

Office of School Facilities
Rose Diamond, Chief Facilities Officer

**SUBJECT: CHANGE ORDER NO. 1
 PROJECT NO. A0772
 DESIGN-BUILD-ADDITIONS, REMODELING AND RENOVATION
 HIALEAH ELEMENTARY SCHOOL
 550 E 8 STREET, HIALEAH, FLORIDA**

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

This request for change in the construction contract includes thirteen 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 Design Builder to proceed with items 1 through 8. These items are presented to the Board for confirmation and consideration as required by State Statute.

Change Items Synopsis: These changes are in part due to unforeseen existing conditions at this 56-year-old facility, and also include scope changes and credits related to relocatable classrooms. Additionally there are time extensions and costs related to FF&E replacement throughout the facility and plan review delays. The replacement FF&E was donated to the school and was valued at approximately \$300,000.

This change will increase the contract price by \$67,264 and extend the contract completion date by 151 days. These items have been recommended by the Design Criteria Professional and were confirmed/approved by the Technical Review Committee, subsequent to completion, on December 6, 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. A0772, Design-Build-Additions, Remodeling and Renovations, Hialeah Elementary School for an additional cost of \$67,264 and approve a time extension of 151 days.

JS:ayb

2361 Hialeah Elementary School

SUMMARY OF CHANGE ORDER NO.: 1

Project No.: A0772 Design-Build-Additions, Remodeling and

ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	TYPE	CAUSE	DOLLARS		DAYS		
							REQ.	AUTH. REC.	REQ.	AUTH. REC.	
1	C	C	09/05/2005	11/29/2005	SC	SC	2,982.00	2,154.00	0	0	
			Design Builder provided design, labor, material and equipment to furnish and install telephone conduits from new exterior wall-mounted box to existing interior telephone room in order to upgrade the existing telephone feeder line, as required by ITS.								
2	C	P	09/05/2005	11/29/2005	SC	SC	24,734.00	19,585.00	0	0	
			Design Builder provided design, labor, material and equipment to furnish and install empty conduits from the east side of the property line to building #1 for BellSouth fiber optic service, as required by ITS.								
3	C	P	09/05/2005	11/29/2006	OW	CR	1,812.00	1,294.00	0	0	
			Design Builder provided design, labor, material and equipment to remove and reinstall temporary construction fence to allow delivery of donated school FFSE which was valued at approximately \$300,000.								
4	C	U	09/05/2005	11/29/2005	SC	SC	18,803.00	16,220.00	0	0	
			Design Builder provided design, labor, material and equipment to furnish and install security systems for relocated portables and tie-in to new security system.								
5	C	C	09/05/2005	11/29/2005	SC	SC	23,130.00	2,932.00	0	0	
			Design Builder provided design, labor, material and equipment to furnish and install exterior service entrance boxes for M.A.T.V. system at each relocated portable.								

2361 Hialeah Elementary School

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							REQ.	AUTH. REC.	REQ.	AUTH. REC.
6	C	C	09/05/2005	11/29/2005	UN	UC	27,094.00	21,014.00	0	0
<p>Design Builder provided design, labor, material and equipment to furnish and install underground conduit, wire and accessories to feed communications and fire alarm systems for kindergarten building #2 from main building #1. It was discovered that these systems were being fed from portable classroom #1 which was relocated, and this was not shown in the record drawings.</p>										
7	C	C	09/02/2005	11/29/2005	UN	UC	13,783.00	12,565.00	0	0
<p>Design Builder provided design, labor, material and equipment to relocate the main underground electrical feeder that interfered with the portable relocation, and this was not shown in the record drawings.</p>										
8	A	C		11/29/2005	OT	CR	22,547.60	18,000.00	140	140
<p>This is to extend the contract completion date and resolves the Design Builder's claims for additional compensation due to delays caused by donated FF&E replacement throughout the facility, and due to Phase II/III BPCO plan review delays. The donated FF&E was valued at approximately \$300,000.</p>										
9	A	C		11/29/2005	RC	UC	0.00	0.00	11	11
<p>This is to extend the contract completion date caused by delays due to Hurricanes Dennis, Katrina and Rita. This was due to demobilization, remobilization and clean up.</p>										
10	A	C		11/29/2005	OT	RD	0.00	0.00	7	7
<p>This is to extend the contract completion date due to rain days above and beyond</p>										

2361 Hialeah Elementary School

SUMMARY OF CHANGE ORDER NO.: 1

Project No.: A0772 Design-Build-Additions, Remodeling and

ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	TYPE	CAUSE	DOLLARS		DAYS	
							REQ.	AUTH. REC.	REQ.	AUTH. REC.
						those allowed for in the contract.				
11	C	M	09/05/2005	11/29/2005	OW	OR (7,910.00)	(11,000.00)	-7	-7	
						Credit for not demolishing portable classrooms.				
12	C	C	09/05/2005	11/29/2005	OW	OR (150.00)	(500.00)	0	0	
						Credit for not relocating the flagpole.				
13	C	C	09/05/2005	11/29/2005	OW	OR (9,593.00)	(15,000.00)	0	0	
						Credit for classroom smoke detectors which were not needed.				
						CHANGE ORDER TOTAL:	87,264.00		151	

SUMMARY OF CHANGE ORDER NO.: 1
 Facility: 2361 Hialeah Elementary School
 Project No.: A0772
 Description: DESIGN-BUILD-ADDITIONS, REMODELING
 Architect: BROWN & BROWN ARCHITECTS
 BECO: BERMELO, AJAMIL & PARTNERS
 Contractor: F & L CONSTRUCTION, INC.

PRIME: JULIO G. BATISTA

CONTRACT STATUS

ORIGINAL CONTRACT PRICE.....	\$	4,072,288.00
PREVIOUS EXTRAS.....	\$	0.00
PREVIOUS CREDITS.....	\$	0.00
PREVIOUS APPROVED NET CHANGE.....	\$	0.00
PREVIOUS APPROVED CONTRACT PRICE.....	\$	4,072,288.00
THIS CHANGE.....	\$	67,264.00
TOTAL NET CHANGE.....	\$	67,264.00
ADJUSTED CONTRACT PRICE AFTER THIS CHANGE.....	\$	4,139,552.00
CONTRACT AWARD DATE.....		February 11, 2004
ORIGINAL CONTRACT COMPLETION DATE.....		January 17, 2006
PREVIOUS TIME EXTENSION.....		0
PREVIOUS ADJUSTED COMPLETION DATE.....		January 17, 2006
TIME EXTENSION THIS CHANGE.....		151
ADJUSTED COMPLETION DATE AFTER THIS CHANGE.....		June 17, 2006
PROJECTED COMPLETION DATE.....		June 17, 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...	\$ -25,206.00	-0.62	-7
UNFORESEEN.....	\$ 33,579.00	0.82	0
OTHER.....	\$ 18,000.00	0.44	147
SCOPE CHANGE....	\$ 40,891.00	1.00	0
HURRICANE.....	\$ 0.00	0.00	11
Totals	\$ 67,264.00	1.84	151

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
- 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