

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

**SUBJECT:           FINAL CHANGE ORDER  
                      CHANGE ORDER NO. 1  
                      PROJECT NO. LP0040  
                      REMODELING AND RENOVATION  
                      ALLAPATTAH MIDDLE SCHOOL  
                      1331 NW 46 STREET, MIAMI, FLORIDA**

**COMMITTEE:                 FACILITIES AND CONSTRUCTION REFORM**

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

This request for change in the construction contract includes 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. These items are presented to the Board for confirmation and consideration as required by State Statute.

Change Items Synopsis: These changes are primarily a credit to delete the window replacement work in Building #1. The work and the credit amounts will be transferred to a subsequent project.

This change will decrease the contract price by \$232,967 and extend the contract completion date by 62 days. These items have been recommended by the Project Architect and were confirmed/approved by the Technical Review Committee on April 24, 2009. They were found to be necessary, fair, and equitable.

**RECOMMENDED:** That The School Board of Miami-Dade County, Florida, confirm Final Change Order, Change Order No. 1 on Project No. LP0040, Remodeling and Renovation, Allapattah Middle School for a credit of \$232,967 and approve a time extension of 62 days.

MR:ayb

FINAL CHANGE ORDER

ATTACHMENT A

6011 Allapattah Middle School

SUMMARY OF CHANGE ORDER NO.: 1

Project No.: LP0040 Remodeling and Renovation

ITEM	ACTION REQ	ORIG.	STAFF AUTH.	ARG APPVD.	TYPE	CAUSE	DOLLARS		DAYS		
							REQ.	AUTH. REC.	REQ.	AUTH. REC.	
1	C	P	01/23/2009	04/14/2009	OW	OR	( 161,157.62)	( 161,158.00)	0	0	
<p>Credit for the Construction Manager not performing the window replacement project scope for Building #1. This work and the credit amount will be transferred to separate project #LP004001.</p>											
2	C	P	02/19/2009	04/14/2009	OW	OR	( 63,000.00)	( 63,000.00)	0	0	
<p>Construction Manager provided a credit to reimburse MDCPS for the costs of correcting open punch list items, additional A/E services, A/E design for the new window replacement work that was pulled out of the project to be performed under new project LP004001, and BCC reviews for the new project.</p>											
3	C	P	01/23/2009	04/14/2009	OW	OR	( 8,808.69)	( 8,809.00)	0	0	
<p>Credit for the unused contingency amount.</p>											
4	A	C		04/14/2009	OT	MD	0.00	0.00	62	62	
<p>This is to extend the contract completion date due to the window manufacturer's contractual negotiations delays which resulted in the window replacement project scope being removed from this project to a later project.</p>											
CHANGE ORDER TOTAL:								-232,967.00		62	

FINAL CHANGE ORDER

SUMMARY OF CHANGE ORDER NO.: 1

Facility: 6011 Allapattah Middle School  
 Project No.: LP0040  
 Description: REMODELING AND RENOVATION  
 Architect: LAURA M. PEREZ & ASSOCIATES, INC.  
 EFCO: BERMELO, AJAMIL & PARTNERS  
 Contractor: ZURQUI CONSTRUCTION SERVICES, INC. PRIME: MR. EDDY GONZALEZ, JR.

CONTRACT STATUS

ORIGINAL CONTRACT PRICE.....	\$	2,063,443.00
PREVIOUS EXTRAS.....	\$	0.00
PREVIOUS CREDITS.....	\$	0.00
PREVIOUS APPROVED NET CHANGE.....	\$	0.00
PREVIOUS APPROVED CONTRACT PRICE.....	\$	2,063,443.00
THIS CHANGE.....	\$	-232,967.00
TOTAL NET CHANGE.....	\$	-232,967.00
ADJUSTED CONTRACT PRICE AFTER THIS CHANGE.....	\$	1,830,476.00
CONTRACT AWARD DATE.....		March 15, 2006
ORIGINAL CONTRACT COMPLETION DATE.....		April 21, 2007
PREVIOUS TIME EXTENSION.....		0
PREVIOUS ADJUSTED COMPLETION DATE.....		April 21, 2007
TIME EXTENSION THIS CHANGE.....		62
ADJUSTED COMPLETION DATE AFTER THIS CHANGE.....		June 22, 2007
PROJECTED COMPLETION DATE.....		N/A
SUBSTANTIAL COMPLETION DATE.....		June 22, 2007

CHANGE CAUSE SUMMARY:

(Totals Including This Change Order.)

TYPE	AMOUNT	%	DAYS
ERRORS.....	\$ 0.00	0.00	0
OMISSIONS.....	\$ 0.00	0.00	0
OWNER REQUESTS...	\$ -232,967.00	-11.29	0
UNFORESEEN.....	\$ 0.00	0.00	0
OTHER.....	\$ 0.00	0.00	62
SCOPE CHANGE.....	\$ 0.00	0.00	0
HURRICANE.....	\$ 0.00	0.00	0
Totals .....	\$ -232,967.00	-11.29	62

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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--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