

January 4, 2012

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. Attachment A represents a summary of the change items, the cause for each change, the increase or decrease to the contract and the action recommended to the Board. Attachments B-1 and B-2 represents the effect these changes will have on the individual project contract. These items are presented to the Board for confirmation as required by State Statute.

These items have been recommended by the Project Architect and were confirmed by the Technical Review Committee on December 12, 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 school 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:

B-1 Change Order No. 15 on Project No. 001765800, Addition, Remodeling, Renovation, Historical Restoration, Miami Senior High School for an additional cost of \$223,925.

B-2 Change Order No. 2 on Project No. 00363500, Partial Replacement of Senior High School, Southwest Senior High School for an additional cost of \$16,208.

IC:mh

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ATTACHMENT A

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OFFICE OF SCHOOL FACILITIES

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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		
B - 1 Miami SHS	Addition, Rem., Ren., Historical Restoration	00176800	1	C	11/17/2010	12/6/2011	ER	MEE	\$3,773.00	\$2,913.00	0	Contractor provided labor, material, and equipment to install a hose bib at an area different than specified at the east side Building #5. This required cutting and patching of finished drywall and stucco ceiling.
			2	C	11/17/2010	12/6/2011	ER	AE	\$3,775.00	\$3,056.00	0	Contractor provided labor, material, and equipment to lower the header at Room #3104. Also remove and reinstall soffit below AHU #1-3 to accommodate a lowered drain pan and condensate piping.
			3	C	11/17/2010	12/6/2011	ER	SEE	\$11,897.00	\$9,151.00	0	Contractor provided labor, material, and equipment to modify the reinforcing steel at the first floor intermediate stair #14 landing in order to be in compliance with the minimum height requirements for headroom.
			4	C	11/17/2010	12/6/2011	ER	EEE	\$1,218.00	\$1,142.00	0	Contractor provided labor, material, and equipment to provide different-than-specified electrical power to an electric water heater in Room #3113A. This included conduit, wire, breaker and accessories.



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B - 1 Miami SHS	Addition, Rem., Ren., Historical Restoration	00176800	5	C	11/17/2010	12/6/2011	OM	AO	\$15,597.00	\$8,125.00	0	Contractor provided labor, material, and equipment to change the in-contract concrete bollards at the second and third floors of the parking garage to thru-bolted concrete filled steel bollards.
			6	C	11/17/2010	12/6/2011	OM	MEO	\$5,573.00	\$4,698.00	0	Contractor provided labor, material, and equipment to add additional framing to lower the entire metal framed stucco ceiling to 10'-9" in lieu of 11'-7" as per contract documents at the covered patio on the west side of Building #3A in order to conceal the new fire sprinkler main line.
			7	C	11/17/2010	12/6/2011	OM	AO	\$50,682.00	\$48,976.00	0	Contractor provided labor, material, and equipment to construct a one hour fire-rated emergency egress corridor from the first floor Kitchen Serving Area in Building #3A through existing Building #3. This also required the installation of a new ventilation fan, additional electrical work for lighting, fire alarm and security systems.
			8	C	11/17/2010	12/6/2011	OM	AO	\$4,269.00	\$3,698.00	0	Contractor provided labor, material, and equipment to demolish suspended plaster ceiling in the existing north locker room at the gymnasium.



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B - 1 Miami SHS	Addition, Rem., Ren., Historical Restoration	00176800	9	C	11/17/2010	12/6/2011	OM	MEO	\$8,997.00	\$7,980.00	0	0	Contractor provided labor, material, and equipment to provide a concrete slab for a 250 gallon propane gas tank, perimeter fence and a fire alarm disconnect switch for the gas regulator.
			10	C	11/17/2010	12/6/2011	SC	SC	\$4,333.00	\$3,979.00	0	0	Contractor provided labor, material, and equipment to paint the south covered walkways, both columns and ceiling, between the existing facility and Building #3A. The drawings called for areas to remain exposed concrete. After completion of the work, it was determined that this area should be painted.
			11	C	11/17/2010	12/6/2011	UN	UC	\$10,644.00	\$9,217.00	0	0	Contractor provided labor, material, and equipment to pour a 7" concrete slab to protect the new 8" DIP sanitary sewer on SW 24th Avenue. This was necessary due to as-built drawings not showing the proper elevations of the finished roadway.
			12	C	11/17/2010	12/6/2011	UN	UC	\$78,446.00	\$40,367.00	0	0	Contractor provided labor, material, and equipment to remove unforeseen beveled 2" x 4" wood sleepers that were encapsulated in a rough poured concrete secondary slab at the gymnasium building floor and south locker room.



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									Requested	Authorized		
B - 1 Miami SHS	Addition, Rem., Ren., Historical Restoration	00176800	13	C	11/17/2010	12/6/2011	UN	UC	\$9,226.00	\$9,151.00	0	Contractor provided labor, material, and equipment to repair water damaged finishes after vandalism in Room #3309 occurred over the weekend of July 30-31, 2011. This added work included replacement of VCT flooring tile, acoustical ceiling tile and grid, patching and sanding of drywall, and re-painting of the repaired drywall.
			14	C	11/17/2010	12/6/2011	UN	UC	\$44,267.00	\$42,983.00	0	Contractor provided labor, material, and equipment to provide additional concrete and rebar for the two existing stem walls below the first floor removed slab of Building #3 existing cafeteria, it was discovered that the existing stem walls were deteriorated and had to be replaced.
			15	C	11/17/2010	12/6/2011	UN	UC	\$44,510.00	\$28,489.00	0	Contractor provided labor, material, and equipment to provide a topping concrete slab at the gymnasium floor to allow for the installation of wood floor system. This also included an additional concrete topping slab at the existing locker room floors to allow for the proper pitch to floor drains.



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Facility	Project Description	Project No.	Item	Action Req	Staff Auth.	ARG Appvd.	Type	Cause	Adjustment		Days		Description
									Requested	Authorized	Req.	Auth.	
B - 2 Southwest Miami SHS	Partial Replacement of SHS	00363500	1	C	11/22/2011	12/6/2011	OM	EEO	\$4,910.00	\$3,434.00	0	0	Contractor provided labor, material, and equipment to add power to three auto lifts inside Automotive Lab.
			2	C	11/22/2011	12/6/2011	OT	SR	\$13,033.00	\$12,252.00	0	0	Contractor provided labor, material, and equipment to install additional pavement, stripping, signage, driveway, curb and gutter, as requested by Fire Department.
			3	C	11/22/2011	12/6/2011	OW	OR	(\$600.00)	(\$600.00)	0	0	Credit to delete allowance for TV/VCB brackets per MDCPS. This is no longer a MDCPS requirement.
			4	C	11/22/2011	12/6/2011	SC	SC	\$1,244.00	\$1,122.00	0	0	Contractor provided labor, material, and equipment to furnish and install different-than-specified hardware as requested by MDCPS and Lock Shop.



SUMMARY OF CHANGE ORDER

CHANGE ORDER NO. : 15
 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	\$2,175,759.00
PREVIOUS CREDITS	(\$635,167.00)
PREVIOUS APPROVED NET CHANGE	\$1,540,592.00
PREVIOUS APPROVED CONTRACT PRICE	\$51,340,592.00
THIS CHANGE	\$223,925.00
TOTAL NET CHANGE	\$1,764,517.00
ADJ. CONTRACT PRICE AFTER THIS CHANGE	\$51,564,517.00

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	\$193,880.00	0.39 %	0
OMISSIONS	\$900,924.00	1.81 %	0
OWNER REQUESTS	(\$625,820.00)	-1.26 %	0
UNFORSEEN	\$517,973.00	1.04 %	0
OTHER	\$504,129.00	1.01 %	0
SCOPE CHANGE	\$273,431.00	0.55 %	0
HURRICANE	\$0.00	0.00 %	0
TOTALS	\$1,764,517.00	3.54 %	0



SUMMARY OF CHANGE ORDER

CHANGE ORDER NO. : 2

Facility: 7741 Southwest Miami SHS

Project No.: 00363500 Partial Replacement of SHS

Architect: WOLFBERG/ALVAREZ & Partners

EFCO:

Contractor: Dipompeo Construction Corp

CONTRACT STATUS	
ORIGINAL CONTRACT PRICE	\$6,097,000.00
PREVIOUS EXTRAS	\$29,420.00
PREVIOUS CREDITS	(\$91,455.00)
PREVIOUS APPROVED NET CHANGE	(\$62,035.00)
PREVIOUS APPROVED CONTRACT PRICE	\$6,034,965.00
THIS CHANGE	\$16,208.00
TOTAL NET CHANGE	(\$45,827.00)
ADJ. CONTRACT PRICE AFTER THIS CHANGE	\$6,051,173.00

CONTRACT STATUS	
CONTRACT AWARD DATE	April 13, 2011
ORIGINAL CONTRACT COMPLETION DATE	August 05, 2012
PREVIOUS TIME EXTENSION	8
PREVIOUS ADJUSTED COMPLETION DATE	August 13, 2012
TIME EXTENSION THIS CHANGE	0
ADJ. COMPLETION DATE AFTER THIS CHANGE	August 13, 2012
SUBSTANTIAL COMPLETION DATE	N/A

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	\$3,434.00	0.06 %	0
OWNER REQUESTS	(\$92,055.00)	-1.51 %	0
UNFORSEEN	\$29,420.00	0.48 %	0
OTHER	\$12,252.00	0.20 %	8
SCOPE CHANGE	\$1,122.00	0.02 %	0
HURRICANE	\$0.00	0.00 %	0
Totals	(\$45,827.00)	-0.75 %	8

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-- 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
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