

July 2, 2013

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 each change, the increase to the contract and the action recommended to the Board. Attachments B-1 through B-3 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 June 14, 2013. 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 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. 1 on Project No. A0101303, Phase IV; Renovation of Auditorium & Science, Demolition of Building #14, Miami Central Senior High School for a time extension of 47 days.
- B-2 Change Order No. 30 on Project No. 00176800, Addition, Remodeling, Renovation, Historical Restoration, Miami Senior High School for an additional cost of \$302,857.
- B-3 Change Order No. 1 on Project No. 00700800, Replacement of Selective Buildings, North Dade Middle School for an additional cost of \$230,905.



Office of Superintendent of Schools
Board Meeting of July 17, 2013

ATTACHMENT A

OFFICE OF SCHOOL FACILITIES

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

Facility	CO#	Project Description	Project No.	Item	Action Req	Staff Auth.	ARG Appvd.	Type	Cause	Adjustment		Days		Description
										Requested	Authorized	Req.	Auth.	
B - 1 Miami Central SHS	1	Phase IV; Renov of aud & science, demo of bldg. 14	A0101303	1	A	6/3/2013	6/11/2013	OW	OR	\$0.00	\$0.00	73	47	This is to extend the contract duration by an additional 47 days due to additional work required at the existing Auditorium. This work included additional plaster removal and installation throughout the ceiling, modifications to the existing HVAC system and installations of new isle lighting not originally included in the scope.
B - 2 Miami SHS	30	Addition, Rem., Ren., Historical Restoration	00176800	1	C	4/26/2013	6/4/2013	OM	CEO	\$75,419.00	\$37,710.00	0	0	Contractor provided labor, material, and equipment to furnish and install additional fill material at Buildings #2, #3A and #5. This change was required due to different finish floor elevations between the Civil drawings and the Architectural drawings.
				2	C	4/30/2013	6/4/2013	OM	EEO	\$3,975.00	\$3,405.00	0	0	Contractor provided labor, material, and equipment to furnish and install different than specified light fixtures at the Auditorium entries, stage access ways and the museum entry due to existing height restrictions.



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										Requested	Authorized					
B - 2 Miami SHS	30	Addition, Rem., Ren., Historical Restoration	00176800	3	C	5/3/2013	6/4/2013	OM	AO	\$7,369.00	\$6,769.00	0	Contractor provided labor, material, and equipment to furnish and install metal stud framing and drywall along the two exterior walls in each of the above stage mechanical rooms.			
				4	C	5/14/2013	6/4/2013	OM	EEO	\$750.00	\$516.00	0	Contractor provided labor, material, and equipment to furnish and install a different than specified light fixture due to existing height restrictions, in the vestibules of both the male and female group toilets outside of the Auditorium.			
				5	C	5/24/2013	6/4/2013	OM	CEO	\$12,083.00	\$6,897.00	0	Contractor provided labor, material, and equipment to furnish and install an added drainage structure at the southeast corner of courtyard "D".			
				6	C	5/14/2013	6/4/2013	SC	SC	\$5,048.00	(\$1,335.00)	0	Contractor provided labor, material, and equipment to modify the existing chain link fencing at the basketball court on the west side of SW 25 Avenue. This change also includes a credit for not installing fencing enclosure and gate around an electrical transformer that was removed from the project previously.			



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										Requested	Authorized	Req.	Auth.			
B - 2 Miami SHS	30	Addition, Rem., Ren., Historical Restoration	00176800	7	C	5/24/2013	6/4/2013	SC	SC		\$21,959.00	\$17,159.00	0	0	Contractor provided labor, material, and equipment to furnish and install a concrete stain and sealer in lieu of the in-contract exposed aggregate concrete at the concrete slab of courtyard "D".	
				8	C	5/21/2013	6/4/2013	SC	SC		\$13,928.00	\$10,254.00	0	0	Contractor provided labor, material, and equipment to furnish and install LED strip lighting at the aisles and steps of the Auditorium in lieu of the in-contract seating end panel lighting.	
				9	C	5/14/2013	6/4/2013	SC	SC			\$2,332.00	\$1,397.00	0	0	Contractor provided labor, material, and equipment to furnish and install an added one-hour fire rated wall to create a display case with an added fire sprinkler head at Rooms #1206 and #1210.
				10	C	5/14/2013	6/4/2013	SC	SC			\$33,094.00	\$27,334.00	0	0	Contractor provided labor, material, and equipment to furnish and install a new access ladder to the stage fly-bridge that meets the current OSHA requirements. This change also included additional railing changes at the mechanical Rooms #1324 and #1325 and Theater Lighting Room #1229.



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										Requested	Authorized			
B - 2 Miami SHS	30	Addition, Rem., Ren., Historical Restoration	00176800	11	C	5/24/2013	6/4/2013	SC	SC	\$1,995.00	\$1,532.00	0	0	Contractor provided labor, material, and equipment to relocate the Technology Center in Room #1401 and add conduit in Room #1403 to accommodate the updates to the interactive white board and projector. Also included in this change is the installation of conduit above a hard ceiling for surface mounted speakers in Room #1306, Language Arts Lab.
				12	C	5/24/2013	6/4/2013	SC	SC	\$3,888.00	\$1,337.00	0	0	Contractor provided labor, material, and equipment to furnish and install all materials necessary to extend two soffits in the third floor corridor and to furnish and install two additional cast stone grilles within this same corridor.
				13	C	5/24/2013	6/4/2013	SC	SC	\$1,695.00	\$1,383.00	0	0	Contractor provided labor, material, and equipment to furnish and install additional electrical conduit for eight added sound reinforcement speakers and two infrared sensors to be located on the walls at Rooms #1207 and #1209.



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B - 2 Miami SHS	30	Addition, Rem., Ren., Historical Restoration	00178800	14	A	5/24/2013	6/4/2013	SC	SC	\$93,499.00	\$59,786.00	0	0	Contractor to provide labor, material and equipment to change the in-contract surface parking lot on the west side of SW 25 Avenue to a singles tennis court. This change also includes the redesign of the drainage at the adjacent basketball courts and under the new tennis court.
				15	C	5/14/2013	6/4/2013	UN	UC	\$21,756.00	\$21,167.00	0	0	Contractor provided labor, material, and equipment to furnish and install one inch rigid insulation at the east and west walls of the Auditorium attic.
				16	C	5/3/2013	6/4/2013	UN	UC	\$1,713.00	\$1,478.00	0	0	Contractor provided labor, material, and equipment to repair an unforeseen structural concrete beam at the east wall of Room #1401 in Building #1
				17	C	5/24/2013	6/4/2013	UN	UC	\$29,846.00	\$25,374.00	0	0	Contractor provided labor, material, and equipment to repair and replace the existing fire sprinkler hanger throughout the attic space over the Auditorium.



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B - 2 Miami SHS	30	Addition, Rem., Ren., Historical Restoration	00176800	18	C	5/24/2013	6/4/2013	UN	UC	\$36,087.00	\$32,443.00	0	0	Contractor provided labor, material, and equipment to repair on the east and south elevations of existing historical Building #1 as well as the west and north elevations inside of courtyard "C". This repair to the stucco is beyond the project stucco repair allowance.
				19	C	5/24/2013	6/4/2013	UN	UC	\$23,240.00	\$20,839.00	0	0	Contractor provided labor, material, and equipment of north central elevation of existing historical building as well as south, east and west elevations second floor and above. This repair to the stucco is beyond the project stucco repair allowance.
				20	C	5/24/2013	6/4/2013	UN	UC	\$30,395.00	\$27,412.00	0	0	Contractor provided labor, material, and equipment to furnish and install new fire sprinkler heads at the Auditorium ceiling that, by contract, were to remain as is.



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Facility	CO#	Project Description	Project No.	Item	Action Req	Staff Auth.	ARG Appvd.	Type	Cause	Adjustment		Days	Description
										Requested	Authorized		
B - 3 North Dade MS	1	Replacement of Selective Buildings	00700800	1	A	5/24/2013	6/11/2013	SC	SC	\$236,530.00	\$230,905.00	0	Construction Manager to provide labor, material and equipment for the installation of a new irrigation system surrounding existing Buildings #2 and #3, multipurpose fields, parking lots and areas south of new Buildings #4 and #5. This also includes grading and new sodding at the east multipurpose field and around Building #2.



SUMMARY OF CHANGE ORDER

CHANGE ORDER NO. : 1

Facility: 7251 Miami Central SHS

Project No.: A0101303 Phase IV; Renov of aud & science, demo of bldg. 14

Architect: Rodriguez And Quiroga

EFCO:

Contractor: Coastal Construction Company

CONTRACT STATUS	
ORIGINAL CONTRACT PRICE	\$20,997,658.00
PREVIOUS EXTRAS	\$0.00
PREVIOUS CREDITS	\$0.00
PREVIOUS APPROVED NET CHANGE	\$0.00
PREVIOUS APPROVED CONTRACT PRICE	\$20,997,658.00
THIS CHANGE	\$0.00
TOTAL NET CHANGE	\$0.00
ADJ. CONTRACT PRICE AFTER THIS CHANGE	\$20,997,658.00

CONTRACT STATUS	
CONTRACT AWARD DATE	May 11, 2011
ORIGINAL CONTRACT COMPLETION DATE	August 23, 2012
PREVIOUS TIME EXTENSION	0
PREVIOUS ADJUSTED COMPLETION DATE	August 23, 2012
TIME EXTENSION THIS CHANGE	47
ADJ. COMPLETION DATE AFTER THIS CHANGE	October 09, 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	\$0.00	0.00 %	0
OWNER REQUESTS	\$0.00	0.00 %	47
UNFORSEEN	\$0.00	0.00 %	0
OTHER	\$0.00	0.00 %	0
SCOPE CHANGE	\$0.00	0.00 %	0
HURRICANE	\$0.00	0.00 %	0
Totals	\$0.00	0.00 %	47



SUMMARY OF CHANGE ORDER

CHANGE ORDER NO. : 30		
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	\$4,395,643.00
PREVIOUS CREDITS	(\$679,671.00)
PREVIOUS APPROVED NET CHANGE	\$3,715,972.00
PREVIOUS APPROVED CONTRACT PRICE	\$53,515,972.00
THIS CHANGE	\$302,857.00
TOTAL NET CHANGE	\$4,018,829.00
ADJ. CONTRACT PRICE AFTER THIS CHANGE	\$53,818,829.00

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	\$297,742.00	0.60 %	0
OMISSIONS	\$1,843,513.00	3.70 %	0
OWNER REQUESTS	(\$637,028.00)	-1.28 %	0
UNFORSEEN	\$1,290,532.00	2.59 %	0
OTHER	\$678,515.00	1.36 %	0
SCOPE CHANGE	\$545,555.00	1.10 %	0
HURRICANE	\$0.00	0.00 %	0
Totals	\$4,018,829.00	8.07 %	0



SUMMARY OF CHANGE ORDER

CHANGE ORDER NO. : 1

Facility: 6591 North Dade MS

Project No.: 00700800 Replacement of Selective Buildings

Architect: WOLFBERG/ALVAREZ & Partners

EFCO:

Contractor: Coastal Construction Company

CONTRACT STATUS	
ORIGINAL CONTRACT PRICE	\$18,924,534.00
PREVIOUS EXTRAS	\$0.00
PREVIOUS CREDITS	\$0.00
PREVIOUS APPROVED NET CHANGE	\$0.00
PREVIOUS APPROVED CONTRACT PRICE	\$18,924,534.00
THIS CHANGE	\$230,905.00
TOTAL NET CHANGE	\$230,905.00
ADJ. CONTRACT PRICE AFTER THIS CHANGE	\$19,155,439.00

CONTRACT STATUS	
CONTRACT AWARD DATE	March 09, 2011
ORIGINAL CONTRACT COMPLETION DATE	May 30, 2012
PREVIOUS TIME EXTENSION	0
PREVIOUS ADJUSTED COMPLETION DATE	May 30, 2012
TIME EXTENSION THIS CHANGE	0
ADJ. COMPLETION DATE AFTER THIS CHANGE	May 30, 2012
SUBSTANTIAL COMPLETION DATE	August 17, 2012

CHANGE CAUSE SUMMARY:			
(Totals Including This Change Order. Errors + 15% Omissions threshold = 1.5 %)			
<u>TYPE</u>	<u>AMOUNT</u>	<u>Percentage</u>	<u>DAYS</u>
ERRORS	\$0.00	0.00 %	0
OMISSIONS	\$0.00	0.00 %	0
OWNER REQUESTS	\$0.00	0.00 %	0
UNFORSEEN	\$0.00	0.00 %	0
OTHER	\$0.00	0.00 %	0
SCOPE CHANGE	\$230,905.00	1.22 %	0
HURRICANE	\$0.00	0.00 %	0
Totals	\$230,905.00	1.22 %	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/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