

Office of Superintendent of Schools
Board Meeting of December 10, 2003

December 8, 2003

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

**SUBJECT: CHANGE ORDER NO. 3
 PROJECT NO. A0653
 ADDITIONS AND REMODELING
 THENA CROWDER ELEMENTARY SCHOOL
 757 NW 66 Street, Miami, Florida**

COMMITTEE: FACILITIES MANAGEMENT

This request for change in the construction contract includes forty 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 35. These items are presented to the Board for confirmation and consideration as required by State Statute.

Change Items Synopsis: Additional cost to add light fixtures, roof ladders and platform, water piping, top soil and sod, concrete beam and column, data conduits, concrete lintel, metal framing and rated ceiling, light fixture adapters, access panels, HVAC ductwork, fire alarm devices, fencing, gates, hinges, TV and power outlets, sidewalk, fire extinguishers and cabinets, and paint; to remove and reinstall light fixtures, fire alarm devices and existing switchbank; remove and replace wall cabinets and circuit breaker; to remove existing debris; to relocate TV bracket, outlets and conduit; and to reimburse Contractor for additional dumpster. Additional cost and time to add fire dampers, electrical service, signage and lime rock fill; and **REVISED** to repair and relocate sanitary piping. Credits for roof hatch, and sanitary sewer lateral.

This change order will increase the contract price by \$78,784 and extend the contract completion date by 65 days. These items have been recommended by the Project Architect and were confirmed/approved by the Technical Review Committee, subsequent to completion, on November 20, 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.

**REVISED
E - 40**

RECOMMENDED: That The School Board of Miami-Dade County, Florida, confirm/approve Change Order No. 3 on Project No. A0653, Additions and Remodeling, Thena Crowder Elementary School for an additional cost of \$78,784.

NM:ayb

2531 Crowder, Thena Elementary
SUMMARY OF CHANGE ORDER NO.: 3
Project No.: A0653 Additions and Remodeling

ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	TYPE	CAUSE	REQ.	DOLLARS		DAYS	
								AUTH. REC.	REQ.	AUTH. REC.	REQ.
1	C	C	10/30/2002	11/12/2003	ER	AE	1,850.35	1,558.00	0	0	
			Contractor provided labor, material and equipment to furnish and install additional surface-mounted light fixtures for rated ceilings in rooms #059. These were installed in lieu of the specified recessed fixtures.								
2	C	I	10/30/2002	11/12/2003	OM	MEO	6,334.00	4,956.00	14	0	
			Contractor provided labor, material and equipment to furnish and install fire dampers in HVAC system ductwork.								
3	C	A	10/30/2002	11/12/2003	OM	AO	7,008.60	7,009.00	15	0	
			Contractor provided labor, material and equipment to furnish and install a new electrical service at the playground lot.								
4	C	M	10/30/2002	11/12/2003	OM	AO	5,249.82	4,146.00	0	0	
			Contractor provided labor, material and equipment to furnish and install galvanized roof ladders and a platform for buildings #2 and #3.								
5	C	A	10/30/2002	11/12/2003	OM	MEO	9,088.60	9,089.00	0	0	
			Contractor provided labor, material and equipment to furnish and install additional piping to connect to the city water main. This includes reimbursement for permit fees.								
6	C	A	08/15/2001	11/12/2003	OM	AO	26,992.00	9,900.00	0	0	
			Contractor provided labor, material and equipment to furnish and install top soil and sod for the new playground area.								
7	C	A	08/15/2002	11/12/2003	OM	SEO	3,303.67	2,121.00	0	0	
			Contractor provided labor, material and								

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							REQ.	AUTH. REC.	REQ.	AUTH. REC.
14	C	C	08/15/2002	11/12/2003	OM	MEO	476.06	238.00	0	0
			Contractor provided labor, material and equipment to furnish and install additional HVAC system ductwork at the administration area.							
15	C	C	08/15/2002	11/12/2003	OM	AO	1,387.86	1,388.00	0	0
			Contractor provided labor, material and equipment to remove and relocate the existing electrical switchbank to allow the door to be installed for new rest room #103.							
16	C	I	08/15/2002	11/12/2003	OM	EEO	2,973.03	2,973.00	0	0
			Contractor provided labor, material and equipment to furnish and install additional fire alarm system devices for room #304, #504 and #904.							
17	C	C	10/30/2002	11/12/2003	OM	AO	1,143.90	1,144.00	0	0
			Contractor provided labor, material and equipment to furnish and install fencing and gates around the new backflow preventer.							
18	C	I	10/30/2002	11/12/2003	OM	EEO	280.00	120.00	0	0
			Contractor provided labor, material and equipment to furnish and install a power outlet for the new water cooler.							
19	C	C	10/30/2002	11/12/2003	OM	AO	5,437.75	5,438.00	0	0
			Contractor provided labor, material and equipment to construct a concrete sidewalk in front of the playground lot as required by City of Miami Public Works and W.A.S.A.							

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							REQ.	AUTH. REC.	REQ.	AUTH. REC.	
20	C	A	10/30/2002	11/12/2003	OM	EEO	735.00	735.00	0	0	
			Contractor provided labor, material and equipment to furnish and install additional TV and power outlets in the staff lounge, skills development lab and counselors' office.								
21	C	I	10/30/2002	11/12/2003	OM	AO	4,663.34	3,995.00	14	0	
			Contractor provided labor, material and equipment to furnish and install additional signage, in order to meet code.								
22	C	C	10/30/2002	11/12/2003	OM	AO	4,482.24	500.00	0	0	
			Contractor provided labor, material and equipment to furnish and install additional hinges at the new gates.								
23	C	I	10/30/2002	11/12/2003	OM	AO	1,195.28	803.00	0	0	
			Contractor provided labor, material and equipment to furnish and install fire extinguishers and cabinets.								
24	C	P	10/30/2002	11/12/2003	OW	OR	379.35	325.00	0	0	
			This reimburses the contractor for the cost of an additional dumpster for FF&E packing materials.								
25	C	P	10/30/2002	11/12/2003	OW	OR	(665.00)	(665.00)	0	0	
			Contractor provided a credit for not furnishing and installing the roof hatch in the mechanical room.								
26	C	A	08/15/2002	11/12/2003	OW	OR	(2,232.00)	(2,232.00)	0	0	
			Contractor provided a credit for not furnishing and installing the specified new sanitary sewer system lateral.								

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							REQ.	AUTH. REC.	REQ.	AUTH. REC.
27	C	U	10/30/2002	11/12/2003	UN	UC	3,496.80	1,862.00	0	0
			Contractor provided labor, material and equipment to remove and replace termite-damaged wall cabinets.							
28	C	C	10/30/2002	11/12/2003	UN	UC	2,255.00	2,255.00	0	0
			Contractor provided labor, material and equipment to remove and haul away existing debris from the playground site. The debris was not from this project.							
29	C	C	10/30/2002	11/12/2003	UN	UC	929.40	929.00	0	0
			Contractor provided labor, material and equipment to furnish and install smaller-than-specified light fixtures due to existing conditions above the ceiling.							
30	C	A	08/15/2002	04/15/2003	UN	UC	10,753.00	9,200.00	30	0
			Contractor provided labor, material and equipment to furnish, install and compact additional lime rock fill for the buildings #2 and #3 footers, as required by the geotechnical consultant.							
31	C	C	08/15/2002	11/12/2003	UN	UC	2,913.00	2,913.00	2	0
			Contractor provided labor, material and equipment to repair and relocate existing damaged sanitary sewer system piping that was not correctly located on the record drawings.							
32	C	A	08/15/2002	11/12/2003	UN	UC	2,194.00	1,900.00	0	0
			Contractor provided labor, material and equipment to apply a third coat of paint to properly cover the existing dark color wall paint.							

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							REQ.	AUTH. REC.	REQ.	AUTH. REC.
33	C	D	08/15/2002	11/12/2003	UN	UC	2,206.10	1,905.00	0	0
			Contractor provided labor, material and equipment to remove and replace an existing defective 175 amp circuit breaker in the electrical room.							
34	C	P	08/15/2002	11/12/2003	UN	UC	210.11	210.00	0	0
			Contractor provided labor, material and equipment to relocate an existing TV bracket and associated outlets. This was necessary due to the removal and relocation of existing cabinets that had been installed after the design was completed.							
35	C	A	08/15/2002	11/12/2003	UN	UC	719.03	375.00	0	0
			Contractor provided labor, material and equipment to relocate an existing conduit at the new doorway installed at pod #4.							
36	A	I		11/12/2003	OM	MEO	0.00	0.00	14	14
			This is to extend the contract completion time due to fire dampers.							
37	A	A		11/12/2003	OM	AO	0.00	0.00	15	15
			This is to extend the contract completion time due to playground electrical service.							
38	A	I		11/12/2003	OM	AO	0.00	0.00	14	14
			This is to extend the contract completion time due to additional signage.							
39	A	A		11/12/2003	UN	UC	0.00	0.00	30	20
			This is to extend the contract completion time due to additional fill.							

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							REQ.	AUTH. REC.	REQ.	AUTH. REC.
40	A	C		11/12/2003	UN	UC	0.00	0.00	2	2

This is to extend the contract completion
 time due to piping repairs.

CHANGE ORDER TOTAL: 78,784.00 65

SUMMARY OF CHANGE ORDER NO.: 3
 Facility: 2531 THENA CROWDER ELEMENTARY SCHOOL
 Project No.: A0653
 Description: ADDITIONS AND REMODELING
 Architect: BROWN & BROWN ARCHITECTS
 EFCO: WOLFBERG ALVAREZ & ASSOCIATES
 Contractor: CARIVON CONSTRUCTION COMPANY

PRIME: IVONNE HERNANDEZ

CONTRACT STATUS

ORIGINAL CONTRACT PRICE.....\$	1,098,000.00
PREVIOUS EXTRAS.....\$	36,860.00
PREVIOUS CREDITS.....\$	0.00
PREVIOUS APPROVED NET CHANGE.....\$	36,860.00
PREVIOUS APPROVED CONTRACT PRICE.....\$	1,134,860.00
THIS CHANGE.....\$	78,784.00
TOTAL NET CHANGE.....\$	115,644.00
ADJUSTED CONTRACT PRICE AFTER THIS CHANGE.....\$	1,213,644.00
CONTRACT AWARD DATE.....	June 20, 2001
ORIGINAL CONTRACT COMPLETION DATE.....	May 16, 2002
PREVIOUS TIME EXTENSION.....	10
PREVIOUS ADJUSTED COMPLETION DATE.....	May 26, 2002
TIME EXTENSION THIS CHANGE.....	65
ADJUSTED COMPLETION DATE AFTER THIS CHANGE.....	July 30, 2002
PROJECTED COMPLETION DATE.....	N/A
SUBSTANTIAL COMPLETION DATE.....	August 23, 2002

CHANGE CAUSE SUMMARY:

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

TYPE	AMOUNT	%	DAYS
ERRORS.....\$	1,787.00	0.16	0
OMISSIONS.....\$	72,807.00	6.63	43
OWNER REQUESTS...\$	-340.00	-0.03	0
UNFORESEEN.....\$	39,549.00	3.60	32
OTHER.....\$	4,073.00	0.37	0
SCOPE CHANGE.....\$	-2,232.00	-0.20	0
HURRICANE.....\$	0.00	0.00	0
Totals\$	115,644.00	10.53	75

 LEGEND: TYPE:
 ER--PA/E Error DBO--Design-Builder Omission
 ORIGIN: HC--Hurricane Andrew DBD--Design-Builder Default
 A-- A/E CM--P/A Omission CD-- Contractor Default
 E-- Educational Fac. Plan. OT--Other CE-- Contractor Error
 P-- Project Manager OW--Owner Request CR-- Contractor Request
 D-- DCPS Specialists/Depts. SC--Scope Change FE-- Fastrack/Coord. Error
 C-- Contractor UN--Unforeseen FO-- Fastrack/Coord. Omission
 S-- State DOE CAUSE: ID-- Inspection Delay
 M-- Maintenance Dept. AE --Architectural Error MD-- Manufacturer's Delay
 U-- User (Principal/Admin.) AO --Architectural Omission OO-- Owner Omission
 I-- UBCI EEE--Electrical Engineering Error OD-- Owner Delay
 AM--Asbestos Mgmt. EEO--Electrical Engineering Omission OR-- Owner Request
 DS--Design Services (Group) MEE--Mechanical Engineering Error RA-- Reinstate Alternate
 CM--Construction Manager MEO--Mechanical Engineering Omission SC-- Scope Change
 SEE--Structural Engineering Error SR-- State Requirement/Local/City
 ACTION: SEO--Structural Engineering Omission RD-- Rain Delay
 A-- Approve CEE--Civil Engineering Error UC-- Unforeseen Conditions
 C-- Confirm Staff/TRC Authorize CEO--Civil Engineering Omission UD-- Utility Co. Delay
 C/A--Confirm/Approce Authorize DBR--Design-Builder Request CL-- Clerical Error
 DBE--Design-Builder Error UP-- Unit Price
 UR-- Utility Requirement
 CMO--Construction Manager Omission
 CME--Construction Manager Error
 CC-- Criteria Change