

October 8, 2003

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

**SUBJECT:           CHANGE ORDER NO. 2  
                      PROJECT NO. A0750B  
                      NEW CONSTRUCTION - MEDIA CENTER  
                      LORAH PARK ELEMENTARY SCHOOL  
                      5160 NW 31 Avenue, Miami, 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 through 22, and 24. These items are presented to the Board for confirmation and consideration as required by State Statute.

Change Items Synopsis: Additional cost to add lights, security panels, vents, ductwork, flashing, conduits, circuit breakers, expansion tank, piping, disconnects, transformers, metal doors, stainless steel coping and pvc pipes; relocate receptacles; repair and replace sprinkler system components and piping; and to reimburse the Contractor for additional job site costs for delays due to change orders. Time extension due to stainless steel coping and transformers.

This additional cost will result in an increase to the contract price by an amount of \$139,394 and extend the contract completion date by 24 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 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/approve Change Order No. 2 on Project No. A0750B, New Construction - Media Center, Lorah Park Elementary School for an additional cost of \$139,394 and a time extension of 24 days.

JS:ayb

3041 LORAH PARK ELEMENTARY SCHOOL  
SUMMARY OF CHANGE ORDER NO.: 2  
Project No.: A0750B New Construction - Media Center

ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	TYPE	CAUSE	DOLLARS		DAYS	
							REQ.	AUTH. REC.	REQ.	AUTH. REC.
1	C	C	05/14/2003	06/10/2003	ER	EEE	959.96	900.00	13	0
Contractor provided labor, material and equipment to furnish and install thinner-than-specified light fixtures at the reading room.										
2	C	U	05/07/2003	06/10/2003	ER	AE	6,204.80	5,837.00	14	0
Contractor provided labor, material and equipment to furnish and install metal security panels over the louvers of the P.E. shelter storage room doors. This includes replacing some solid concrete blocks with screen block vents.										
3	C	C	03/19/2003	06/10/2003	ER	MEE	1,932.84	819.00	7	0
Contractor provided labor, material and equipment to furnish and install additional HVAC system ductwork at the CCTV room.										
4	C	C	05/07/2003	06/10/2003	ER	AE	1,351.99	1,200.00	7	0
Contractor provided labor, material and equipment to relocate electrical receptacles in the reading room.										
5	C	C	05/07/2003	06/10/2003	CM	AO	2,519.64	2,500.00	12	0
Contractor provided labor, material and equipment to furnish and install additional flashing at the existing covered walk abutting the new walkway.										
6	C	C	03/19/2003	06/10/2003	CM	EEO	2,000.56	1,750.00	7	0
Contractor provided labor, material and equipment to furnish and install power conduit, wire and accessories for the HVAC system chilled water pump.										

3041 LORAH PARK ELEMENTARY SCHOOL

SUMMARY OF CHANGE ORDER NO.: 2

Project No.: A0750B New Construction - Media Center

ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	TYPE	CAUSE	DOLLARS		DAYS		
							REQ.	AUTH. REC.	REQ.	AUTH. REC.	
7	C	C	05/07/2003	06/10/2003	OM	EEO	2,113.62	2,000.00	7	0	
			Contractor provided labor, material and equipment to furnish and install a new circuit breaker at the existing electrical panel for the new elevator.								
8	C	C	03/19/2003	06/10/2003	OM	MEO	1,993.68	1,200.00	17	0	
			Contractor provided labor, material and equipment to furnish and install an expansion tank and related piping for the HVAC system chilled water system.								
9	C	C	03/20/2003	06/10/2003	OM	EEO	6,654.41	6,000.00	30	0	
			Contractor provided labor, material and equipment to furnish and install a 200 amp circuit breaker disconnect at the elevator.								
10	C	C	03/20/2003	06/10/2003	OM	EEO	2,119.37	2,000.00	7	0	
			Contractor provided labor, material and equipment to furnish and install 60 amp disconnect switches for the instant water heaters.								
11	C	C	05/07/2003	06/10/2003	OM	EEO	864.36	864.00	4	0	
			Contractor provided labor, material and equipment to furnish and install conduits, wires and a circuit breaker to power the EMS system.								
12	C	C	03/20/2003	06/10/2003	OM	EEO	13,387.77	12,000.00	20	0	
			Contractor provided labor, material and equipment to furnish and install underground power conduit, wire and accessories for the new lawn irrigation system.								

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ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	TYPE	CAUSE	REQ.	DOLLARS	AUTH.	DAYS	AUTH.
								REQ.	REC.	REQ.	REC.
13	C	D	03/20/2003	06/10/2003	ER	AE	660.80	661.00	0	0	0
Contractor provided labor, material and equipment to remove and replace stucco finishes on parapets in order to install new stainless steel coping.											
14	C	D	03/07/2003	06/10/2003	OM	AO	5,174.07	4,900.00	77	0	0
Contractor provided labor, material and equipment to furnish and install metal in lieu of wood doors, to add a door, and to make railing changes.											
15	C	C	03/20/2003	06/10/2003	OM	EEO	20,910.00	15,000.00	50	0	0
This reimburses the Contractor for additional on-site costs for previously approved Change Order #1, Items #5, and #7.											
16	C	C	03/20/2003	06/10/2003	OM	AO	3,346.00	2,400.00	8	0	0
This reimburses the Contractor for additional on-site costs for previously approved Change Order #1, Item #8.											
17	C	C	03/20/2003	06/10/2003	SC	SC	12,964.00	9,300.00	31	0	0
This reimburses the Contractor for additional on-site costs for previously approved Change Order #1, Items #11 and #16.											
18	C	C	03/20/2003	06/10/2003	UN	UC	6,273.00	4,500.00	15	0	0
This reimburses the Contractor for additional on-site costs for previously approved Change Order #1, Items #14 and #15.											
19	C	D	05/07/2003	06/10/2003	SC	SC	956.28	956.00	20	0	0
Contractor provided labor, material and equipment to furnish and install FVC in											

3041 LORAH PARK ELEMENTARY SCHOOL  
SUMMARY OF CHANGE ORDER NO.: 2  
Project No.: A0750B New Construction - Media Center

ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	TYPE	CAUSE	DOLLARS		DAYS	
							REQ.	AUTH. REC.	REQ.	AUTH. REC.
						lieu of the specified pipes for the rainwater leaders, for safety purposes.				
20	C	C	03/19/2003	06/10/2003	OM	AO	32,835.46	27,063.00	58	0
						Contractor provided labor, material and equipment to repair and replace existing defective lawn irrigation sprinkler system heads and piping.				
21	C	C	05/07/2003	06/10/2003	UN	UC	874.37	874.00	3	0
						Contractor provided labor, material and equipment to repair and replace existing damaged underground piping at the cooling tower.				
22	C	D	03/14/2003	06/10/2003	OM	AO	25,711.29	22,470.00	27	0
						Contractor provided labor, material and equipment to furnish and install stainless steel coping at the new building and walkway parapets to preclude water intrusion, in order to meet MDCPS design criteria.				
23	A	D		06/10/2003	ER	AE	4,170.00	3,000.00	27	10
						This is to extend the contract time and reimburse the Contractor for additional on-site costs due to furnishing and installing stainless steel coping.				
24	C	C	04/30/2003	06/10/2003	OM	EEO	7,421.31	7,000.00	14	0
						Contractor provided labor, material and equipment to furnish and install "buck-boost" transformers in order to have the proper voltage for the HVAC equipment.				
25	A	C		06/10/2003	OM	EEO	5,838.00	4,200.00	14	14
						This is to extend the contract time and reimburse the Contractor for additional				

ATTACHMENT A

3041 LORAH PARK ELEMENTARY SCHOOL  
 SUMMARY OF CHANGE ORDER NO.: 2  
 Project No.: A0750B New Construction - Media Center

ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	TYPE	CAUSE	REQ.	DOLLARS		DAYS	
								AUTH. REC.	REQ.	AUTH. REC.	REQ.

on-site costs for adding "buck-boost"  
 transformers to have proper voltage for  
 the HVAC system.

CHANGE ORDER TOTAL: 139,394.00 24

SUMMARY OF CHANGE ORDER NO.: 2

Facility: 3041 LORAH PARK ELEMENTARY SCHOOL  
 Project No.: A0750B  
 Description: NEW CONSTRUCTION - MEDIA CENTER  
 Architect: THE RUSSELL PARTNERSHIP, INC.  
 EFCO: BERMELLO, AJAMIL & PARTNERS  
 Contractor: VRV CONSTRUCTION CORPORATION PRIME:

CONTRACT STATUS

ORIGINAL CONTRACT PRICE.....\$	1,047,000.00
PREVIOUS EXTRAS.....\$	154,360.00
PREVIOUS CREDITS.....\$	0.00
PREVIOUS APPROVED NET CHANGE.....\$	154,360.00
PREVIOUS APPROVED CONTRACT PRICE.....\$	1,201,360.00
THIS CHANGE.....\$	139,394.00
TOTAL NET CHANGE.....\$	293,754.00
ADJUSTED CONTRACT PRICE AFTER THIS CHANGE.....\$	1,340,754.00
CONTRACT AWARD DATE.....	March 13, 2002
ORIGINAL CONTRACT COMPLETION DATE.....	December 25, 2002
PREVIOUS TIME EXTENSION.....	104
PREVIOUS ADJUSTED COMPLETION DATE.....	April 08, 2003
TIME EXTENSION THIS CHANGE.....	24
ADJUSTED COMPLETION DATE AFTER THIS CHANGE.....	May 02, 2003
PROJECTED COMPLETION DATE.....	N/A
SUBSTANTIAL COMPLETION DATE.....	July 18, 2003

CHANGE CAUSE SUMMARY:

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

TYPE	AMOUNT	%	DAYS
ERRORS.....\$	16,367.00	1.56	10
OMISSIONS.....\$	245,472.00	23.44	93
OWNER REQUESTS...\$	0.00	0.00	0
UNFORESEEN.....\$	21,659.00	2.06	25
OTHER.....\$	0.00	0.00	0
SCOPE CHANGE.....\$	10,256.00	0.97	0
HURRICANE.....\$	0.00	0.00	0
Totals .....\$	293,754.00	28.05	128

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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