

Change Order #6**Fort Lauderdale High****Scope:** *Phased Replacement***Project Number:***P.000687 (f.k.a. -0951-2701)***Project Budget Summary**

Original:	\$21,456,650
Current Approved:	\$22,477,552
Current Request:	\$73,549
Proposed New:	\$22,551,101

Change Order Summary

Current Request:	\$ 73,549
Schedule Change:	10 days

Change Order Analysis

Consultant Error	.93%
Consultant Omission	5.26%
Owner Directed	2.79%
Discovered Condition	.98%
Tax savings and DOP	0%

Construction Schedule Summary

Planned Start: November 15, 2011
 Actual Start: November 15, 2011
 Planned Completion: April 6, 2013
 Anticipated Completion: February 18, 2015

Project Overview:

This project consists of the phase replacement of numerous Buildings on campus including the administrative wing.

Financial Overview:

ORIGINAL BASE CONTRACT:	\$15,998,000
PREVIOUSLY APPROVED CO'S:	\$978,516/257 Days
CURRENT CO REQUEST:	\$ 73,549/10 Days
PENDING CO'S:	\$ 65,000
FORECASTED COST TO COMPLETE:	\$ 22,616,101

Status of Work:

Contractor working to complete Phase II of the Project. Phase III including demolition of the existing buildings is currently partially underway.

Key Issues:

The major issues attributable to change orders on this project were a change in the science curriculum requirements that eliminated the mechanical utilities in lieu of web based virtual format. Correction of the issue required major scope change during construction. Many of the errors and omissions were due to a lack of coordination between architectural, mechanical and electrical disciplines. The age of the design also attributed to several change orders.

There are six unique items in this change order package, all are part of the building 8 renovated science building. The main change order item in this particular package is an unforeseen utility conflict between the new sewer connection and an existing fire main. In addition there are items to use a self-leveling underlayment to better prepare the floors for vinyl composition tile and several consultant omissions for new condensate dry wells and canopy footings that were not shown on the bid documents.

Future Mitigation:

1. Design Oversight: Better design quality control would minimize consultant errors and omissions. Constructability reviews and additional collaborative reviews by the Building Department would also mitigate some of these issues.
2. As-built Verification: If existing as-built underground information is inaccurate or unavailable during design. Procurement of a ground penetrating radar utility detection survey will be required.