

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

**SUBJECT: CHANGE ORDER CONFIRMATION OR APPROVAL**

**COMMITTEE: FACILITIES AND CONSTRUCTION REFORM**

**LINK TO STRATEGIC FRAMEWORK: FINANCIAL EFFICIENCY / STABILITY**

This request for changes to the construction contract includes items for the School Board's confirmation and consideration. Attachment A represents a summary of the change items, the cause for each change, the increase or decrease to the contract, time extensions or reductions, and the action recommended to the Board. Attachments B-1 and B-4 represents the effect these changes will have on the individual project contract. These items are presented to the Board for confirmation and consideration as required by State Statute.

These items have been recommended by the Project Architect and were confirmed/approved by the Technical Review Committee on May 20, 2011. 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 these projects. This factor will become part of the evaluation of this firm for consideration of future work with this schools system. The District will pursue recovery of costs from the Project Architect as called for in the contract.

**RECOMMENDED:** That The School of Miami-Dade County, Florida, confirm or approve:

B-1 Final Change Order, Change Order No. 4 on Project No. 00178400, Modular Addition, Howard Drive Elementary School for a credit of \$11,889.

B-2 Final Change Order, Change Order No. 7 on Project No. 00457401, Addition, Site Drainage, Maintenance Operations - Administration for an additional cost of \$23,323.

B-3 Change Order No. 8 on Project No. 00176800, Addition, Remodeling, Renovation, Historical Restoration, Miami Senior High School for an additional cost of \$140,772 and increase the aggregate change order amount required prior to Board approval by 1%

B-4 Final Change Order, Change Order No. 2 on Project No. 00178300, Modular Addition, Perrine Elementary School for an additional cost of \$41,234.

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Office of Superintendent of Schools

Board Meeting of June 15, 2011

OFFICE OF SCHOOL FACILITIES

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ATTACHMENT A

6/8/2011 7:59:28 AM

**COMMITTEE: FACILITIES AND CONSTRUCTION REFORM**  
**LINK TO STRATEGIC FRAMEWORK: FINANCIAL EFFICIENCY/STABILITY**

Facility	Project Description	Project No.	Item	Action Req	Staff Auth.	ARG Appvd.	Type	Cause	Adjustment		Days		Description
									Requested	Authorized	Req.	Auth.	
B - 1 Final Change Order Howard Drive ES	modular addition	00178400	1	C	4/14/2011	5/17/2011	OT	CL	(\$11,889.31)	(\$11,889.00)	0	0	Credit to reduce previous Change Order #2, Item #1 approved at the Board meeting of 3/12/2008. This work was for interior power conduit and wiring which was not needed from the modular building to the relocated existing HVAC mechanical equipment.
B - 2 Final Change Order Maintenance - Operations - Administration	site drainage	00457401	1	C	3/21/2011	5/10/2011	UN	UC	\$23,323.21	\$23,323.00	90	0	Contractor provided labor, material, and equipment to furnish and install additional striping for more parking spaces. This also included the fastening of the railroad tracks at the loading dock areas.
B - 3 Miami SHS	Addition, Rem., Ren., Historical Restoration	00176800	1	C	3/4/2011	5/17/2011	ER	MEE	\$9,315.00	\$6,500.00	0	0	Contractor provided labor, material, and equipment to furnish and install two code required air curtain fans and associated electrical power conduit, wire and accessories at exterior doors into the cafeteria serving area.
			2	C	3/4/2011	5/17/2011	ER	EEE	\$2,004.00	\$1,562.00	0	0	Contractor provided labor, material, and equipment to reverse the frame and entrance door to Data Room #2303A, Building #2 including cutting, patching and associated repairs and refinishing in order to accommodate the telephone equipment rack.



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B - 3 Miami SHS	Addition, Rem., Ren., Historical Restoration	00176800	3	C	3/4/2011	5/17/2011	OM	AO	\$2,329.00	\$1,173.00	0	Contractor provided labor, material, and equipment to furnish and install larger-than-specified screened protective railings for the rooftop HVAC mechanical equipment that is less than 10'-0" from the roof edge at Building #3A.
			4	C	3/4/2011	5/17/2011	OM	AO	\$2,126.00	\$1,694.00	0	Contractor provided labor, material, and equipment to construct a soffit to access the roof hatch in Room #7120C.
			5	C	3/4/2011	5/17/2011	OM	AO	\$2,087.00	\$970.00	0	Contractor provided labor, material, and equipment to apply a stucco finish and paint the three round columns in the cafeteria serving area Building #3A.
			6	C	3/4/2011	5/17/2011	OM	EEO	\$1,732.00	\$1,579.00	0	Contractor provided labor, material, and equipment to remove and dispose of an existing abandoned FPL power pole on our property East of Building #2.
			7	C	3/4/2011	5/17/2011	OM	SEO	\$8,751.00	\$7,426.00	0	Contractor provided labor, material, and equipment to construct a larger roof overhang at Building #3CEP.
			8	C	3/4/2011	5/17/2011	OM	AO	\$2,666.00	\$2,085.00	0	Contractor provided labor, material, and equipment to construct an egress stair and a sidewalk extension at door #7120 Auto Vocational Shop to existing exterior sidewalk.



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B - 3 Miami SHS	Addition, Rem., Ren., Historical Restoration	00176800	9	C	3/4/2011	5/17/2011	OM	AO	\$4,653.00	\$3,938.00	0	0	Contractor provided labor, material, and equipment to furnish and install vertical steel angle plates for added security of the North and South rolling entry gates to the Parking Garage.
			10	C	3/4/2011	5/17/2011	OM	AO	\$27,038.00	\$24,688.00	0	0	Contractor provided labor, material, and equipment to furnish and install poured epoxy flooring in lieu of the specified ceramic tile in all PE locker rooms in Buildings #6 and #7.
			11	C	3/4/2011	5/17/2011	OM	AO	\$21,531.00	\$18,988.00	0	0	Contractor provided labor, material, and equipment to construct nine additional stucco faced CMU piers throughout the entire perimeter of the steel estate fencing.
			12	C	3/4/2011	5/17/2011	OM	AO	\$17,014.00	\$14,590.00	0	0	Contractor provided labor, material, and equipment to modify the two new covered walkways connected to Buildings #2 and #5 for proper drainage.
			13	C	3/4/2011	5/17/2011	OM	EEO	\$11,687.00	\$11,123.00	0	0	Contractor provided labor, material, and equipment to furnish and install two large Projector TV screens and associated projectors at the front of the Gymnasium in lieu of the specified TV's, in order to meet M-DCPS Design Criteria.



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Facility	Project Description	Project No.	Item	Action Req	Staff Auth.	ARG Appvd.	Type	Cause	Adjustment		Days	Description	
									Requested	Authorized			
B - 3 Miami SHS	Addition, Rem., Ren., Historical Restoration	00176800	14	C	3/4/2011	5/17/2011	OW	OR	(\$1,910.00)	(\$3,320.00)	0	0	Credit for not furnishing and installing the rooftop HVAC screened enclosure.
			15	C	3/4/2011	5/17/2011	SC	SC	(\$4,408.00)	(\$9,347.00)	0	0	Credit for not constructing 20'-0" of covered walkway at the Southwest corner of the site. This was done due to the existence of a main water line that would have interfered with the walkway.
			16	C	3/4/2011	5/17/2011	UN	UC	\$14,775.00	\$14,775.00	0	0	Contractor provided labor, material, and equipment to reinforce existing footing at seven locations, in order to allow underground chilled water piping and electrical conduits to run underneath.
			17	C	3/4/2011	5/17/2011	UN	UC	\$25,490.00	\$25,568.00	0	0	Contractor provided labor, material, and equipment to remove, reroute and replace existing sanitary system piping and two access structures due to existing tree root damage.
			18	C	3/4/2011	5/17/2011	UN	UC	\$6,997.00	\$5,630.00	0	0	Contractor provided labor, material, and equipment to remove and haul away existing concealed concrete structures discovered during demolition of the existing HVAC system Chiller Building.



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								Requested	Authorized					
B - 3 Miami SHS	Addition, Rem., Ren., Historical Restoration	00176800	19	C	3/4/2011	5/17/2011	UN	UC	\$898.00	\$822.00	0	0	Contractor provided labor, material, and equipment to temporarily frame out and furnish and install a concrete lid on two existing electrical pull boxes for the main feed to Building #7 in Food management laboratories #3112 and #3112B.	
			20	C	3/4/2011	5/17/2011	UN	UC	\$6,200.00	\$6,047.00	0	0	Contractor provided labor, material, and equipment to construct two additional 4'-0" by 4'-0" concrete footings for the covered walkway between Building #3 and new Building #3A. Record drawings did not show the existing conditions.	
			21	C	3/4/2011	5/17/2011	UN	UC	\$4,433.00	\$4,281.00	0	0	Contractor provided labor, material, and equipment to construct an additional stormwater system drainage structure and associated 12" diameter piping south of new Building #2. This was necessary due to an existing underground AT&T ductbank not shown on record drawings.	
B - 4 Final Change Order Perrine ES	modular addition	00178300	1	C	5/8/2008	5/17/2011	ER	EEE	\$6,072.67	\$6,020.00	0	0	Construction Manager provided labor, material, and equipment to change light fixtures and associated conduit and fittings to explosion proof in the flammable storage room, in order to meet code.	



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									Requested	Authorized		
B - 4 Final Change Order Perrine ES	modular addition	00178300	2	C	8/27/2007	5/17/2011	OM	EEO	\$2,550.73	\$2,529.00	0	Construction Manager provided labor, material, and equipment to furnish and install electrical power conduit, wire and associated fittings and accessories for the irrigation system pump.
			3	C	10/11/2006	5/17/2011	OT	SR	\$33,940.43	\$32,685.00	0	Construction Manager provided labor, material, and equipment to relocate the main electrical disconnect in the existing main electrical room. This was necessary to meet the code and included conduit, wire and associated fittings and accessories.





**SUMMARY OF CHANGE ORDER**

FINAL CHANGE ORDER NO. : 4	
Facility:	2541 Howard Drive ES
Project No.:	00178400 modular addition
Architect:	WOLFBERG/ALVAREZ & Partners
EFCO:	Ronald E Frazier & ASSOC, Pa
Contractor:	Zurqui Construction Svc Inc

CONTRACT STATUS	
ORIGINAL CONTRACT PRICE	\$3,732,589.00
PREVIOUS EXTRAS	\$53,839.00
PREVIOUS CREDITS	(\$9,454.00)
PREVIOUS APPROVED NET CHANGE	\$44,385.00
PREVIOUS APPROVED CONTRACT PRICE	\$3,776,974.00
THIS CHANGE	(\$11,889.00)
TOTAL NET CHANGE	\$32,496.00
ADJ. CONTRACT PRICE AFTER THIS CHANGE	\$3,765,085.00

CONTRACT STATUS	
CONTRACT AWARD DATE	January 18, 2006
ORIGINAL CONTRACT COMPLETION DATE	December 13, 2006
PREVIOUS TIME EXTENSION	0
PREVIOUS ADJUSTED COMPLETION DATE	December 13, 2006
TIME EXTENSION THIS CHANGE	0
ADJ. COMPLETION DATE AFTER THIS CHANGE	December 13, 2006
SUBSTANTIAL COMPLETION DATE	August 13, 2006

CHANGE CAUSE SUMMARY:			
(Totals Including This Change Order. Errors + 15% Omissions threshold = 1.5 %)			
TYPE	AMOUNT	Percentage	DAYS
ERRORS	\$0.00	0.00 %	0
OMISSIONS	\$7,504.00	0.20 %	0
OWNER REQUESTS	(\$9,454.00)	-0.25 %	0
UNFORSEEN	\$16,844.00	0.45 %	0
OTHER	\$14,980.00	0.40 %	0
SCOPE CHANGE	\$2,622.00	0.07 %	0
HURRICANE	\$0.00	0.00 %	0



**SUMMARY OF CHANGE ORDER**

FINAL CHANGE ORDER NO. : 2

Facility: 9241 Maintenance Operations - Administration

Project No.: 00457401 site drainage

Architect: A D A Engineering Inc

EPCO: Miami Dade County Public Schools

Contractor: Tran Construction Inc

CONTRACT STATUS	
ORIGINAL CONTRACT PRICE	\$689,480.00
PREVIOUS EXTRAS	\$35,170.00
PREVIOUS CREDITS	\$0.00
PREVIOUS APPROVED NET CHANGE	\$35,170.00
PREVIOUS APPROVED CONTRACT PRICE	\$724,650.00
THIS CHANGE	\$23,323.00
TOTAL NET CHANGE	\$58,493.00
ADJ. CONTRACT PRICE AFTER THIS CHANGE	\$747,973.00

CONTRACT STATUS	
CONTRACT AWARD DATE	April 14, 2010
ORIGINAL CONTRACT COMPLETION DATE	January 30, 2011
PREVIOUS TIME EXTENSION	0
PREVIOUS ADJUSTED COMPLETION DATE	January 30, 2011
TIME EXTENSION THIS CHANGE	0
ADJ. COMPLETION DATE AFTER THIS CHANGE	January 30, 2011
SUBSTANTIAL COMPLETION DATE	January 28, 2011

CHANGE CAUSE SUMMARY:			
(Totals Including This Change Order. Errors + 15% Omissions threshold = 1.5 %)			
TYPE	AMOUNT	Percentage	DAYS
ERRORS	\$0.00	0.00 %	0
OMISSIONS	\$0.00	0.00 %	0
OWNER REQUESTS	\$0.00	0.00 %	0
UNFORSEEN	\$54,643.00	7.93 %	0
OTHER	\$3,850.00	0.56 %	0
SCOPE CHANGE	\$0.00	0.00 %	0
HURRICANE	\$0.00	0.00 %	0



**SUMMARY OF CHANGE ORDER**

CHANGE ORDER NO. : 8	
Facility:	7461 Miami SHS
Project No.:	00176800 Addition, Rem., Ren., Historical Restoration
Architect:	Zyscovich Inc
EFCO:	Bermello Ajamil & Partners Inc
Contractor:	Mcm Corporation

CONTRACT STATUS	
ORIGINAL CONTRACT PRICE	\$49,800,000.00
PREVIOUS EXTRAS	\$1,087,483.00
PREVIOUS CREDITS	(\$622,500.00)
PREVIOUS APPROVED NET CHANGE	\$464,983.00
PREVIOUS APPROVED CONTRACT PRICE	\$50,264,983.00
THIS CHANGE	\$140,772.00
TOTAL NET CHANGE	\$605,755.00
ADJ. CONTRACT PRICE AFTER THIS CHANGE	\$50,405,755.00

CONTRACT STATUS	
CONTRACT AWARD DATE	October 14, 2009
ORIGINAL CONTRACT COMPLETION DATE	November 18, 2013
PREVIOUS TIME EXTENSION	0
PREVIOUS ADJUSTED COMPLETION DATE	November 18, 2013
TIME EXTENSION THIS CHANGE	0
ADJ. COMPLETION DATE AFTER THIS CHANGE	November 18, 2013
SUBSTANTIAL COMPLETION DATE	N/A

CHANGE CAUSE SUMMARY:			
(Totals Including This Change Order. Errors + 15% Omissions threshold = 1.5 %)			
TYPE	AMOUNT	Percentage	DAYS
ERRORS	\$98,623.00	0.20 %	0
OMISSIONS	\$589,599.00	1.18 %	0
OWNER REQUESTS	(\$625,820.00)	-1.26 %	0
UNFORSEEN	\$328,779.00	0.66 %	0
OTHER	\$78,713.00	0.16 %	0
SCOPE CHANGE	\$135,861.00	0.27 %	0
HURRICANE	\$0.00	0.00 %	0



**SUMMARY OF CHANGE ORDER**

FINAL CHANGE ORDER NO. : 2	
Facility:	4381 Perrine ES
Project No.:	00178300 modular addition
Architect:	Architektnics Inc
EFCO:	Ronald E Frazier & ASSOC, Pa
Contractor:	Zurqui Construction Svc Inc

CONTRACT STATUS	
ORIGINAL CONTRACT PRICE	\$4,203,339.00
PREVIOUS EXTRAS	\$0.00
PREVIOUS CREDITS	(\$507,925.00)
PREVIOUS APPROVED NET CHANGE	(\$507,925.00)
PREVIOUS APPROVED CONTRACT PRICE	\$3,695,414.00
THIS CHANGE	\$41,234.00
TOTAL NET CHANGE	(\$466,691.00)
ADJ. CONTRACT PRICE AFTER THIS CHANGE	\$3,736,648.00

CONTRACT STATUS	
CONTRACT AWARD DATE	January 18, 2006
ORIGINAL CONTRACT COMPLETION DATE	December 24, 2006
PREVIOUS TIME EXTENSION	0
PREVIOUS ADJUSTED COMPLETION DATE	December 24, 2006
TIME EXTENSION THIS CHANGE	0
ADJ. COMPLETION DATE AFTER THIS CHANGE	December 24, 2006
SUBSTANTIAL COMPLETION DATE	December 24, 2006

CHANGE CAUSE SUMMARY:			
(Totals Including This Change Order. Errors + 15% Omissions threshold = 0 %)			
<u>TYPE</u>	<u>AMOUNT</u>	<u>Percentage</u>	<u>DAYS</u>
ERRORS	\$6,020.00	0.14 %	0
OMISSIONS	\$2,529.00	0.06 %	0
OWNER REQUESTS	(\$507,925.00)	-12.08 %	0
UNFORSEEN	\$0.00	0.00 %	0
OTHER	\$32,685.00	0.78 %	0
SCOPE CHANGE	\$0.00	0.00 %	0
HURRICANE	\$0.00	0.00 %	0

**LEGEND:**

**ORIGIN:**

A-- A/E  
AM-- Asbestos Mgmt.  
C-- Contractor  
CM-- Construction Manager  
D-- MDCPS Specialists/Depts.  
DB-- Design Builder  
DS-- Design Services (Group)  
E-- Educational Fac. Plan.  
I-- UBCI  
M-- Maintenance Dept.  
P-- Project Manager  
S-- State DOE  
U-- User (Principal/Admin)

**ACTION:**

A-- Approve  
C-- Confirm Staff/TRC Authorize  
C/A-- Confirm/Approve Authorize

**TYPE:**

ER-- P/A Error  
HC-- Hurricane  
OM-- P/A Omission  
OT-- Other  
OW-- Owner Request  
SC-- Scope Change  
UN-- Unforeseen

**CAUSE:**

AE-- Architectural Error  
AO-- Architectural Omission  
CC-- Criteria Change  
CD-- Contractor Default  
CE-- Contractor Error  
CEE-- Civil Engineering Error  
CEO-- Civil Engineering Omission  
CL-- Clerical Error  
CME-- Construction Manager Error  
CMO-- Construction Manager Omission  
CR-- Contractor Request  
DBD-- Design Builder Default  
DBE-- Design Builder Error  
DBO-- Design Builder Omission

DBR-- Design Builder Request  
EEE-- Electrical Engineering Error  
EEO-- Electrical Engineering Omission  
FE-- Fastrack/Coord. Error  
FO-- Fastrack/Coord. Omission  
ID-- Inspection Delay  
MD-- Manufacturer Delay  
MEE-- Mechanical Engineering Error  
MEO-- Mechanical Engineering Omission  
OD-- Owner Delay  
OO-- Owner Omission  
OR-- Owner Request  
RA-- Reinstate Alternate  
RD-- Rain Delay  
SC-- Scope Change  
SEE-- Structural Engineering Error  
SEO-- Structural Engineering Omission  
SR-- State/Local/City Requirement  
UC-- Unforeseen Conditions  
UD-- Utility Co. Delay  
UP-- Unit Price  
UR-- Utility Requirement