

Office of Superintendent of Schools
Board Meeting of January 18, 2006

January 17, 2006

Office of School Facilities
Rose Diamond, Chief Facilities Officer

**SUBJECT: CHANGE ORDER NO. 2
 PROJECT NO. A0744
 DESIGN-BUILD - STATE SCHOOL "FFF"
 RONALD W. REAGAN/DORAL SENIOR HIGH SCHOOL
 NW 82 STREET & 107 AVENUE, MIAMI, FLORIDA**

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

This request for change in the construction contract includes five items for the School Board's confirmation and consideration. Attachment A presents a description of the items, the cause for the 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 4. These items are presented to the Board for confirmation and consideration as required by State Statute.

Change Items Synopsis: These changes are primarily due to utility requirements to temporarily close a new road until adjacent property owners at West Doral Village LLC correct land clearing violations, and for a temporary sanitary sewer lift station needed until the permanent area lift station is built on adjacent property by Country Club of Miami and Assoc. Inc.

This change will increase the contract price by \$310,880. The District will pursue seeking reimbursement for the additional costs associated with temporarily closing the new road. These items have been recommended by the Project Architect and were confirmed by the Technical Review Committee, subsequent to completion, on December 6, 2005. They were found to be necessary, fair, and equitable.

It should be noted that Change Order No. 1 on this project was approved on November 17, 2004 for \$1,692,388. This was primarily for the acceleration of the construction schedule to ensure project completion prior to the start of the 2006/2007 school year, and to account for the extreme market conditions resulting in increased construction materials costs caused by the land developer's delay in demucking and filling of the site.

ADDED

RECOMMENDED: That The School Board of Miami-Dade County, Florida, confirm Change Order No. 2 on Project No. A0744, Design-Build - State School "FFF", Ronald W. Reagan/Doral Senior High School for an additional cost of \$310,880.

JS:ayb

REVISED

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ATTACHMENT A

7241 Ronald W. Reagan/Doral Senior High
 SUMMARY OF CHANGE ORDER NO.: 2
 Project No.: A0744 Design-Build - State School "FFF"

| ITEM | ACTION REQ | ORIG. | STAFF AUTH. | ARG APPVD. | TYPE | CAUSE | DOLLARS | | DAYS | |
|---|---------------|-------|----------------|---------------|------|-------|-------------|---------------|------|---------------|
| | | | | | | | REQ. | AUTH. REC. | REQ. | AUTH. REC. |
| 1 | C | C | 06/08/2005 | 11/29/2005 | OT | UR | 6,022.00 | 6,022.00 | 0 | 0 |
| <p>This reimburses the Design Builder for the cost of temporary rental water-filled barriers to block off NW 109 Avenue and NW 88 Street, as required by Public Works. This was necessary due to the requirement to keep the new road closed until adjacent property owners at West Doral Village LLC correct land clearing violations. The District will pursue seeking reimbursement for these costs.</p> | | | | | | | | | | |
| 2 | C | D | 08/17/2005 | 11/29/2005 | OW | CR | 8,346.00 | 8,346.00 | 0 | 0 |
| <p>Design Builder provided design, labor, material and equipment to furnish and install additional electrical conduit and boxes around the courtyard for a wireless computer internet antenna system, as recommended by ITS.</p> | | | | | | | | | | |
| 3 | C | U | 10/06/2005 | 11/29/2005 | OW | CR | (3,928.00) | (4,049.00) | 0 | 0 |
| <p>Credit for reducing the height of the softball outfield fencing from 10 feet to 6 feet for a length of 410 feet.</p> | | | | | | | | | | |
| 4 | C | U | 10/06/2005 | 11/29/2005 | OW | CR | (6,828.00) | (6,328.00) | 0 | 0 |
| <p>Credit for woodshop dust collection system, which was not needed.</p> | | | | | | | | | | |
| 5 | A | DB | | 11/29/2005 | OT | UR | 316,754.00 | 307,369.00 | 0 | 0 |
| <p>Design Builder to provide design, labor, material and equipment to furnish and install a temporary sanitary sewer lift station to connect the building to the sanitary main at NW 107 Avenue. The permanent lift station is an area lift station and is being built by the developer, Country Club of Miami and Associates Incorporated, on adjacent property and may not be ready for the</p> | | | | | | | | | | |

7241 Ronald W. Reagan/Doral Senior High
 SUMMARY OF CHANGE ORDER NO.: 2
 Project No.: A0744 Design-Build - State School "FFF"

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

opening of the school.

CHANGE ORDER TOTAL: 310,880.00 0

SUMMARY OF CHANGE ORDER NO.: 2

Facility: 7241 Ronald W. Reagan/Doral Senior High
 Project No.: A0744
 Description: DESIGN-BUILD - STATE SCHOOL "FFF"
 Architect: SPILLIS CANDELA & PARTNERS, INC.
 EFCO: BERMELO, AJAMIL & PARTNERS
 Contractor: BETANCOURT CASTELLON ASSOCIATES, INC. PRIME: ALBERT CASTELLON

CONTRACT STATUS

| | | |
|---|----|-------------------|
| ORIGINAL CONTRACT PRICE..... | \$ | 28,979,000.00 |
| PREVIOUS EXTRAS..... | \$ | 1,682,388.00 |
| PREVIOUS CREDITS..... | \$ | 0.00 |
| PREVIOUS APPROVED NET CHANGE..... | \$ | 1,682,388.00 |
| PREVIOUS APPROVED CONTRACT PRICE..... | \$ | 30,661,388.00 |
| THIS CHANGE..... | \$ | 310,880.00 |
| TOTAL NET CHANGE..... | \$ | 1,993,268.00 |
| ADJUSTED CONTRACT PRICE AFTER THIS CHANGE..... | \$ | 30,972,268.00 |
| CONTRACT AWARD DATE..... | | November 19, 2003 |
| ORIGINAL CONTRACT COMPLETION DATE..... | | April 05, 2006 |
| PREVIOUS TIME EXTENSION..... | | 93 |
| PREVIOUS ADJUSTED COMPLETION DATE..... | | July 07, 2006 |
| TIME EXTENSION THIS CHANGE..... | | 0 |
| ADJUSTED COMPLETION DATE AFTER THIS CHANGE..... | | July 07, 2006 |
| PROJECTED COMPLETION DATE..... | | July 07, 2006 |
| 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... | \$ 964,598.00 | 3.33 | -73 |
| UNFORESEEN..... | \$ 0.00 | 0.00 | 166 |
| OTHER..... | \$ 1,018,302.00 | 3.51 | 0 |
| SCOPE CHANGE..... | \$ 10,368.00 | 0.04 | 0 |
| HURRICANE..... | \$ 0.00 | 0.00 | 0 |
| Totals | \$ 1,993,268.00 | 6.88 | 93 |

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