

November 25, 2008

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

**SUBJECT: FINAL CHANGE ORDER
 CHANGE ORDER NO. 2
 PROJECT NO. A01093
 K-8 CONVERSION (MLC)
 FRANK C. MARTIN K-8 CENTER
 14250 BOGGS DRIVE, MIAMI, FLORIDA**

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

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

This request for change in the construction contract includes twenty-four 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 through 18. 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 architectural omissions requiring an additional structural tilt wall, acoustical treatment in the cafetorium, and additional HVAC system cooling tower structural supports.

This change will increase the contract price by \$266,367 and extend the contract completion date by 35 days. These items have been recommended by the Project Architect and were confirmed/approved by the Technical Review Committee, subsequent to completion, on November 19, 2008. They were found to be necessary, fair, and equitable.

The Project Architect will not receive additional fees for the items that resulted from errors and 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/approve Change Order No. 2 on Project No. A01093, K-8 Conversion (MLC), Frank C. Martin K-8 Center for an additional cost of \$266,367 and approve a time extension of 35 days.

AL:ayb

FINAL CHANGE ORDER

ATTACHMENT A

3101 Frank C. Martin K-8 Center

SUMMARY OF CHANGE ORDER NO.: 2

Project No.: A01093 K-8 Conversion (MLC)

ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	TYPE	CAUSE	REQ.	DOLLARS		DAYS	
								AUTH. REC.	REQ.	AUTH. REC.	REQ.
1	C	M	06/03/2008	10/07/2008	ER	MEE	5,271.30	3,532.00	0	0	
			Construction Manager provided labor, material and equipment to furnish and install stainless steel ductwork at the relocated science lab fume hood in building #17.								
2	C	CM	06/03/2008	10/07/2008	ER	MEE	8,252.59	6,856.00	0	0	
			Construction Manager provided labor, material and equipment to furnish and install an acid waste vent line in building #17.								
3	C	CM	09/11/2008	11/12/2008	ER	MEE	2,278.47	2,278.00	0	0	
			Construction Manager provided labor, material and equipment to replace flush valve water closet with a resevoir tank type water closet due to water pressure caused by undersized piping. This was in the media center rest room.								
4	C	P	09/11/2008	11/12/2008	ER	CEE	3,968.65	3,969.00	0	0	
			Construction Manager provided labor, material and equipment to water and maintain the landscaping and lawn at the facility for the approximate two month period that the irrigation system connection was delayed due to an undersized water meter.								
5	C	I	08/25/2008	10/07/2008	OM	AO	2,619.31	1,339.00	0	0	
			Construction Manager provided labor, material and equipment to construct an additional handicap ramp at the building #16 stage.								
6	C	C	03/25/2008	10/07/2008	OM	CEO	29,663.78	26,213.00	0	0	
			Construction Manager provided labor, material and equipment to furnish and								

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Project No.: A01093 K-8 Conversion (MLC)

ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	TYPE	CAUSE	DOLLARS		DAYS	
							REQ.	AUTH. REC.	REQ.	AUTH. REC.
						install additional HVAC system cooling tower structural supports.				
7	C	CM	06/06/2008	11/12/2008	OM	AO	10,130.56	4,163.00	0	0
						Construction Manager provided labor, material and equipment to furnish and install additional acoustical ceilings for rooms #15-192, #16-104, and #16-105.				
8	C	CM	06/05/2008	11/12/2008	OM	AO	17,517.38	15,039.00	0	0
						Construction Manager provided labor, material and equipment to prepare and paint additional rooms #15-192, #16-104, and #16-105.				
9	C	U	12/20/2007	11/12/2008	OM	AO	171,000.00	41,672.00	0	0
						Construction Manager provided labor, material and equipment to furnish and install acoustical treatment in the cafetorium.				
10	C	CM	06/03/2008	10/07/2008	OT	UD	3,812.89	3,813.00	0	0
						Construction Manager provided labor, material and equipment to furnish and install temporary water meters at buildings #16 and #17. Permanent water meters were delayed by late conveyance of the lift station and sewer system.				
11	C	CM	06/03/2008	10/07/2008	OT	SR	7,944.30	7,944.00	0	0
						Construction Manager provided labor, material and equipment to relocate the fire hydrant located behind the sidewalk at the bus drop-off exit on Boggs Drive and to relocate the fire hydrant on Harrison Street, both as required by Public Works.				

FINAL CHANGE ORDER
 3101 Frank C. Martin K-8 Center
 SUMMARY OF CHANGE ORDER NO.: 2
 Project No.: A01093 K-8 Conversion (MLC)

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							REQ.	AUTH. REC.	REQ.	AUTH. REC.
12	C	P	06/03/2008	10/07/2008	SC	SC	8,981.99	8,982.00	0	0
<p>Construction Manager provided labor, material and equipment to encase the exposed steel columns at the P.E. and dining shelters in concrete, for enhanced safety purposes.</p>										
13	C	CM	06/03/2008	10/07/2008	SC	SC	12,869.60	12,870.00	0	0
<p>Construction Manager provided labor, material and equipment to furnish and install drinking fountains at the P.E. shelter.</p>										
14	C	C	03/25/2008	10/07/2008	SC	SC	41,051.68	37,210.00	0	0
<p>Construction Manager provided labor, material and equipment to furnish and install a 4" service tap, meter assembly, backflow preventor and lawn irrigation system main water piping for the added north field.</p>										
15	C	U	08/11/2008	10/07/2008	SC	SC	1,349.76	1,350.00	0	0
<p>Construction Manager provided labor, material and equipment to furnish and install an additional public address/intercom system horn/speaker unit outside building #17 for enhanced coverage.</p>										
16	C	CM	08/25/2008	11/12/2008	SC	SC	5,689.42	5,004.00	0	0
<p>Construction Manager provided labor, material and equipment to furnish and install the water main to the HVAC chillers cooling system. This amount was above and beyond the contract allowance.</p>										
17	C	C	08/25/2008	10/07/2008	UN	UC	17,234.15	9,237.00	0	0
<p>Construction Manager provided labor, material and equipment to revise the</p>										

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3101 Frank C. Martin K-8 Center

SUMMARY OF CHANGE ORDER NO.: 2

Project No.: A01093 K-8 Conversion (MLC)

ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	TYPE	CAUSE	DOLLARS		DAYS	
							REQ.	AUTH. REC.	REQ.	AUTH. REC.
						building foundations due to existing soil conditions, as required by the Geotechnical Consultant.				
18	C	CM	06/03/2008	10/07/2008	UN	UC	26,426.00	26,426.00	0	0
						Construction Manager provided labor, material and equipment to remove and replace damaged HVAC system exhaust fan motors' electrical starters, and surge suppressors. This new equipment was damaged due to an unscheduled dropped phase power service interruption on November 30, 2007, according to FPL.				
19	A	A		11/12/2008	OM	AO	67,596.46	55,417.00	0	0
						Construction Manager to provide labor, material and equipment to construct additional electrical and communications rooms in the media center.				
20	C	P	08/11/2008	10/07/2008	OW	OR	(4,947.25)	(4,947.00)	0	0
						Credit for not furnishing and installing the contract quantity of off-site sidewalks.				
21	C	P	08/12/2008	10/07/2008	OW	OR	(2,000.00)	(2,000.00)	0	0
						Credit for not installing the contract quantity of security system card readers.				
22	A	CM		10/07/2008	UN	UC	0.00	0.00	73	18
						This is to extend the contract completion date due to unforeseen underground conflicts with an abandoned existing septic tank not shown on record drawings.				
23	A	C		10/07/2008	HC	UC	0.00	0.00	12	3
						This is to extend the contract completion date due to Hurricane Ernesto.				

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Project No.: A01093 K-8 Conversion (MLC)

ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	TYPE	CAUSE	DOLLARS		DAYS	
							REQ.	AUTH. REC.	REQ.	AUTH. REC.
24	A	C		10/07/2008	OT	UD	0.00	0.00	57	14

This is to extend the contract completion
date due to FPL delays in supplying
permanent power.

CHANGE ORDER TOTAL: 266,367.00 35

FINAL CHANGE ORDER

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Facility: 3101 Frank C. Martin K-8 Center
 Project No.: A01093
 Description: K-8 CONVERSION (MLC)
 Architect: THE ARCHITECTURAL PARTNERSHIP, INC.
 EFCO: RONALD E FRAZIER & ASSOC, PA
 Contractor: HEWETT-KIER CONSTRUCTION, INC.

PRIME: JAMES R. HEWETT

CONTRACT STATUS

ORIGINAL CONTRACT PRICE.....\$	14,165,114.00
PREVIOUS EXTRAS.....\$	146,050.00
PREVIOUS CREDITS.....\$	386,875.00
PREVIOUS APPROVED NET CHANGE.....\$	-240,825.00
PREVIOUS APPROVED CONTRACT PRICE.....\$	13,924,289.00
THIS CHANGE.....\$	266,367.00
TOTAL NET CHANGE.....\$	25,542.00
ADJUSTED CONTRACT PRICE AFTER THIS CHANGE.....\$	14,190,656.00
CONTRACT AWARD DATE.....	March 15, 2006
ORIGINAL CONTRACT COMPLETION DATE.....	July 12, 2007
PREVIOUS TIME EXTENSION.....	0
PREVIOUS ADJUSTED COMPLETION DATE.....	July 12, 2007
TIME EXTENSION THIS CHANGE.....	35
ADJUSTED COMPLETION DATE AFTER THIS CHANGE.....	August 16, 2007
PROJECTED COMPLETION DATE.....	N/A
SUBSTANTIAL COMPLETION DATE.....	August 16, 2007

CHANGE CAUSE SUMMARY:

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

TYPE	AMOUNT	%	DAYS
ERRORS.....\$	16,635.00	0.12	0
OMISSIONS.....\$	143,843.00	1.02	0
OWNER REQUESTS...\$	-393,822.00	-2.78	0
UNFORESEEN.....\$	35,663.00	0.25	18
OTHER.....\$	127,422.00	0.90	14
SCOPE CHANGE.....\$	95,801.00	0.68	0
HURRICANE.....\$	0.00	0.00	3
Totals\$	25,542.00	0.19	35

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