

Facilities Operations, Maintenance and Planning
Ana Rijo-Conde, Interim Assistant Superintendent

**SUBJECT: CHANGE ORDER NO. 2
 PROJECT NO. A0750A
 MEDIA CENTER ADDITION
 AIR BASE ELEMENTARY SCHOOL
 12829 SW 272 Street, Homestead, Florida**

COMMITTEE: FACILITIES MANAGEMENT

This request for change in the construction contract includes twenty-five 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, 3, 4, 6, 8, 10, 12, 14, 15, 17, 19, 21 and 23. These items are presented to the Board for confirmation and consideration as required by State Statute.

Change Items Synopsis: Additional cost to add outlets, junction box and fittings, column chase, and a power booster; repair and replace piping; relocate valves; modify electrical panel, downspout collector, and soffit; and a credit for flooring.

This additional cost and credit will result in an increase to the contract by a net cost of \$26,730 and extend the contract completion date by 37 days. These items have been recommended by the Project Architect and were confirmed by the Technical Review Committee, subsequent to completion, on August 26, 2003. 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 Change Order No. 2 on Project No. A0750A, Media Center Addition, Air Base Elementary School for an additional cost of \$26,730 and approve a time extension of 37 days.

AR:ayb

0041 AIR BASE ELEMENTARY SCHOOL
SUMMARY OF CHANGE ORDER NO.: 2
Project No.: A0750A Media Center Addition

ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	TYPE	CAUSE	DOLLARS		DAYS		AUTH. REC.	
							REQ.	AUTH. REC.	REQ.	AUTH. REC.		
1	C/A	C	04/16/2003	06/10/2003	ER	EEE	1,200.00	920.00	2		0	
			Contractor provided labor, material and equipment to furnish and install electrical outlets at different-than-specified locations.									
2	A	C		06/10/2003	ER	EEE	0.00	0.00	2		1	
			This is to extend the contract completion date due to electrical outlets.									
3	C	P	04/15/2003	06/10/2003	OW	OR	(499.50)	(1,543.00)	0		0	
			Contractor provided a credit for furnishing and installing VCT flooring in lieu of carpeting.									
4	C/A	C	04/30/2003	06/10/2003	UN	UC	2,800.00	2,467.00	3		0	
			Contractor provided labor, material and equipment to repair and replace existing deteriorated sanitary sewer system piping and cleanouts.									
5	A	C		06/10/2003	UN	UC	0.00	0.00	3		2	
			This is to extend the contract completion date due to sewer piping.									
6	C/A	C	04/15/2003	06/10/2003	UN	UC	1,819.81	1,380.00	2		0	
			Contractor provided labor, material and equipment to furnish and install a junction box and additional conduit and fittings, due to a conflict with an existing concrete encased underground duct bank.									
7	A	C		06/10/2003	UN	UC	0.00	0.00	2		1	
			This is to extend the contract completion date due to additional conduit.									

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								AUTH. REC.	REQ.	REQ.	REC.		
8	C	C	05/29/2003	08/12/2003	ER	MEE	1,364.37	1,150.00		2		0	
			Contractor provided labor, material and equipment to relocate new water valves from above the ceiling to an accessible location.										
9	A	C		08/12/2003	ER	MEE	0.00	0.00		2		1	
			This is to extend the contract completion time due to relocating water valves.										
10	C	C	07/16/2003	08/12/2003	ER	EEE	4,992.00	4,992.00		9		0	
			Contractor provided labor, material and equipment to rework and modify a new electrical panel and replace damaged ballasts.										
11	A	C		08/12/2003	ER	EEE	0.00	0.00		9		7	
			This is to extend the contract completion time due to electrical panel rework.										
12	C	C	07/16/2003	08/12/2003	OM	AO	1,950.00	1,500.00		5		0	
			Contractor provided labor, material and equipment to construct a column chase to conceal multiple electrical conduits.										
13	A	C		08/12/2003	OM	AO	0.00	0.00		5		3	
			This is to extend the contract completion time due to column chase.										
14	C	C	07/16/2003	08/12/2003	ER	AE	414.00	250.00		0		0	
			Contractor provided labor, material and equipment to modify a rainwater downspout collector.										
15	C	C	07/30/2003	08/12/2003	OM	EEO	617.00	445.00		1		0	
			Contractor provided labor, material and equipment to furnish and install										

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							REQ.	AUTH. REC.	REQ.	AUTH. REC.	
						electrical power to the Energy Management System.					
16	C	C		08/12/2003	OM	EEO	0.00	0.00	1		1
						This is to extend the contract completion time due to power for the Energy Management System.					
17	C	C	05/28/2003	08/12/2003	OM	AO	1,300.00	1,150.00	4		0
						Contractor provided labor, material and equipment to furnish and install gypsum board and steel framing to lower the soffit at the reading area due to conflict with air conditioning duct.					
											REVISED
18	A	C		08/12/2003	OM	AO	0.00	0.00	4		0
						This is to extend the contract completion time due to lowering the soffits at the reading area.					
19	C	C	05/28/2003	08/12/2003	OM	EEO	7,803.00	5,711.00	5		0
						Contractor provided labor, material and equipment to furnish and install electrical conduits, wire and devices to group the main disconnects together, in order to meet code.					
20	A	C		08/12/2003	OM	EEO	0.00	0.00	5		3
						This is to extend the contract completion time due to having to group the main disconnects, in order to meet code.					
21	C	C	07/16/2003	08/12/2003	OM	EEO	6,912.00	6,912.00	9		0
						Contractor provided labor, material and equipment to furnish and install underground and overhead conduits for voice/data communications to the existing media center.					
											REVISED

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ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	TYPE	CAUSE	DOLLARS		DAYS	
							REQ.	AUTH. REC.	REQ.	AUTH. REC.
22	A	C		08/12/2003	OM	EEO	0.00	0.00	9	9
This is to extend the contract completion time due to communications conduits.										
23	C	C	07/16/2003	08/12/2003	OM	EEO	1,396.00	1,396.00	2	0
Contractor provided labor, material and equipment to furnish and install a power booster for the new master clock and public address systems in order to properly operate existing clocks and speakers.										
24	A	C		08/12/2003	OM	EEO	0.00	0.00	2	1
This is to extend the contract completion time due to the power booster.										
25	A	C		08/12/2003	ER	EEE	0.00	0.00	28	5
This is to extend the contract completion time to change the voltage on the a/c chiller at the factory, which delayed equipment delivery.										
CHANGE ORDER TOTAL:							26,730.00			37

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 REVISED

SUMMARY OF CHANGE ORDER NO.: 2

Facility: 0041 AIR BASE ELEMENTARY SCHOOL
 Project No.: A0750A
 Description: MEDIA CENTER ADDITION
 Architect: THE RUSSELL PARTNERSHIP, INC.
 EFCO: BERMELO, AJAMIL & PARTNERS
 Contractor: GENERAL CONTRACTORS & CONSTRUCTION PRIME:

CONTRACT STATUS

ORIGINAL CONTRACT PRICE.....\$	1,151,000.00
UNUSED CONTINGENCY.....\$	0.00
CONTRACT PRICE AFTER CONTINGENCY.....\$	1,151,000.00
PREVIOUS EXTRAS.....\$	2,933.00
PREVIOUS CREDITS.....\$	0.00
PREVIOUS APPROVED NET CHANGE.....\$	2,933.00
PREVIOUS APPROVED CONTRACT PRICE.....\$	1,153,933.00
THIS CHANGE.....\$	26,730.00
TOTAL NET CHANGE.....\$	29,663.00
ADJUSTED CONTRACT PRICE AFTER THIS CHANGE.....\$	1,180,663.00
CONTRACT AWARD DATE.....	August 21, 2002
ORIGINAL CONTRACT COMPLETION DATE.....	November 16, 2003
PREVIOUS TIME EXTENSION.....	1
PREVIOUS ADJUSTED COMPLETION DATE.....	November 17, 2003
TIME EXTENSION THIS CHANGE.....	37
ADJUSTED COMPLETION DATE AFTER THIS CHANGE.....	December 24, 2003
PROJECTED COMPLETION DATE.....	December 24, 2003
SUBSTANTIAL COMPLETION DATE.....	N/A

CHANGE CAUSE SUMMARY:

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

TYPE	AMOUNT	%	DAYS
ERRORS.....\$	7,312.00	0.63	14
OMISSIONS.....\$	17,114.00	1.48	20
OWNER REQUESTS...\$	-1,543.00	-0.13	0
UNFORESEEN.....\$	5,170.00	0.44	4
OTHER.....\$	0.00	0.00	0
SCOPE CHANGE.....\$	1,610.00	0.13	0
HURRICANE.....\$	0.00	0.00	0
Totals\$	29,663.00	2.57	38

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 Andrew
- 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