

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

SUBJECT: CHANGE ORDER NO. 1
PROJECT NO. A0750D
NEW CAFETORIUM CENTER
NORTH HIALEAH ELEMENTARY SCHOOL
4251 EAST 5 AVENUE, HIALEAH, FLORIDA

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

LINK TO STRATEGIC PLAN: IMPROVE CONSTRUCTION SERVICES

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 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 Manger 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 a credit for not constructing the specified Flammable Storage Room. There is an existing room.

This change will decrease the contract price by \$4,723 and extend the contract completion date by 107 days. These items have been recommended by the Project Architect and were confirmed/approved by the Technical Review Committee, subsequent to completion, on April 23, 2008. They were found to be necessary, fair, and equitable.

The Project Architect will not receive additional fees for the items that resulted from 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.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, confirm Change Order No. 1 on Project No. A0750D, New Cafetorium Center, North Hialeah Elementary School for a credit of \$4,723 and approve a time extension of 107 days.

EG:ayb

REVISED
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3901 North Hialeah Elementary School
SUMMARY OF CHANGE ORDER NO.: 1
Project No.: A0750D New Cafetorium Center

ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	TYPE	CAUSE	DOLLARS		DAYS	
							REQ.	AUTH. REC.	REQ.	AUTH. REC.
1	C	CM	02/15/2008	04/10/2008	OM	MEO	3,211.00	1,184.00	0	0
			Construction Manager provided labor, material and equipment to furnish and install larger than specified sanitary sewer line from the kitchen to the grease trap, in order to get proper flow.							
2	C	CM	02/15/2008	04/10/2008	OM	AO	1,586.00	1,021.00	0	0
			Construction Manager provided labor, material and equipment to furnish and install additional sensor operated faucets at the kitchen rest rooms.							
3	C	D	02/12/2008	04/10/2008	SC	SC	10,842.00	7,899.00	0	0
			Construction Manager provided labor, material and equipment to furnish and install TV screens and power and data outlets and associated conduit and wire for ceiling mounted projector TV's, in order to meet current Design Criteria.							
4	C	CM	02/15/2008	04/10/2008	SC	SC	21,001.00	19,186.00	0	0
			Construction Manager provided labor, material and equipment to construct structural concrete beams and block walls in lieu of steel beams and louvers. This was necessary for enhanced security purposes.							
5	C	P	12/05/2007	04/10/2008	OW	OR	(34,013.00)	(34,013.00)	0	0
			Credit for not constructing the specified Flammable Storage Room. There is an existing room.							
6	A	C		04/10/2008	OM	AO	72,985.00	0.00	107	107
			This is to extend the contract completion time for delays in the issuance of the building permit due to incomplete plans.							
							CHANGE ORDER TOTAL:	-4,723.00		107

SUMMARY OF CHANGE ORDER NO.: 1

Facility: 3901 North Hialeah Elementary School
 Project No.: A0750D
 Description: NEW CAFETORIUM CENTER
 Architect: HARPER PARTNERS, INC.
 EFCO: RONALD E FRAZIER & ASSOC, PA
 Contractor: BETANCOURT CASTELLON ASSOCIATES, INC. PRIME: ALBERT CASTELLON

CONTRACT STATUS

ORIGINAL CONTRACT PRICE.....\$	5,198,653.00	
PREVIOUS EXTRAS.....\$	0.00	
PREVIOUS CREDITS.....\$	0.00	
PREVIOUS APPROVED NET CHANGE.....\$	0.00	
PREVIOUS APPROVED CONTRACT PRICE.....\$	5,198,653.00	
THIS CHANGE.....\$	-4,723.00] REVISED
TOTAL NET CHANGE.....\$	-4,723.00	
ADJUSTED CONTRACT PRICE AFTER THIS CHANGE.....\$	5,193,930.00	
CONTRACT AWARD DATE.....	February 14, 2007	
ORIGINAL CONTRACT COMPLETION DATE.....	December 11, 2007	
PREVIOUS TIME EXTENSION.....	0	
PREVIOUS ADJUSTED COMPLETION DATE.....	December 11, 2007	
TIME EXTENSION THIS CHANGE.....	107	
ADJUSTED COMPLETION DATE AFTER THIS CHANGE.....	March 27, 2008	
PROJECTED COMPLETION DATE.....	May 22, 2008	
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] REVISED
OMISSIONS.....\$	2,205.00	0.04	107	
OWNER REQUESTS...\$	-34,013.00	-0.65	0	
UNFORESEEN.....\$	0.00	0.00	0	
OTHER.....\$	0.00	0.00	0	
SCOPE CHANGE.....\$	27,085.00	0.52	0	
HURRICANE.....\$	0.00	0.00	0	
Totals\$	-4,723.00	-0.09	107	

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--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