install code required handrails and guardrails at gymnasium mezzanine.
			6	C	11/28/2012	12/4/2012	OM	AO	\$13,982.00	\$10,129.00	0	0	Contractor provided labor, material, and equipment to demolish and replace existing non-code compliant stairs at courtyards "B" and "C".
			7	C	11/28/2012	12/4/2012	OM	AO	\$6,989.00	\$6,500.00	0	0	Contractor provided labor, material, and equipment to furnish and install a new estate fence gate with panic hardware at the exterior hallway leading out of Building No. 7 to the P.E. field in lieu of the specified chain link gate.
			8	C	10/8/2012	12/4/2012	OM	EEO	\$5,576.00	\$5,101.00	0	0	Contractor provided labor, material, and equipment to furnish and install electrical power to energize the menu signs over the serving stations at the new cafeteria.



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B - 2 Miami SHS	Addition, Rem., Ren., Historical Restoration	00176800	9	C	10/19/2012	12/4/2012	OM	EEO	\$15,810.00	\$3,361.00	0	0	Contractor provided labor, material, and equipment to furnish and install 2 additional historic light fixtures not shown on the contract documents.
			10	C	11/6/2012	12/4/2012	OM	AO	\$35,108.00	\$33,931.00	0	0	Contractor provided labor, material, and equipment for the additional repair to existing cast stone elements not identified on the contract documents as requiring repair.
			11	C	11/2/2012	12/4/2012	OW	OR	(\$10,101.00)	(\$17,320.00)	0	0	Contractor provided a credit for not installing a terra cotta tiled walkway on the west side of the Media Center in Building No. 3E. During demolition, it was discovered that the original terra cotta tiled walkway was encapsulated below a concrete topping slab. It was determined that the existing terra cotta tiled walkway could remain.
			12	C	10/8/2012	12/4/2012	SC	SC	\$3,209.00	\$2,579.00	0	0	Contractor provided labor, material, and equipment to remove and dispose of the existing batting cage which was indicated on the contract documents to remain. The existing batting cage was too deteriorated to remain.



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B - 2 Miami SHS	Addition, Rem., Ren., Historical Restoration	00176800	13	C	11/28/2012	12/4/2012	SC	SC	\$5,512.00	\$5,172.00	0	0	Contractor provided labor, material, and equipment to remove and dispose of 10 construction dumpsters that were used by outside M-DCPS vendors. The District is seeking reimbursement from the outside vendors.
			14	C	11/28/2012	12/4/2012	SC	SC	\$1,597.00	\$1,445.00	0	0	Contractor provided labor, material, and equipment to furnish and install pegboard paneling along the walls in the instrument storage room within the new chorus room of Building No. 4 to allow for the storage of guitars.
			15	C	10/2/2012	12/4/2012	UN	UC	UC	\$47,278.00	\$23,063.00	0	0
			16	C	10/22/2012	12/4/2012	UN	UC	\$53,740.00	\$34,548.00	0	0	Contractor provided labor, material, and equipment to make structural revisions and modifications to existing Building No. 4. This was necessary due to conditions not reflected on the as-built drawings.



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B - 2 Miami SHS	Addition, Rem., Ren., Historical Restoration	00176800	17	C	10/2/2012	12/4/2012	UN	UC	\$4,066.00	\$3,450.00	0	0	Contractor provided labor, material, and equipment to patch the floor at the Dance Studio due to as much as 2 inches of differing elevations across the entire existing slab. Also, in Art Lab No. 4-106, the existing floor had several areas which were sloped for floor drains. These floor drains were not shown on the as-built drawings.
			18	C	10/19/2012	12/4/2012	UN	UC	\$3,340.00	\$3,106.00	0	0	Contractor provided labor, material, and equipment to temporarily run the fire sprinkler main under previously concealed electrical conduit that is feeding the area of the existing Building No. 1 that is scheduled for renovation in Phase 3. Once Phase 3 is started, the fire sprinkler main will be relocated to its designed location within the ceiling space of the outside covered walkway.





**SUMMARY OF CHANGE ORDER**

CHANGE ORDER NO. : 4

Facility: 0091 Bob Graham Education Center

Project No.: 00731700 Classroom Building Addition

Architect: Rizo Carreno & Partners Inc

EFCO:

Contractor: Zurqui Construction Svc Inc

CONTRACT STATUS	
ORIGINAL CONTRACT PRICE	\$6,069,100.00
PREVIOUS EXTRAS	\$32,753.00
PREVIOUS CREDITS	(\$105,338.00)
PREVIOUS APPROVED NET CHANGE	(\$72,585.00)
PREVIOUS APPROVED CONTRACT PRICE	\$5,996,515.00
THIS CHANGE	\$11,389.00
TOTAL NET CHANGE	(\$61,196.00)
ADJ. CONTRACT PRICE AFTER THIS CHANGE	\$6,007,904.00

CONTRACT STATUS	
CONTRACT AWARD DATE	May 11, 2011
ORIGINAL CONTRACT COMPLETION DATE	July 31, 2012
PREVIOUS TIME EXTENSION	0
PREVIOUS ADJUSTED COMPLETION DATE	July 31, 2012
TIME EXTENSION THIS CHANGE	0
ADJ. COMPLETION DATE AFTER THIS CHANGE	July 31, 2012
SUBSTANTIAL COMPLETION DATE	September 13, 2012

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	\$10,600.00	0.17 %	0
OWNER REQUESTS	(\$79,352.00)	-1.31 %	0
UNFORSEEN	\$359.00	0.01 %	0
OTHER	\$0.00	0.00 %	0
SCOPE CHANGE	\$7,197.00	0.12 %	0
HURRICANE	\$0.00	0.00 %	0



**SUMMARY OF CHANGE ORDER**

CHANGE ORDER NO. : 24

Facility: 7461 Miami SHS

Project No.: 00176800 Addition, Rem., Ren., Historical Restoration

Architect: Zyscovich Inc

EFCO: Bermello Ajamil & Partners Inc

Contractor: Mcm Corporation

CONTRACT STATUS	
ORIGINAL CONTRACT PRICE	\$49,800,000.00
PREVIOUS EXTRAS	\$3,626,096.00
PREVIOUS CREDITS	(\$662,351.00)
PREVIOUS APPROVED NET CHANGE	\$2,963,745.00
PREVIOUS APPROVED CONTRACT PRICE	\$52,763,745.00
THIS CHANGE	\$154,041.00
TOTAL NET CHANGE	\$3,117,786.00
ADJ. CONTRACT PRICE AFTER THIS CHANGE	\$52,917,786.00

CONTRACT STATUS	
CONTRACT AWARD DATE	October 14, 2009
ORIGINAL CONTRACT COMPLETION DATE	November 18, 2013
PREVIOUS TIME EXTENSION	0
PREVIOUS ADJUSTED COMPLETION DATE	November 18, 2013
TIME EXTENSION THIS CHANGE	0
ADJ. COMPLETION DATE AFTER THIS CHANGE	November 18, 2013
SUBSTANTIAL COMPLETION DATE	N/A

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	\$258,331.00	0.52 %	0
OMISSIONS	\$1,624,736.00	3.26 %	0
OWNER REQUESTS	(\$637,028.00)	-1.28 %	0
UNFORSEEN	\$965,098.00	1.94 %	0
OTHER	\$586,267.00	1.18 %	0
SCOPE CHANGE	\$320,382.00	0.64 %	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