

**EXECUTIVE SUMMARY**

**EXHIBIT 1**

**Change Order # 2  
Fort Lauderdale HS  
Phased Replacement  
Project No. P.000687**

**PROJECT OVERVIEW:**

<b>Type of Contract:</b>	<b>Hard Bid</b>
<b>Architect:</b>	<b>Manny Synalovski Associates LLC</b>
<b>Contractor:</b>	<b>Kaufmann Lynn Construction</b>
<b>Notice to Proceed Date:</b>	<b>11/15/2011</b>
<b>Bid Amount (Original Contract Amount):</b>	<b>\$15, 998,000</b>

**GENERAL OVERVIEW:**

The Project at Fort Lauderdale High is a concurrent phased replacement of several major components of the existing physical plant. In this phase, the existing administrative wing and Building 2 are scheduled to be replaced and then the old assets will be demolished to make room for a new student parking area. Building 8, the old science wing, will also be completely remodeled into new science demonstration labs. In addition the project includes a configuration change to the teacher parking lot and a new bus and parent loop.

Fort Lauderdale High was constructed in 1910 and originally located downtown. In 1961 it was relocated to its current site on NW 4<sup>th</sup> Avenue. When constructed in 1961, it was the first air conditioned high school in Broward County. Due to the age of the existing plant, the Board has pursued a diligent replacement plan. This phase is the most difficult of all the prior phases due to the complexities of the administrative wing replacement. All existing systems including: fire alarm, two-way communication, telephone, data, energy management, security, security camera, lightning protection, and emergency power are being either upgraded, replaced, and or relocated to be controlled in the new administrative wing. Thousands of feet of fiber optic cabling will establish a new communication hub and server location for the campus.


Change orders to date on the project have been fairly typical for a project of this size and complexity. The project was a hard bid and the price of \$15,998,000 represented the lowest responsible bidder.

**The following are selected change order items, contained within this agenda item, that require additional staff information and/or explanation.**

<b><u>Change Order Item #</u></b> UF	<b>2</b>	Contractor to make a structural footing adjustment on the new building to avoid a conflict with an existing sewer lateral. This was discovered only after excavation. As-built drawings did not include the existence of an existing sewer lateral. This item was determined to be an unforeseen condition.
<b><u>Change Order Item #</u></b> OR	<b>3</b>	Contractor to add additional conduit and duct bank to incorporate communications with a recently completed Aquatic Center. The pool, designed and built under a separate pool project, was originally intended to connect to a building scheduled for demolition. Changing the connection point increased the efficiency of all the pool's systems by making the runs shorter. This item was determined to be an owner's request and is offset by a credit change order from the pool contractor, KVC Constructors, Inc., approved by the Board on November 7, 2012.
<b><u>Change Order Item #</u></b> CO	<b>6</b>	Re-route storm drainage system and add drain structure components to avoid a conflict identified in the drawings between the civil and structural drawings. This item was determined to be a consultant omission. Proportionally responsible costs associated with this change will be charged to the architect for recovery.
<b><u>Change Order Item #</u></b> OR	<b>14</b>	Contractor to add additional electrical infrastructure to the classroom building to change to a hard wire system for specific technology and business labs. The project specifications originally considered a wireless lab environment. Due to recent changes in the technology of educational software systems, band width requirements have dramatically increased, resulting in the wireless system being obsolete. Direction for the new hardwire system has not yet been incorporated into the latest educational specifications as of yet, therefore could not have been anticipated by the consultant. Since staff is being proactive by making these changes at the present time, this change order is considered to be an owner's request.
<b><u>Change Order Item #</u></b> CO	<b>15</b>	Contractor to relocate a street light pole that the location of was incorrectly identified on the construction documents. Light pole was incorrectly identified approximately 3 feet from its actual location. This item was determined to be a consultant omission. Proportionally responsible costs associated with this change will be charged to the architect for recovery.
<b><u>Change Order Item #</u></b> UF	<b>17</b>	Non-compensatory time extension of 6 days for the contractor to prepare and secure the site, pursuant to requirements of the contract, for a tropical weather event (Tropical Storm Isaac). Once a tropical storm warning is issued the contractor is directed to stop work and secure the site for the storm. This item was determined to be an unforeseen condition.

<b><u>Change Order Item #</u></b> UF	<b>18</b>	Non-compensatory extension of 48 days for the contractor to recover time lost due to a stop work order notice issued in error by the municipality. The stop work order impacted the critical path of the construction schedule, delaying the timely completion of site specific activities that had to be completed during the summer window. This item was determined to be an unforeseen condition.
<b><u>Change Order Item #</u></b> OR	<b>30</b>	Credit change order to remove specific security camera system components from the contract. Subsequent to bid, the specified camera equipment was determined to be obsolete. More updated camera equipment will be provided by a separate vendor. The credit will be applied to the purchase of new camera equipment. This item was determined to be an owner's request.
<b><u>Change Order Item #</u></b> CO	<b>31</b>	Contractor to provide additional light fixtures inadvertently omitted from the contract documents. This item was determined to be a consultant omission. Proportionally responsible costs associated will be charged to the architect for recovery.
<b><u>Change Order Item #</u></b> CO	<b>33</b>	Contractor to relocate the water service line that was in conflict with drainage structures. Consultant failed to coordinate water service with drainage plan. This item was determined to be a consultant omission. Proportionately responsible costs associated will be charged to the architect for recovery.
<b><u>Change Order Item #</u></b> UF	<b>34</b>	Contractor to provide a new sanitary system manhole structure. The existing structure that was specified to be used to connect new service was determined to be structurally deficient and needed to be replaced. Connection to existing manhole required concrete cutting. Attempt to cut or modify the structure failed. The structure crumbled and could not be adequately repaired. Contractor could not determine the existing structural condition of the manhole prior to bid. This change was determined to be an unforeseen condition.
<b><u>Change Order Item #</u></b> CO	<b>35</b>	Contractor to modify drainage plan to accommodate the covered canopy footings. Consultant failed to adequately coordinate the architectural and civil drawings. This item was determined to be a consultant omission. Proportionately responsible costs associated with this change will be charged to the architect for recovery.
<b><u>Change Order Item #</u></b> OR	<b>37</b>	Contractor to remove and relocate built-in case work originally specified in the administrative area. Changes in office configurations and furniture layout required revisions to the casework plan. Surplus casework will be used in storage areas of the new building. This item was determined to be an owner's request.
		<i>There may be additional change orders for this project.</i>

7/15/13 am

Approved by:  Date: 7/15/13