

Office of School Facilities  
Jaime G. Torrens, Temporary Chief Facilities Officer

**SUBJECT:           FINAL CHANGE ORDER NO. 3  
                      PROJECT NO. 00140200  
                      MODULAR CLASSROOM ADDITION  
                      PALM LAKES ELEMENTARY SCHOOL  
                      7450 WEST 16TH AVENUE, HIALEAH 33014**

**COMMITTEE:                 FACILITIES AND CONSTRUCTION REFORM**

**LINK TO  
STRATEGIC PLAN:           IMPROVE CONSTRUCTION SERVICES**

This request for change in the construction contract includes sixteen 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 15. 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 existing unforeseen mechanical and electrical systems conditions and utilities conflicts, and extended Builder's Risk insurance for the associated time extension.

This change will increase the contract price by \$224,755 and extend the contract completion date by 125 days. These items have been recommended by the Project Architect and were confirmed/approved by the Technical Review Committee, subsequent to completion, on May 17, 2007. They were found to be necessary, fair, and equitable.

**RECOMMENDED:** That The School Board of Miami-Dade County, Florida, confirm Final Change Order No. 3 on Project No. 00140200, Modular Classroom Addition, Palm Lakes Elementary School for additional cost of \$224,755 and approve a time extension of 125 days.

SL:ms

## FINAL CHANGE ORDER

ATTACHMENT A

4241 Palm Lakes Elementary School

SUMMARY OF CHANGE ORDER NO.: 3

Project No.: 00140200 Modular Classroom Addition

ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	TYPE	CAUSE	DOLLARS		DAYS	
							REQ.	AUTH. REC.	REQ.	AUTH. REC.
1	C	C	04/20/2007	05/07/2007	OT	CL	4,634.00	4,634.00	0	0
<p>This reimburses the Construction Manager for the overhead and profit markups on previous change items that were erroneously charged at 10% instead of the contractually allowable 15%.</p>										
2	C	D	04/20/2007	05/07/2007	SC	SC	36,981.00	36,981.00	0	0
<p>Construction Manager provided labor, material and equipment to furnish and install automatic isolation valves on the HVAC system chilled and condenser water systems piping.</p>										
3	C	C	04/20/2007	05/07/2007	OT	FO	2,820.00	2,820.00	0	0
<p>Construction Manager provided labor, material and equipment to furnish and install 180 degree swing in lieu of the specified 90 degree swing door closers.</p>										
4	C	P	03/20/2007	05/07/2007	OW	OR	( 2,660.00)	( 2,660.00)	0	0
<p>Credit for not furnishing and installing the contract quantity of lawn irrigation system piping and heads at the deleted baseball field.</p>										
5	C	P	05/02/2007	05/07/2007	OW	OR	( 156,909.00)	( 156,909.00)	0	0
<p>Credit for not furnishing and installing the contract quantity of finish hardware, wall tile, stair tread covering, building automation systems, television system, and replacement of playground equipment.</p>										
6	C	C	04/20/2007	05/07/2007	SC	SC	8,852.00	8,852.00	0	0
<p>Construction Manager provided labor, material and equipment to furnish and install additional parking lot striping and signage.</p>										

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							REQ.	AUTH. REC.	REQ.	AUTH. REC.
7	C	I	04/20/2007	05/07/2007	SC	SC	27,781.00	13,097.00	0	0
<p>Construction Manager provided labor, material and equipment to furnish and install a lightning protection system on the added HVAC system chilled water plant building.</p>										
8	C	C	04/20/2007	05/07/2007	SC	SC	11,502.00	5,803.00	0	0
<p>Construction Manager provided labor, material and equipment to furnish and install additional and larger-than-specified conduits and wire for the HVAC system chilled water plant equipment controls. This was necessary due to the addition of a chiller equipment room and due to larger-than-specified HVAC systems equipment.</p>										
9	C	P	02/21/2007	05/07/2007	OW	OR	( 5,200.00)	( 5,200.00)	0	0
<p>Credit for not furnishing and installing the HVAC system cooling tower deluge system.</p>										
10	C	C	04/20/2007	05/07/2007	SC	SC	49,461.00	24,582.00	0	0
<p>Construction Manager provided labor, material and equipment to furnish and install additional fire alarm and public address/intercom systems devices in the existing facility.</p>										
11	C	C	04/20/2007	05/07/2007	SC	SC	49,432.00	28,073.00	0	0
<p>Construction Manager provided labor, material and equipment to furnish and install additional lawn irrigation system underground piping and accessories in order to access the connection point.</p>										
12	C	D	04/20/2007	05/07/2007	SC	SC	189,511.00	26,538.00	0	0
<p>Construction Manager provided labor, material and equipment to modify and</p>										

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Project No.: 00140200 Modular Classroom Addition

ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	TYPE	CAUSE	REQ.	DOLLARS		DAYS	
								AUTH. REC.	REQ.	AUTH. REC.	REQ.
						expand the existing main electrical grounding system, and to furnish and install an external main electrical system switchboard surge suppression unit and associated conduit and wire.					
13	C	C	04/20/2007	05/07/2007	OT	UR	43,460.00	21,659.00	0	0	
						Construction Manager provided labor, material and equipment to furnish and install additional perimeter fencing grounding due to the proximity of overhead power lines, as required by FPL.					
14	C	C	04/20/2007	05/07/2007	SC	SC	16,021.00	8,212.00	0	0	
						Construction Manager provided labor, material and equipment to furnish and install additional doors, frames and finish hardware in the administration area.					
15	C	C	04/20/2007	05/07/2007	SC	SC	48,479.00	29,790.00	0	0	
						Construction Manager provided labor, material and equipment to furnish and install additional parking lot curbing.					
16	A	C	04/20/2007	05/07/2007	UN	UC	565,483.00	178,483.00	190	125	
						This is to extend the contract completion date due to existing unforeseen mechanical and electrical systems conditions and utilities conflicts, and to reimburse the Construction Manager for the cost of extended Builders' Risk insurance.					
CHANGE ORDER TOTAL:								224,755.00		125	

FINAL CHANGE ORDER

SUMMARY OF CHANGE ORDER NO.: 3

Facility: 4241 Palm Lakes Elementary School  
 Project No.: 00140200  
 Description: MODULAR CLASSROOM ADDITION  
 Architect: SPILLIS CANDELA & PARTNERS, INC.  
 EFCO: BERMELO, AJAMIL & PARTNERS  
 Contractor: CENTEX CORPORATION

PRIME: MORGAN KING

CONTRACT STATUS

ORIGINAL CONTRACT PRICE.....\$	6,656,583.00
PREVIOUS EXTRAS.....\$	759,716.00
PREVIOUS CREDITS.....\$	0.00
PREVIOUS APPROVED NET CHANGE.....\$	759,716.00
PREVIOUS APPROVED CONTRACT PRICE.....\$	7,416,299.00
THIS CHANGE.....\$	224,755.00
TOTAL NET CHANGE.....\$	984,471.00
ADJUSTED CONTRACT PRICE AFTER THIS CHANGE.....\$	7,641,054.00
CONTRACT AWARD DATE.....	October 19, 2005
ORIGINAL CONTRACT COMPLETION DATE.....	September 01, 2006
PREVIOUS TIME EXTENSION.....	0
PREVIOUS ADJUSTED COMPLETION DATE.....	September 01, 2006
TIME EXTENSION THIS CHANGE.....	125
ADJUSTED COMPLETION DATE AFTER THIS CHANGE.....	January 04, 2007
PROJECTED COMPLETION DATE.....	N/A
SUBSTANTIAL COMPLETION DATE.....	January 04, 2007

CHANGE CAUSE SUMMARY:

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

TYPE	AMOUNT	%	DAYS
ERRORS.....\$	15,000.00	0.23	0
OMISSIONS.....\$	49,976.00	0.75	0
OWNER REQUESTS...\$	-164,769.00	-2.48	0
UNFORESEEN.....\$	178,483.00	2.68	125
OTHER.....\$	79,103.00	1.19	0
SCOPE CHANGE.....\$	826,678.00	12.42	0
HURRICANE.....\$	0.00	0.00	0
Totals .....\$	984,471.00	14.79	125

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LEGEND:

TYPE:

DBO--Design-Builder Omission

ORIGIN:

ER--PA/E Error

DBD--Design-Builder Default

A-- A/E

HC--Hurricane

CD-- Contractor Default

E-- Educational Fac. Plan.

OM--P/A Omission

CE-- Contractor Error

P-- Project Manager

OT--Other

CR-- Contractor Request

D-- DCPS Specialists/Depts.

OW--Owner Request

FE-- Fastrack/Coord. Error

C-- Contractor

SC--Scope Change

FO-- Fastrack/Coord. Omission

S-- State DOE

UN--Unforeseen

ID-- Inspection Delay

M-- Maintenance Dept.

CAUSE:

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

ACTION:

SEE--Structural Engineering Error

SR-- State Requirement/Local/City

A-- Approve

SEO--Structural Engineering Omission

RD-- Rain Delay

C-- Confirm Staff/TRC Authorize

CEE--Civil Engineering Error

UC-- Unforeseen Conditions

C/A--Confirm/Approce Authorize

CEO--Civil Engineering Omission

UD-- Utility Co. Delay

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