

Business Operations
J.E. Surash, P.E., Chief Business Officer

**SUBJECT: CHANGE ORDER NO. 5
 PROJECT NO. A0530
 ADDITIONS, REMODELING AND RENOVATIONS
 MIAMI LAKES MIDDLE SCHOOL
 6425 Miami Lakeway North, Miami Lakes, Florida**

COMMITTEE: FACILITIES MANAGEMENT

This request for change in the construction contract includes twelve 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 through 9. These items are presented to the Board for confirmation and consideration as required by State Statute.

Change Items Synopsis: Additional cost to add fire alarm components, including system reprogramming. Credits for not demolishing doors and not encasing conduits in concrete. Reimburse Contractor for extended Builders Risk insurance. Reimburse Contractor for additional on-site costs and extend the contract time for delays due to existing soil conditions, concrete testing; and for previously approved change orders. Extend the contract time for rain days.

This additional cost and credit will increase the contract price by a net amount of \$67,395 and extend the contract completion date by 45 days. These items have been recommended by the Project Architect and were confirmed/approved by the Technical Review Committee, subsequent to completion, on September 29, 2003. 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 Change Order No. 5 on Project No. A0530, Additions, Remodeling and Renovations, Miami Lakes Middle School for an additional cost of \$67,395 and approve a time extension of 45 days.

EG:ayb

6501 MIAMI LAKES MIDDLE
SUMMARY OF CHANGE ORDER NO.: 5
Project No.: A0530 Additions, Remodeling and Renovations

ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	TYPE	CAUSE	REQ.	DOLLARS		DAYS	
								AUTH. REC.	REQ.	AUTH. REC.	REQ.
1	C	C	05/08/2003	07/29/2003	ER	AE	9,173.00	4,362.00	0	0	
<p>This reimburses the Contractor for the cost of additional fire alarm system programming and recertification, due to the addition of devices.</p>											
2	C	C	05/08/2003	07/29/2003	OM	AO	5,979.02	2,688.00	0	0	
<p>Contractor provided labor, material and equipment to furnish and install conduit, wire and accessories to relocate TV's in rooms #A105, #A109, #A205 and #A207.</p>											
3	C	C	05/08/2003	07/29/2003	OM	EEO	79,878.93	37,027.00	0	0	
<p>Contractor provided labor, material and equipment to furnish and install additional fire alarm system smoke detectors and heat detectors and associated underground conduit and wire for the existing relocatable classrooms.</p>											
4	C	C	05/08/2003	07/29/2003	OM	EEO	12,124.53	3,608.00	0	0	
<p>Contractor provided labor, material and equipment to furnish and install additional fire alarm system smoke detectors at smoke doors in the existing facility, in order to meet code.</p>											
5	C	D	05/08/2003	07/29/2003	OM	EEO	10,291.64	2,790.00	0	0	
<p>Contractor provided labor, material and equipment to furnish and install additional fire alarm system horn/strobe units in the existing mechanical building.</p>											
6	C	C	05/08/2003	07/29/2003	OW	OR	(500.00)	(500.00)	0	0	
<p>Contractor provided a credit due to deleting the demolition of two doors at the existing building.</p>											

6501 MIAMI LAKES MIDDLE
SUMMARY OF CHANGE ORDER NO.: 5
Project No.: A0530 Additions, Remodeling and Renovations

ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	TYPE	CAUSE	DOLLARS		DAYS		
							REQ.	AUTH. REC.	REQ.	AUTH. REC.	
7	C	C	05/08/2003	07/29/2003	OW	OR	(1,667.00)	(1,667.00)	0	0	
Contractor provided a credit due to deleting the installation of concrete encasement of existing conduits at the existing portables.											
8	C	C	06/25/2003	09/09/2003	OT	CR	7,173.00	3,586.00	0	0	
This reimburses the Contractor for increased roofing material costs caused by delays beyond the Contractor's control. The delays were caused by unsuitable existing fill material discovered at the footprint of the new building.											
9	C	C	06/25/2003	09/09/2003	OT	CR	9,400.00	9,400.00	0	0	
This reimburses the Contractor for the additional cost of extending the Builder's Risk insurance policy coverage due to delays beyond the control of the Contractor.											
10	A	C		09/09/2003	UN	UC	4,509.00	4,509.00	17	17	
This is to extend the contract time and reimburse the Contractor for additional on-site costs for additional concrete testing as required by UBCI due to heavy rain after concrete pour.											
11	A	C		09/09/2003	OT	CR	1,592.00	1,592.00	6	6	
This is to extend the contract time and reimburse the Contractor for additional on-site costs due to delays during school testing activities.											
12	A	C		09/09/2003	UN	RD	0.00	0.00	29	22	
This is to extend the contract time due to rain days above and beyond the number of days provided for in the contract.											
CHANGE ORDER TOTAL:								67,395.00		45	

SUMMARY OF CHANGE ORDER NO.: 5

Facility: 6501 MIAMI LAKES MIDDLE
 Project No.: A0530
 Description: ADDITIONS, REMODELING AND RENOVATIONS
 Architect: TAMARA PEACOCK ARCHITECTS
 EFCO: SPILLIS CANDELA & PARTNERS INC.
 Contractor: PENTAGON CONSTRUCTION, INC. PRIME: REY VIQUEZ

CONTRACT STATUS

ORIGINAL CONTRACT PRICE.....\$	1,854,000.00
PREVIOUS EXTRAS.....\$	343,224.00
PREVIOUS CREDITS.....\$	16,720.00
PREVIOUS APPROVED NET CHANGE.....\$	326,504.00
PREVIOUS APPROVED CONTRACT PRICE.....\$	2,180,504.00
THIS CHANGE.....\$	67,395.00
TOTAL NET CHANGE.....\$	393,899.00
ADJUSTED CONTRACT PRICE AFTER THIS CHANGE.....\$	2,247,899.00
CONTRACT AWARD DATE.....	June 21, 2000
ORIGINAL CONTRACT COMPLETION DATE.....	June 16, 2001
PREVIOUS TIME EXTENSION.....	200
PREVIOUS ADJUSTED COMPLETION DATE.....	January 02, 2002
TIME EXTENSION THIS CHANGE.....	45
ADJUSTED COMPLETION DATE AFTER THIS CHANGE.....	February 16, 2002
PROJECTED COMPLETION DATE.....	N/A
SUBSTANTIAL COMPLETION DATE.....	May 30, 2002

CHANGE CAUSE SUMMARY:

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

TYPE	AMOUNT	%	DAYS
ERRORS.....\$	35,898.00	1.93	6
OMISSIONS.....\$	103,656.00	5.59	29
OWNER REQUESTS...\$	-6,117.00	-0.32	0
UNFORESEEN.....\$	241,584.00	13.03	204
OTHER.....\$	14,578.00	0.78	6
SCOPE CHANGE.....\$	4,300.00	0.23	0
HURRICANE.....\$	0.00	0.00	0
Totals\$	393,899.00	21.24	245

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/Approve Authorize

TYPE:

- ER--PA/E Error
- HC--Hurricane Andrew
- OM--P/A Omission
- OT--Other
- OW--Owner Request
- SC--Scope Change
- UN--Unforeseen

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-- Unforeseen 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