

Business Operations  
Ofelia San Pedro, Deputy Superintendent

**SUBJECT:           CHANGE ORDER NO. 1  
                      PROJECT NO. A0825W6761  
                      MODULAR CLASSROOM ADDITION AND MISCELLANEOUS  
                      IMPROVEMENTS  
                      REDLAND MIDDLE SCHOOL  
                      16001 SW 248 STREET, MIAMI, FLORIDA**

**COMMITTEE:       FACILITIES AND CONSTRUCTION REFORM**

This request for change in the construction contract includes eleven 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 Construction Manager to proceed with items 1, 3, 5, 7, 8, 10 and 11. These items are presented to the Board for confirmation and consideration as required by State Statute.

Change Items Synopsis: These changes are due to the relocation of the modular classroom building caused by unforeseen circumstances related to the historical status of a coral rock wall. This necessitated the relocation of the basketball and tennis courts.

This change will increase the contract price by \$225,425 and extend the contract completion date by 145 days. These items have been recommended by the Project Architect and were confirmed/approved by the Technical Review Committee, subsequent to completion, on May 16, 2005. They were found to be necessary, fair, and equitable.

**RECOMMENDED:** That The School Board of Miami-Dade County, Florida, confirm Change Order No. 1 on Project No. A0825W6761, Modular Classroom Addition and Miscellaneous Improvements, Redland Middle School for an additional cost of \$225,425 and approve a time extension of 145 days.

EB:ayb

6761 Redland Middle School  
SUMMARY OF CHANGE ORDER NO.: 1  
Project No.: A0825W6761 Modular Classroom Addition and

ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	TYPE	CAUSE	DOLLARS		DAYS		
							REQ.	AUTH. REC.	REQ.	AUTH. REC.	
1	C	CM	10/01/2004	05/03/2005	UN	UC	49,723.00	47,560.00	0	0	
			<p>Construction Manager provided labor, material and equipment to remove the existing asphalt basketball courts and fill and to furnish and install new fill for the modular building pad. This site has an historic coral rock wall that is partially in the footprint of the original building location. The district was unsuccessful in obtaining Miami-Dade County permission to demolish or relocate the wall pursuant to the wall relocation provision in the agreement with the County that had previously transferred the historic Redland Elementary school building to the County. Subsequently, the building was planned to be relocated to the area where a FHP trooper resides in a trailer. The trooper had been given notice by the district to vacate. The trooper did not vacate the property and the building was again relocated, while legal options to have the trailer removed were pursued, in order to insure the building will be available for school opening in August 2005. The building was subsequently constructed on the existing basketball courts.</p>								
2	A	CM		05/03/2005	UN	UC	0.00	0.00	55	50	
			<p>This is to extend the contract completion date due to the relocation of the modular building.</p>								
3	C	CM	10/12/2004	05/03/2005	UN	UC	46,780.00	35,766.00	0	0	
			<p>Construction Manager provided labor, material and equipment to furnish and install above-ground rigid electrical metal conduit in lieu of PVC underground conduit. This was necessary due to the relocation of the building and the increased length and complexity of the</p>								

6761 Redland Middle School  
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ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	TYPE	CAUSE	DOLLARS		DAYS	
							REQ.	AUTH. REC.	REQ.	AUTH. REC.
						electrical run from the modular building to the existing school electrical room.				
4	A	CM		05/03/2005	UN	UC	0.00	0.00	35	30
						This is to extend the contract completion date due to using above-ground metal conduit in lieu of underground PVC.				
5	C	CM	10/07/2004	05/03/2005	UN	UC	33,605.00	32,143.00	0	0
						Construction Manager provided labor, material and equipment to furnish and install new asphalt paving and striping for the new basketball courts. Since the building was placed on the existing basketball courts, the courts needed to be replaced. They were designed to be placed in the location of the FHP trooper trailer. Since the trooper has still not vacated this area, the courts were redesigned to be placed in the only remaining area large enough to accommodate them - on the site of the existing tennis courts.				
6	A	CM		05/03/2005	UN	UC	0.00	0.00	40	36
						This is to extend the contract completion date due to the replacement of the existing basketball courts.				
7	C	CM	01/12/2005	05/03/2005	UN	UC	32,070.00	31,581.00	0	0
						Construction Manager provided labor, material and equipment to furnish and install basketball standards and foundations for the relocated basketball courts. The existing basketball standards could not be reused.				
8	C	CM	01/31/2005	05/03/2005	UN	UC	28,191.00	26,965.00	0	0
						Construction Manager provided labor,				

6761 Redland Middle School  
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ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	TYPE	CAUSE	REQ.	DOLLARS		DAYS	
								AUTH. REC.	REQ.	AUTH. REC.	REQ.
						material and equipment to remove existing soil and to furnish and install suitable fill for the new tennis courts due to additional soil testing in the area finally designated for the new courts. Since the new basketball courts were placed on the existing tennis courts, the tennis courts have been relocated.					
9	A	CM		05/03/2005	UN	UC	0.00	0.00	35	29	
						This is to extend the contract completion date due to the relocation of the tennis courts.					
10	C	CM	02/10/2005	05/03/2005	UN	UC	29,021.00	27,855.00	0	0	
						Construction Manager provided labor, material and equipment to pave and stripe the relocated tennis courts.					
11	C	CM	02/22/2005	05/03/2005	UN	UC	24,234.00	23,555.00	0	0	
						Construction Manager provided labor, material and equipment to furnish and install additional temporary and permanent fencing. As a result of all the changes in the building, hard courts, walkways, electrical runs and drainage systems locations, additional temporary and permanent fencing was required.					
CHANGE ORDER TOTAL:								225,425.00	145		

SUMMARY OF CHANGE ORDER NO.: 1

Facility: 6761 Redland Middle School  
 Project No.: A0825W6761  
 Description: MODULAR CLASSROOM ADDITION AND  
 Architect: WOLFBERG/ALVAREZ & ASSOCIATES  
 EFCO: RONALD E FRAZIER & ASSOC, PA  
 Contractor: JAMES B. PIRTLE CONSTRUCTION CO. PRIME: JAMES B. PIRTLE

CONTRACT STATUS

ORIGINAL CONTRACT PRICE.....\$	1,476,732.00
PREVIOUS EXTRAS.....\$	0.00
PREVIOUS CREDITS.....\$	0.00
PREVIOUS APPROVED NET CHANGE.....\$	0.00
PREVIOUS APPROVED CONTRACT PRICE.....\$	1,476,732.00
THIS CHANGE.....\$	225,425.00
TOTAL NET CHANGE.....\$	225,425.00
ADJUSTED CONTRACT PRICE AFTER THIS CHANGE.....\$	1,702,157.00
CONTRACT AWARD DATE.....	July 14, 2004
ORIGINAL CONTRACT COMPLETION DATE.....	February 05, 2005
PREVIOUS TIME EXTENSION.....	0
PREVIOUS ADJUSTED COMPLETION DATE.....	February 05, 2005
TIME EXTENSION THIS CHANGE.....	145
ADJUSTED COMPLETION DATE AFTER THIS CHANGE.....	June 30, 2005
PROJECTED COMPLETION DATE.....	June 30, 2005
SUBSTANTIAL COMPLETION DATE.....	N/A

CHANGE CAUSE SUMMARY:

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

TYPE	AMOUNT	%	DAYS
ERRORS.....\$	0.00	0.00	0
OMISSIONS.....\$	0.00	0.00	0
OWNER REQUESTS...\$	0.00	0.00	0
UNFORESEEN.....\$	225,425.00	15.27	145
OTHER.....\$	0.00	0.00	0
SCOPE CHANGE.....\$	0.00	0.00	0
HURRICANE.....\$	0.00	0.00	0
<b>Totals .....\$</b>	<b>225,425.00</b>	<b>15.27</b>	<b>145</b>

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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
- 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