

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

**SUBJECT: CHANGE ORDER CONFIRMATION OR APPROVAL**

**COMMITTEE: FACILITIES AND CONSTRUCTION REFORM**

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

This request for a change to the construction contract includes items for the School Board's confirmation. Attachment A represents a summary of the changes, the cause for the changes, the increase to the contract, and the action recommended to the Board. Attachment B-1 represents the effect this change will have on the individual project contract. This item is presented to the Board for confirmation as required by State Statute.

This item has been recommended by the Project Architect and was confirmed by the Technical Review Committee on September 20, 2013. It was 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 Board of Miami-Dade County, Florida, confirm:

- B-1.** Change Order No. 33 on Project No. 00176800, Additions, Remodeling, Renovations and Historical Restoration, Miami Senior High School for an additional cost of \$154,613.

Office of Superintendent of Schools

Board Meeting of October 16, 2013

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		
33 Miami SHS	Addition, Rem., Ren., Historical Restoration	00176800	1	C	8/9/2013	9/12/2013	ER AE	\$1,311.00	\$725.00	0	Contractor provided labor, material, and equipment to furnish and install a different than specified hollow metal door and frame at the entrance to stair #25 at the rear of the Auditorium, first floor leading to the third level mechanical space above the stage.
			2	C	8/9/2013	9/12/2013	ER AE	\$4,438.00	\$4,006.00	0	Contractor provided labor, material, and equipment to furnish and install different than specified hardware at doors #1400B.1, #1300G and #1300G.3. This change also required the repair of the door frames from where the original hardware was removed.
			3	C	8/9/2013	9/12/2013	OM MEO	\$4,200.00	\$3,324.00	0	Contractor provided labor, material, and equipment to remove and reinstall fire sprinkler lines in Mechanical Rooms #125 and #1234. Contract documents indicated existing fire sprinkler lines to remain, however, upon the removal of the existing floor slab so that a new slab could be constructed the existing fire sprinkler lines needed to be removed.

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33 Miami SHS	Addition, Rem., Ren., Historical Restoration	00176800	4	C	8/9/2013	9/12/2013	OM	EEO	\$6,758.00	\$4,883.00	0	Contractor provided labor, material, and equipment to provide electrical power for the fire curtain line shaft hoist and the index light at the Auditorium stage. This change covers furnishing and installing all conduit, wire, breakers, switches, etc. as necessary.
			5	C	8/9/2013	9/12/2013	OM	AO	\$1,855.00	\$973.00	0	Contractor provided labor, material, and equipment to furnish and install safety striping around the Carpentry Lab electrical motorized equipment.
			6	C	8/9/2013	9/12/2013	OM	AO	\$1,205.00	\$894.00	0	Contractor provided labor, material, and equipment to furnish and install an added screening partition adjacent to the entryway door in to Men's restroom #1123.
			7	C	8/9/2013	9/12/2013	OM	EEO	\$924.00	\$695.00	0	Contractor provided labor, material, and equipment to add a TV outlet and power receptacle at the reception area of the main office space in Building #1.
			8	C	8/9/2013	9/12/2013	SC	SC	(\$965.00)	(\$1,230.00)	0	Credit for not installing the specified carpet tiles at the CCTV corridor at Building #3E. Contractor installed VCT in lieu of the carpet tiles.

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33 Miami SHS	Addition, Rem., Ren., Historical Restoration	00176800	9	C	8/9/2013	9/12/2013	SC	SC	\$13,648.00	\$13,424.00	0	Contractor provided labor, material, and equipment to furnish and install surface vertical rod exit devices at four pairs of doors in Buildings #3E and #4 in lieu of the already installed exit devices and removable center mullions. This change also covers the modification to the door headers and thresholds to accept the vertical rod latches.
			10	C	8/9/2013	9/12/2013	SC	SC	\$37,650.00	\$36,478.00	0	Contractor provided labor, material, and equipment to furnish and install an added hot serving line for the Kitchen serving area at Building #3A to replace the installed cold serving line including all required modifications to plumbing, electrical, and wall patching/repairs as necessary. This change is being requested by the MDCPS Department of Food and Nutrition.
			11	C	8/9/2013	9/12/2013	SC	SC	\$5,825.00	\$4,225.00	0	Contractor provided labor, material, and equipment to furnish and install the infrastructure for a sound amplification system at the Criminal Justice Lab, Room #1401 and added two (2) new electrical circuits for the upgraded sound system at the Language Arts Lab.

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33 Miami SHS	Addition, Rem., Ren., Historical Restoration	00176800	12	C	8/9/2013	9/12/2013	SC	SC	\$3,799.00	\$3,418.00	0	0	Contractor provided labor, material, and equipment to furnish and install key operated switches for the motorized shades in all student-accessible locations in lieu of the already installed toggle switches as per contract documents.
			13	C	8/9/2013	9/12/2013	SC	SC	\$5,199.00	\$3,568.00	0	0	Contractor provided labor, material, and equipment to furnish and install an added track lighting system to illuminate the historic mural paintings at the Auditorium Lobby in Building #1.
			14	C	8/9/2013	9/12/2013	SC	SC	\$2,956.00	\$1,113.00	0	0	Contractor provided labor, material, and equipment to furnish and install different than specified hardware at the doors into the renovated Museum.
			15	C	8/9/2013	9/12/2013	SC	SC	\$20,328.00	\$11,091.00	0	0	Contractor provided labor, material, and equipment to furnish and install a one-coat veneer plaster ceilings of the main lobby and central corridor at the first floor of Building #1. This change also includes patch and repair, with a one-coat veneer plaster finish, at the existing barreled ceiling immediately outside of the auditorium entrance vestibules.

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33 Miami SHS	Addition, Rem., Ren., Historical Restoration	00176800	16	C	8/9/2013	9/12/2013	SC	SC	\$2,963.00	\$2,346.00	0	0	Contractor provided labor, material, and equipment to make additional repairs with existing salvaged wood flooring at the Guidance Area.
			17	C	8/9/2013	9/12/2013	UN	UC	\$13,301.00	\$7,602.00	0	0	Contractor provided labor, material, and equipment to remove a second, unforeseen and concealed roofing system over the old Guidance Building.
			18	C	8/9/2013	9/12/2013	UN	UC		\$1,590.00	\$602.00	0	0

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33 Miami SHS	Addition, Rem., Ren., Historical Restoration	00176800	19	C	8/9/2013	9/12/2013	UN	UC	\$15,117.00	\$8,070.00	0	Contractor provided labor, material, and equipment to remove unforeseen concrete sub-flooring in Rooms #1101, #1102 and #1145B. During demolition, it was discovered that a secondary concrete pour had been performed in a previous renovation with VCT flooring applied. This secondary concrete sub-flooring needed to be removed to a depth to allow for the installation of salvaged wood flooring.
			20	C	8/9/2013	9/12/2013	UN	UC	\$4,444.00	\$2,297.00	0	Contractor provided labor, material, and equipment to install an added concrete curb on the east side of the basketball courts to allow for proper drainage away from the property line.
			21	C	8/9/2013	9/12/2013	UN	UC	\$12,089.00	\$10,712.00	0	Contractor provided labor, material, and equipment to repair an existing walkway ramp on the west side of the Auditorium, first floor. This ramp failed after construction began creating an unsafe path of egress.

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									Requested	Authorized	Req.	Auth.	
33 Miami SHS	Addition, Rem., Ren., Historical Restoration	00176800	22	C	8/9/2013	9/12/2013	UN	UC	\$10,950.00	\$10,030.00	0	0	Contractor provided labor, material, and equipment to perform restoration of the decorative cast stone entrance at stair #5 in Courtyard "C". This area was revealed showing the damaged decorative cast stonework only after the demolition of the old guidance building.
			23	C	8/9/2013	9/12/2013	UN	UC	\$13,090.00	\$11,671.00	0	0	Contractor was required to place the Auditorium seating into a storage facility due to numerous unforeseen conditions within the Auditorium main space, ceiling and attic. This change covers the cost to load and unload three transport trailers and store the seating in a bonded warehouse.
			24	C	8/23/2013	9/12/2013	UN	UC	\$6,804.00	\$5,578.00	0	0	Contractor provided labor, material, and equipment to make additional repairs to existing interior stucco finishes above and beyond the allowance included in the project.
			25	C	8/23/2013	9/12/2013	UN	UC	\$17,175.00	\$8,128.00	0	0	Contractor provided labor, material, and equipment to demolish the existing suspended ceiling of stair #23 and to install a new plaster ceiling over new metal lath and framing.



**SUMMARY OF CHANGE ORDER**

CHANGE ORDER NO. : 33	
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	\$4,867,938.00
PREVIOUS CREDITS	(\$685,505.00)
PREVIOUS APPROVED NET CHANGE	\$4,182,433.00
PREVIOUS APPROVED CONTRACT PRICE	\$53,982,433.00
THIS CHANGE	\$154,613.00
TOTAL NET CHANGE	\$4,337,046.00
ADJ. CONTRACT PRICE AFTER THIS CHANGE	\$54,137,046.00

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 %)			
<u>TYPE</u>	<u>AMOUNT</u>	<u>Percentage</u>	<u>DAYS</u>
ERRORS	\$302,473.00	0.61 %	0
OMISSIONS	\$1,867,240.00	3.75 %	0
OWNER REQUESTS	(\$637,028.00)	-1.28 %	0
UNFORSEEN	\$1,441,882.00	2.90 %	0
OTHER	\$684,282.00	1.37 %	0
SCOPE CHANGE	\$678,197.00	1.36 %	0
HURRICANE	\$0.00	0.00 %	0
<b>Totals</b>	<b>\$4,337,046.00</b>	<b>8.71 %</b>	<b>0</b>

**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