

EXECUTIVE SUMMARY
Final Change Order
Final Acceptance / Release of Retainage

EXHIBIT 1

South Broward High School

Scope: *Replace existing pool with new Prototypical Aquatic Center*

Project Number:

0171 P.001357

Project Budget Summary

Original:	\$3,640,407
Current Approved:	\$3,640,407
Current Request:	\$124,077
Proposed New:	\$3,764,484

Change Order Summary

Current Request:	\$261,254
Schedule Change:	386 days

Change Order Analysis

Consultant Error	0%
Consultant Omission	0%
Owner Directed	2.44%
Tax Savings and DOP	0%
Discovered Condition	6.37%

Construction Schedule Summary

Planned Start:	December 9, 2011
Actual Start:	December 9, 2013
Planned Completion:	March 4, 2013
Actual Completion:	March 25, 2014

Project Overview:

Replace existing pool with new Prototypical Aquatic Center using Hard Bid /Design Build delivery model.

Financial Overview:

ORIGINAL BASE CONTRACT:	\$3,182,407
PREVIOUSLY APPROVED CO'S:	\$19,423/0 Days
CURRENT CO REQUEST:	\$261,254/386 Days
PENDING CO'S:	NONE
FORECASTED COST TO COMPLETE:	\$3,463,084

Status of Work:

Project is complete, received Occupancy on 3/25/2014 and Certificate of Final Inspection on 6/4/2014. There are no additional change orders anticipated after this current request is approved. This Board action reconciles, closes all outstanding accounts, addresses the request for a non-compensable time extension, releases retainage in the amount of \$160,091.50 and grants "Final Acceptance" for the project. Supporting documentation for Final Acceptance is attached.

Key Issues:

The closeout of the project required that the project team settle several change orders that have been in dispute. Negotiations with RDC resulted in a significant adjustment to the requested change order amounts on change order items 3 and 4. Change order item 3 resulted in approximately a \$25,000 reduction in the requested amount and change order item 4, a reduction of approximately \$150,000.

Change order 3, the largest item in the package is for the removal of unsuitable fill material discovered during site excavation. This material was not clearly identified on the geotechnical report, which was included in the Design Criteria Package prepared by District staff and provided to the bidders as part of the bid documents. An inadequate geotechnical report resulted in the bid price not accurately accounting for the removal of the unsuitable soils.

Change order 4 compensates the contractor for a design solution not inclusive of the design criteria but determined to be a betterment to the school district. District staff directed the Design/Builder to revise the design to include a cantilevered canopy in lieu of a standard column-supported canopy.

The reduced change orders 3, 4 were agreed to by all parties and the project can be closed. The majority of delays on the project were due to unforeseen underground conditions and unpredicted dewatering complications.

Solutions: For future Design/Build projects, the geotechnical report will be provided by the Design/Builder, and will be the responsibility of the Design/Builder to interpret and extrapolate the data contained within the