

EXECUTIVE SUMMARY

Change Order #3

Charles W. Flanagan High School, Pembroke Pines

CORE Construction Services of Florida, LLC

SMART Program Renovations

Project No. P.001847

PROJECT SUMMARY

Total Project Budget

Construction Budget: \$ 5,819,841

Soft Cost Budget: \$ 2,713,159

(Design, FF&E, IT, Mgmt. Fees, etc.)

Original D.E.F.P. Budget: \$ 8,533,000

Approved Add. Funding: \$ 6,793,361

(JJ-2, 9/5/18)

New Funding Request: \$ 0

Current Revised Budget: \$15,326,361

Change Order Summary

Current Request: \$ 5,520

Schedule Change: 0 days

Change Order Analysis

Consultant Error 0.42%

Consultant Omission 0.38%

Owner's Request 0.00%

Unforeseen 0.00%

Tax Savings and DOP 0.00%

TOTAL 0.80%

Construction Schedule Summary

-Actual Start: 10/19/18

-Original Planned Substantial Completion:
10/26/19

-Current Planned Substantial Completion:
11/23/19

Actual Substantial Completion: 1/03/20

-Original Planned Final Completion:
11/27/20

-Current Planned Final Completion:
12/25/20

-Actual Final Completion: TBD

Project Overview:

The scope of work for this project includes, but is not limited to, HVAC improvements, building envelope improvements, classroom addition to allow for removal of portable buildings, and additional funding for approved scope.

Contractor's Financial Overview:

ORIGINAL BASE CONTRACT: \$11,918,439 / 373 Days

PREVIOUSLY APPROVED CO'S: \$ 89,114 / 28 Days

CURRENT CO REQUEST: \$ 5,520 / 0 Days

CURRENT REVISED CONTRACT: \$12,013,073 / 401 Days

Status of Work:

Construction is complete and Building 14 has received a Certificate of Occupancy. The contractor is currently completing punch list items and assembling closeout documents.

Change Order Items:

Item #1 – (COI #16) Electrical Breaker Change for Secondary Chilled Water Pumps: Provide labor and material to remove two 200-amp electrical breakers specified by design documents and replace with larger 300-amp breaker answered to RFI-127. Work in Building 3 Chiller Plant was part of the SMART project design including replacement of chillers, cooling towers, pumps, electrical gear and accessories. However, the 200-amp breakers in design were too small for secondary chilled water pump motor amp load. This only occurred when VFD's were started in hand mode (by-pass). The smaller breaker would trip, pumps would shut down stopping chilled water flow to all buildings on campus. The tripping of pump breaker was discovered during the chiller/pump start-up phase. (Consultant Error - \$5,520; 0 Days)

Action Plan:

The design drawings have been modified to reflect the breaker changes described above. This change order has been reviewed for entitlement and cost by CBRE | Heery, Inc. with a recommendation for approval from CORP.