

Office of Superintendent of Schools  
Board Meeting of July 11, 2001

July 9, 2001

Facilities Planning and Construction  
Suzanne A. Marshall, Chief Facilities Officer (Construction)

**SUBJECT: CHANGE ORDER NO. 13**  
**PROJECT NO. A-0244/A-0381**  
**ADDITION OF EXPRESSIVE ARTS CENTER, REMODELING AND**  
**RENOVATIONS**  
**C.R. DREW ELEMENTARY AND MIDDLE SCHOOLS**  
**1775/1801 NW 60 Street, Miami, Florida**

This request for change in the construction contract includes twenty-six items for the School Board's confirmation and consideration. Attachment A presents a description of the items, the cause for the 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 25. These items are presented to the Board for confirmation and consideration as required by State Statute.

This change will increase the contract price by \$11,063 and extend the contract completion date by 298 days. These items have been recommended by the Project Architect and were confirmed/approved by the Technical Review Committee, subsequent to completion, on June 29, 2001. 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.

**RECOMMENDED:** That The School Board of Miami-Dade County, Florida, confirm/approve Change Order No. 13 on Project No. A-0244/A-0381, Addition Of Expressive Arts Center, Remodeling And Renovations, C.R. Drew Elementary and Middle Schools for an extra of \$11,063 and a time extension of 298 days.

JN:ayb

**REVISED  
D-29**

**ATTACHMENT A**

C021 C.R. DREW ELEMENTARY AND MIDDLE SCHOOLS  
SUMMARY OF CHANGE ORDER NO.: 13  
Project No.: A-0244/A-0381 Addition of Expressive Arts Center,

| ITEM | ACTION<br>REQ | ORIG. | STAFF<br>AUTH. | ARG<br>APPVD. | TYPE | CAUSE | REQ.     | DOLLARS  |      | DAYS          |      |
|------|---------------|-------|----------------|---------------|------|-------|----------|--|------|---------------|------|
|      |               |       |                |               |      |       |          | AUTH.<br>REC.  | REQ. | AUTH.<br>REC. | REQ. |
| 1    | C             | A     | 01/12/1998     | 06/05/2001    | ER   | AE    | 1,369.00 | 1,369.00   | 0    | 0             | 0    |
|      |               |       |                |               |      |       |          | Contractor provided labor, material and equipment to relocate a telephone and TV outlet, a TV bracket, and a security system cable in renovated classroom #10 at Drew Elementary.  |      |               |      |
| 2    | C             | C     | 01/12/1998     | 06/05/2001    | ER   | MEE   | 2,178.00 | 2,178.00   | 3    | 0             | 0    |
|      |               |       |                |               |      |       |          | Contractor provided labor, material and equipment to construct lath and plaster chases at Drew Elementary, where HVAC system ductwork was rerouted.  |      |               |      |
| 3    | C             | C     | 01/12/1998     | 06/05/2001    | ER   | MEE   | 2,107.00 | 2,107.00   | 0    | 0             | 0    |
|      |               |       |                |               |      |       |          | Contractor provided labor, material and equipment to furnish and install a pneumatically-activated HVAC chilled and hot water system changeover valve, in lieu of the specified motorized valve.                         |      |               |      |
| 4    | C             | C     | 01/12/1998     | 06/05/2001    | ER   | SEE   | 1,622.00 | 1,054.00   | 5    | 0             | 0    |
|      |               |       |                |               |      |       |          | Contractor provided labor, material and equipment to furnish and install structural steel columns and a beam at the east entry, in order to correct the alignment between the surfaces of the new and existing canopies. |      |               |      |
| 5    | C             | C     | 01/12/1998     | 06/05/2001    | ER   | EEE   | 6,912.00 | 6,912.00   | 2    | 0             | 0    |
|      |               |       |                |               |      |       |          | Contractor provided labor, material and equipment to furnish and install additional public address/intercom system speakers and clocks in the administration area and media center at Drew Elementary.                   |      |               |      |
| 6    | C             | A     | 01/12/1998     | 06/05/2001    | ER   | SEE   | 2,681.00 | 2,125.00   | 2    | 0             | 0    |
|      |               |       |                |               |      |       |          | Contractor provided labor, material and equipment to construct a concrete gutter to allow rainwater runoff at the north  |      |               |      |

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|--|----------------|-------|----------------|---------------|------|-------|-------------|---------------|---------------|---------------|
|  |                |       |                |               |      |       | REQ.        | AUTH.<br>REC. | AUTH.<br>REQ. | AUTH.<br>REC. |
| elevation of the P.E. shelter.   |                |       |                |               |      |       |             |               |               |               |
| 7  | C              | C     | 01/12/1998     | 06/05/2001    | ER   | AE    | 5,253.00    | 2,626.00      | 5             | 0             |
| Contractor provided labor, material and equipment to furnish a crane for steel beam and joist installations due to job sequencing conflicts.                                       |                |       |                |               |      |       |             |               |               |               |
| 8  | C              | U     | 01/12/1998     | 06/05/2001    | OM   | AO    | 2,218.00    | 1,751.00      | 5             | 0             |
| Contractor provided labor, material and equipment to fabricate and erect steel security railing at the west wall of the new addition on the second floor, overlooking Drew Middle. |                |       |                |               |      |       |             |               |               |               |
|  | C              | C     | 01/12/1998     | 06/05/2001    | OM   | AO    | 700.00      | 700.00        | 3             | 0             |
| Contractor provided labor, material and equipment to furnish and install chain link fencing and asphalt paving around the flagpole at the parking lot south of the new addition.   |                |       |                |               |      |       |             |               |               |               |
| 10   | C              | C     | 01/12/1998     | 06/05/2001    | OM   | EEO   | 1,224.00    | 1,224.00      | 3             | 0             |
| Contractor provided labor, material and equipment to install wiring and control switches for the exhaust hood fans located over the sinks at Drew Middle.                          |                |       |                |               |      |       |             |               |               |               |
| 11   | C              | U     | 01/12/1998     | 06/05/2001    | OM   | AO    | 1,513.00    | 1,513.00      | 3             | 0             |
| Contractor provided labor, material and equipment to furnish and install additional light fixtures at the Drew Elementary administration reception area.                           |                |       |                |               |      |       |             |               |               |               |
| 12   | C              | P     | 01/12/1998     | 06/05/2001    | OT   | CE    | ( 1,400.00) | ( 1,400.00)   | 0             | 0             |
| Contractor provided a credit to reimburse M-DCPS for fire alarm system repairs.  |                |       |                |               |      |       |             |               |               |               |

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| ITEM   | ACTION<br>REQ. | STAFF<br>ORIG. | ARG<br>AUTH.<br>APPVD. | TYPE       | CAUSE | REQ. | DOLLARS       |             | DAYS          |      |
|--|----------------|----------------|------------------------|------------|-------|------|---------------|-------------|---------------|------|
|  |                |                |                        |            |       |      | AUTH.<br>REC. | REQ.        | AUTH.<br>REC. | REQ. |
| 13   | C              | A              | 01/12/1998             | 06/05/2001 | OT    | CE   | ( 4,250.00)   | ( 7,000.00) | 0             | 0    |
| Contractor provided a credit for incomplete punch list work.   |                |                |                        |            |       |      |               |             |               |      |
| 14   | C              | P              | 01/12/1998             | 06/05/2001 | OW    | OR   | ( 3,430.00)   | ( 3,430.00) | 0             | 0    |
| Contractor provided a credit for not furnishing and installing a number of public address/intercom speakers and clocks at Drew Elementary.   |                |                |                        |            |       |      |               |             |               |      |
| 15   | C              | C              | 01/12/1998             | 06/05/2001 | OW    | OR   | ( 1,608.00)   | ( 1,608.00) | 0             | 0    |
| Contractor provided a credit for not furnishing and installing hood exhaust fan switches at Drew Middle  |                |                |                        |            |       |      |               |             |               |      |
| 16   | C              | A              | 01/12/1998             | 06/05/2001 | OW    | OR   | ( 1,200.00)   | ( 1,200.00) | 0             | 0    |
| Contractor provided a credit for not painting soffits in rooms #1 through #9, #84, #85 and #86 at Drew Elementary.   |                |                |                        |            |       |      |               |             |               |      |
| 17   | C              | P              | 01/12/1998             | 06/05/2001 | OW    | OR   | ( 5,283.00)   | ( 9,200.00) | 0             | 0    |
| Contractor provided a credit for not furnishing and installing the specified 12" diameter water line along NW 60th street.   |                |                |                        |            |       |      |               |             |               |      |
| 18   | C              | A              | 01/12/1998             | 06/05/2001 | SC    | SC   | 914.00        | 486.00      | 5             | 0    |
| Contractor provided labor, material and equipment to furnish and install panels to enable access to existing electrical junction boxes and conduits at the south elevation of Drew Elementary. |                |                |                        |            |       |      |               |             |               |      |
| 19   | C              | U              | 01/12/1998             | 06/05/2001 | SC    | SC   | 1,200.00      | 1,200.00    | 3             | 0    |
| Contractor provided labor, material and equipment to remove and replace deteriorated existing lighting fixtures in room #81 at Drew Elementary.  |                |                |                        |            |       |      |               |             |               |      |

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|------|---------------|-------|----------------|---------------|------|---|----------------|---------------|-------------|---------------|
|      |               |       |                |               |      |   | REQ.           | AUTH.<br>REC. | REQ.        | AUTH.<br>REC. |
| 20   | C             | U     | 01/12/1998     | 06/05/2001    | SC   | SC  | 1,305.00       | 623.00        | 2           | 0             |
|      |               |       |                |               |      | Contractor provided labor, material and equipment to remove and replace the deteriorated existing ceiling in room #81 at Drew Elementary.   |                |               |             |               |
| 21   | C             | A     | 01/12/1998     | 06/05/2001    | SC   | SC  | 6,328.00       | 3,164.00      | 5           | 0             |
|      |               |       |                |               |      | Contractor provided labor, material and equipment to prepare and paint existing administrative areas, including the clinic, at Drew Elementary.   |                |               |             |               |
| 22   | C             | C     | 01/12/1998     | 06/05/2001    | UN   | UC  | 1,109.00       | 1,109.00      | 5           | 0             |
|      |               |       |                |               |      | Contractor provided labor, material and equipment to furnish and install conduit, wiring and accessories to connect the room #238 science laboratory hood and supply fans, and to feed receptacles in rooms #206 and #206A, at Drew Middle. This was necessary since the specified electrical panel circuits had been used by others after the project was bid and awarded. |                |               |             |               |
| 23   | C             | U     | 01/12/1998     | 06/05/2001    | UN   | UC  | 3,243.00       | 2,744.00      | 2           | 0             |
|      |               |       |                |               |      | Contractor provided labor, material and equipment to remove and replace deteriorated existing VCT flooring and base in classrooms at Drew Elementary.   |                |               |             |               |
| 24   | C             | C     | 01/12/1998     | 06/05/2001    | UN   | UC  | 1,767.00       | 1,767.00      | 5           | 0             |
|      |               |       |                |               |      | Contractor provided labor, material and equipment to furnish and install a lawn irrigation system meter box, since the box shown on the record drawings did not exist.  |                |               |             |               |
| 25   | C             | C     | 01/12/1998     | 06/05/2001    | UN   | UC  | 249.00         | 249.00        | 0           | 0             |
|      |               |       |                |               |      | Contractor provided labor, material and   |                |               |             |               |

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|------|--------|-------|----------------|---------------|------|-------|------|---------|------|------|------|
|      | REQ.   | ORIG. | STAFF<br>AUTH. |               |      |       |      | AUTH.   | REQ. | REC. | REC. |

equipment to trace, locate and replace an existing faulty fire alarm system relay and fuse in the reception area, room #005.

|    |   |   |            |    |    |  |  |     |     |
|----|---|---|------------|----|----|--|--|-----|-----|
| 26 | A | C | 06/05/2001 | OT | CR |  |  | 298 | 298 |
|----|---|---|------------|----|----|--|--|-----|-----|

This is to extend the contract completion date due to delays caused by previously approved change orders.

|                     |           |     |
|---------------------|-----------|-----|
| CHANGE ORDER TOTAL: | 11,063.00 | 298 |
|---------------------|-----------|-----|

115  
147

## SUMMARY OF CHANGE ORDER NO.: 13

Facility: C021 C.R. DREW ELEMENTARY AND MIDDLE SCHOOLS  
 Project No.: A-0244/A-0381  
 Description: Addition of Expressive Arts Center,  
 Architect: Const. Admin. by Allen & Assoc.  
 Contractor: Urban Organization, Inc. PRIME: Jacque E. Thermilus

## CONTRACT STATUS

|   |                  |
|---|------------------|
| ORIGINAL CONTRACT PRICE.....                    | \$ 4,570,000.00  |
| PREVIOUS EXTRAS.....                            | \$ 1,999,472.00  |
| PREVIOUS CREDITS.....                           | \$ 2,177.00      |
| PREVIOUS APPROVED NET CHANGE.....               | \$ 1,997,295.00  |
| PREVIOUS APPROVED CONTRACT PRICE.....           | \$ 6,567,295.00  |
| THIS CHANGE.....                                | \$ 11,063.00     |
| TOTAL NET CHANGE.....                           | \$ 2,008,358.00  |
| ADJUSTED CONTRACT PRICE AFTER THIS CHANGE.....  | \$ 6,578,358.00  |
| CONTRACT AWARD DATE.....                        | April 27, 1994   |
| ORIGINAL CONTRACT COMPLETION DATE.....          | May 16, 1995     |
| PREVIOUS TIME EXTENSION.....                    | 164              |
| PREVIOUS ADJUSTED COMPLETION DATE.....          | October 27, 1995 |
| TIME EXTENSION THIS CHANGE.....                 | 298              |
| ADJUSTED COMPLETION DATE AFTER THIS CHANGE..... | August 20, 1996  |
| PROJECTED COMPLETION DATE.....                  | N/A              |
| SUBSTANTIAL COMPLETION DATE.....                | August 20, 1996  |

## CHANGE CAUSE SUMMARY:

(Totals Including This Change Order)

| TYPE                   | AMOUNT              | %            | DAYS       |
|------------------------|---------------------|--------------|------------|
| ERRORS.....\$          | 161,874.00          | 3.54         | 0          |
| OMISSIONS.....\$       | 130,231.00          | 2.84         | 5          |
| OWNER REQUESTS...\$    | 37,883.00           | 0.82         | 0          |
| UNFORESEEN.....\$      | 502,190.00          | 10.98        | 15         |
| OTHER.....\$           | 80,773.00           | 1.76         | 322        |
| * SCOPE CHANGE....\$   | 1,095,407.00        | 23.96        | 120        |
| HURRICANE.....\$       | 0.00                | 0.00         | 0          |
| <b>Totals .....</b> \$ | <b>2,008,358.00</b> | <b>43.94</b> | <b>462</b> |

REVISED

\* This change entails the remodeling of the auditorium which was originally a separate project and was added to the Scope of Work in this project to expedite the completion of all the work at this facility.

ADDED

| LEGEND:                         | TYPE:                               |                                    |
|---------------------------------|-------------------------------------|------------------------------------|
| ORIGIN:                         | ER--PA/E Error                      | DBO--Design-Builder Omission       |
| A-- A/E                         | HC--Hurricane Andrew                | DBD--Design-Builder Default        |
| E-- Educational Fac. Plan.      | OM--P/A Omission                    | CD-- Contractor Default            |
| P-- Project Manager             | OT--Other                           | CE-- Contractor Error              |
| D-- DCPS Specialists/Depts.     | OW--Owner Request                   | CR-- Contracto Request             |
| C-- Contractor                  | SC--Scope Change                    | FE-- Fastrack/Coord. Error         |
| S-- State DOE                   | UN--Unforseen                       | FO-- Fastrack/Coord. Omission      |
| M-- Maintenance Dept.           | CAUSE:                              | ID-- Inspection Delay              |
| U-- User (Principal/Admin.)     | AE --Architectural Error            | MD-- Manufacturer's Delay          |
| I-- UBCI                        | AO --Architectural Omission         | OO-- Owner Omission                |
| AM--Asbestos Mgmt.              | EE--Electrical Engineering Error    | OD-- Owner Delay                   |
| DS--Design Services (Group)     | EO--Electrical Engineering Omission | OR-- Owner Request                 |
| CM--Construction Manager        | ME--Mechanical Engineering Error    | RA-- Reinstate Alternate           |
| ACTION:                         | MO--Mechanical Engineering Omission | SC-- Scope Change                  |
| A-- Approve                     | SE--Structural Engineering Error    | SR-- State Requirement/Local/City  |
| C-- Confirm Staff/ERC Authorize | SO--Structural Engineering Omission | RD-- Rain Delay                    |
| C/A--Confirm/Approve Authorize  | CER--Civil Engineering Error        | UC-- Unforseen Conditions          |
|                                 | CEO--Civil Engineering Omission     | UD-- Utility Co. Delay             |
|                                 | DBR--Design-Builder Request         | CI-- Clerical Error                |
|                                 | DEB--Design-Builder Error           | UP-- Unit Price                    |
|                                 |                                     | UR-- Utility Requirement           |
|                                 |                                     | CMO--Construction Manager Omission |
|                                 |                                     | CHE--Construction Manager Error    |