

Change Order Summary

Facility Name: Lanier-James Education Center Date: 02/01/13

Project Title: Project #: P.000077

F.K.A./P# 0405-99-01

Contractor: Lemartec Engineering and Construction Corporation
 Consultant: Zyscovich, Inc.
 Sub Consultants:
 Mechanical:
 Structural:
 Electrical:
 Plumbing:
 Civil Engineer:
 Landscape:

Original Contract Amount \$7,832,004

Change Order Allowance (from PFA) \$1,397,440

Change Order Items

Consultant Error:	\$29,142		0.37% of original contract amount
Consultant Omission:	\$56,225		0.72% of original contract amount
Owner Request:	-\$906,191	credit	-11.57% of original contract amount
Unforeseen:	\$139,033		1.78% of original contract amount
Subtotal:	-\$681,791		-8.71% of original contract amount

Construction Change Directives

Consultant Error:			0.00% of original contract amount
Consultant Omission:			0.00% of original contract amount
Owner Request:			0.00% of original contract amount
Unforeseen:			0.00% of original contract amount
Subtotal:	\$0		0.00% of original contract amount

Total: -\$681,791 -8.71% of original contract amount

Change Order:	A written order to the contractor signed by the Superintendent and approved by the School Board and the architect, issued after the execution of the contract, authorizing a change in the work or an adjustment in the contract sum or the contract time as originally defined by the contract documents.
Construction Change Directive:	A written order to the contractor signed by the Superintendent and the architect, issued after the execution of the contract, authorizing a change in the work or an adjustment of the contract sum or the contract time as defined by the contract documents. This directive is utilized when the parties cannot mutually agree upon the change. After execution of the work or an agreement between the parties, the change directive is brought back to the School Board for their approval at the next available meeting.



The School Board of Broward County, Florida
Division of Facilities and Construction Management
 1700 S.W. 14th Court
 Fort Lauderdale, Florida 33312
 (754) 321-1500

Prolog Change Order Listing

Project#	Facility Name	Original Contract /Date	# C.O.'s	Total Changes	Current Contract	Percent Change	Days Extended	Contract Status
04059901	Lanier-James Education Center (SAAC) Replacement School on New Location/Demolish Existing Facility	05/19/2009	1	\$-681,791	\$7,832,004	0.00 %	81	Active,Conts.1
Change Order	Board Date	Change Order	Days Extend	Person	Contractor	Item# Reason	Description	
001	12/15/2009	\$933	0		Lemarree Engineering and Construction Corporation	301 Unforeseen Condition	Installation of temporary water service to building number seven. During the demolition of building number nine we discovered an unmarked underground water main in poor condition.	
001	12/15/2009	\$10,570	0		Lemarree Engineering and Construction Corporation	303 Unforeseen Condition	Saw cut structure for catch base (CB)#18 in order to accommodate the existing 30" and add new 30" pipe. Remove existing catch basin and pipe located behind baseball field backstop. Removal of concrete foundations under the baseball field. This catch basin was not shown on the plans and interferes with the new drainage system.	
001	12/15/2009	\$20,215	0		Lemarree Engineering and Construction Corporation	304 Unforeseen Condition	Removal and disposal of debris and fires found at the southeast drainage system. Unforeseen condition; discovered trash/debris while excavating for the new drainage system at the southeast extreme of the property.	
001	12/15/2009	\$15,503	0		Lemarree Engineering and Construction Corporation	305 Consultant Omission	40 linear feet (LF) of 48" corrugated metal pipe (CMP) drainage line. 162 LF of 18" CMP drainage line. There is a difference between the dimensions stated in the contract drawings and the actual dimensions in the field.	
\$47,221								
002	02/02/2010	\$10,999	0		Lemarree Engineering and Construction Corporation	302 Unforeseen Condition	Additional surveying and research completed in order to determine the actual boundaries of the property. It was discovered during the preconstruction survey and building layout that there are inconsistencies with the legal description and the property limits on the survey issued as part of the contract documents. This error in the property lines per the legal description created a problem with the easements, setbacks, and the final location of the building.	
002	02/02/2010	\$15,552	0		Lemarree Engineering and Construction Corporation	307 Owner Request	New 6" fence and 12' gate for south retention area. New 24' gate for main entrance to Hallandale High parking lot. New 22' gate for site entrance to Hallandale High parking lot. Increase 16'-3" gates to 18" gates.	
002	02/02/2010	\$11,654	0		Lemarree Engineering and Construction Corporation	308 Unforeseen Condition	Addition of drainage junction box, JB# 12A in order to make a connection to the existing drainage system. Increase to 36" corrugated metal pipe and core drill catch basin CB # 08 in accommodate the bigger pipe.	

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04059901	Lamer-James Education Center (SAAC) Replacement School on New Location/Demolish Existing Facility	05/19/2009	8	S-681,791	\$7,852,004	0.00 %	81	Active.Cons.I
Change Order	Board Date	Contractor	Item# Reason	Description				
002	02/02/2010	Lemartee Engineering and Construction Corporation	309 Owner Request	Relocate the existing drivers' ed portable to a location adjacent to the portables located on the Hallandale High parking lot. Location for portable is materially different from the location indicated on the contract documents amendment # 2.				
002	02/02/2010	Lemartee Engineering and Construction Corporation	311 Unforeseen Condition	Labor and equipment to demuck area below building pad (assumed 5,000 square feet x 7 feet deep) and backfill with compacted gravel 6 inches above water table, install geofabric, backfill with suitable material from excavation (estimated 650 cubic yard), import 200 cubic yard of approved material LBR40 to backfill and compact to 95% in 12 inches thick lifts, new survey, layout and batter boards of this building area. Lakdas/Alabehn Engineering recommend to eliminate unsuitable material and replace as per this scope of work.				
					\$97,796			
003	02/17/2010	Lemartee Engineering and Construction Corporation	312 Consultant Omission	Fill the existing communications manhole located on the north end of the slab with sand. An existing underground communications manhole was found in the north concrete slab area.				
					\$2,088			
004	06/02/2010	Lemartee Engineering and Construction Corporation	316 Unforeseen Condition	Provide a new top and lid for an existing manhole. The manhole was found while grading the south retention area. It was not shown on as-builts or survey.				
					\$1,528			
005	10/05/2010	Lemartee Engineering and Construction Corporation	306 Unforeseen Condition	Increase the contract time by 35 non-compensable calendar days. Delay caused by an inconsistency in the location of property lines, requiring quit-claim deed and legal department to resolve. Delay from August 31, 2009 to October 5, 2009, a total of 35 days. The contractor has refused to sign this change order in an effort to reserve his right to seek Extended General Conditions in the future.				
005	10/05/2010	Lemartee Engineering and Construction Corporation	322 Unforeseen Condition	8 calendar days time extension requested and approved at Change Order #11, but it was not included in the Approved Change Order 002 of the School Board. Original change order approved labor and equipment to demuck area below building pad (assumed 5,000 sq. ft. x 7 feet deep).				
					\$0			
					\$0			

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04059901	Lanier-James Education Center (SAAC) Replacement School on New Location/Demolish Existing Facility	05/19/2009	\$-681,791	\$7,832,004	0.09 %	81	Active/Cons 1

Change Order	Board Date	Change Order	Days Extended	Percent	Contractor	Item# Reason	Description
006	11/09/2010	\$32,964	0		Lanierce Engineering and Construction Corporation	315 Owner Request	Add offsite traffic signalization to assist with pedestrian traffic to Lanier James Education Center and Barlandale High School. Traffic signalization was not required during construction of the previous Education Center (using this prototype) and preliminary discussions with Broward County Traffic indicated that signalization would not be required at this site. That agency added signalization after the contract was awarded due to concerns for pedestrians near these two schools.
006	11/09/2010	\$29,154	0		Lanierce Engineering and Construction Corporation	320 Unforeseen Condition	Install new 4" water main from the existing 3" backflow preventer to the new school (approximately 540 linear feet). The existing 4" water main had been replaced by Physical Plant Operations at some time in the past. That change abandoned the 4" main which was shown on the as-built record drawings. This change was concealed until construction was underway. The contractor discovered that the water main shown on the record drawings was out of service and in poor condition.
006	11/09/2010	\$2,581	0		Lanierce Engineering and Construction Corporation	324 Unforeseen Condition	Extend gravity wall to the east, allowing grade to slope at 4:1 down to existing elevation. Move the gravity wall 3'-0" to the North and add a 12" thickened edge to the sidewalk on the southwest corner of the site allowing the pedestrian walk to remain nearly level through this area. Minor adjustments to the gravity wall to match field conditions which were not discernable on the original topographic survey at the time of the bid.

\$64,699

007	02/15/2011	\$2,914	0		Lanierce Engineering and Construction Corporation	319 Unforeseen Condition	After the initial service plan and meetings established the design for the EPI vault, the utility company added one more footer to the design. This change order reimburses the General Contractor for that additional footer.
007	02/15/2011	\$1,437	0		Lanierce Engineering and Construction Corporation	326 Consultant Error	Change electrical circuit for Supply Air Fan SF4-1 from 120 volt to 480 volt, 3-Phase. Electrical drawings provided for a 120 volt circuit to feed this supply air fan, but the fan is a 480 volt.
007	02/15/2011	\$3,243	0		Lanierce Engineering and Construction Corporation	327 Unforeseen Condition	Furnish and install one additional 4-inch gate valve, one additional 4-inch solid sleeve, one additional 2-inch corporation stop, and one additional 2-inch testing assembly. Modifications to the existing water service, which occurred prior to this project, not shown in the record drawings. This change order reimburses the Contractor for additional water service components which were not in the original contract.
007	02/15/2011	\$1,199	0		Lanierce Engineering and Construction Corporation	328 Owner Request	Change from AUM kin to Scott kin. The AUM kin is not I.H. approved.

Project#	Facility Name	Original Contract #	Total Changes	Current Contract	Percent Change	Days Extended	Contract Status
04059001	Lamier-James Education Center (SAAAC) Replacement School on New Location/Demolish Existing Facility	05/19/2009	\$-681,791	\$7,832,004	0.00 %	81	Active/Cons./
Change Order	Board Date	Change Order	Days Extended	Percent	Contractor	Item# Reason	Description
007	02/15/2011	\$2,489	0		Lennarce Engineering and Construction Corporation	330 Consultant Error	Change electrical circuits for seven mini-split systems from 120 volts to 208 volts. These units are not available in 120 volt configuration.
007	02/15/2011	\$765	0		Lennarce Engineering and Construction Corporation	333 Consultant Error	Move generator gas service point-of-entry 10 feet away from PPL vault lower. Changes to the EPI, vault, post-contract, caused the generator gas service to be too close to the PPL vault lower.
\$12,047							
008	08/16/2011	\$1,667	0		Lennarce Engineering and Construction Corporation	329 Consultant Error	Change from Cardex to Sainvanti light fixture for round columns.
008	08/16/2011	\$5,072	0		Lennarce Engineering and Construction Corporation	332 Consultant Error	The Cardex fixture would not mount correctly on 12" diameter round columns. Change 32 watt fluorescent lamps to 23 watt fluorescent lamps.
008	08/16/2011	\$65,562	0		Lennarce Engineering and Construction Corporation	335 Owner Request	Fixture schedule erroneously showed 32 watt lamps. Engineer of Record requested currently specified P2818 lamps.
008	08/16/2011	\$2,340	0		Lennarce Engineering and Construction Corporation	336 Owner Request	Furnish and install Extron control module and A/V cabling in 24 classrooms. Construction documents did not include these components.
008	08/16/2011	\$805	0		Lennarce Engineering and Construction Corporation	339 Consultant Omission	Add receptacles in room 115 to accommodate the Telecom and network rack in that room.
008	08/16/2011	\$1,139	0		Lennarce Engineering and Construction Corporation	340 Consultant Omission	The rack was originally designed to go into room 120, but during meetings with SIBC ETS staff it was determined that room 120 was too small. Furnish and install two additional emergency shut-off button switches in the Industrial Tech Lab 1153C.
008	08/16/2011	\$556	0		Lennarce Engineering and Construction Corporation	341 Consultant Error	Construction documents did not include these switches which are required by code. Furnish and install two solenoid valves to control hot water in the science labs, rooms 2211 and 2217.
008	08/16/2011	\$556	0		Lennarce Engineering and Construction Corporation	341 Consultant Error	Construction documents did not include these valves which are required by code. Relocate the emergency generator shutdown switch from room 1158 to room 1157.
008	08/16/2011	\$556	0		Lennarce Engineering and Construction Corporation	341 Consultant Error	Original construction documents incorrectly located switch which had to be removed and reinstalled.

Project# Facility Name Contract Name Original Contract # Total Changes Current Contract Days Extended Contract Status

04059901 Lanton-Janus Education Center (S.A.A.C) Replacement School on New Location/Demolish Existing Facility 05/19/2009 29 \$-681,791 \$7,832,004 81 Active Cont. I

Change Order Board Date Change Order Days Extended Percent Contract Description

009 11/15/2011 \$2,426 0 Lemartee Engineering and Construction Corporation

009 11/15/2011 \$13,854 0 Lemartee Engineering and Construction Corporation

009 11/15/2011 \$4,151 0 Lemartee Engineering and Construction Corporation

009 11/15/2011 \$1,867 0 Lemartee Engineering and Construction Corporation

009 11/15/2011 \$656 0 Lemartee Engineering and Construction Corporation

009 11/15/2011 \$1,989 0 Lemartee Engineering and Construction Corporation

010 05/15/2012 \$7,448 0 Lemartee Engineering and Construction Corporation

009 11/15/2011 \$24,943

325 Owner Request
 331 Consultant Omission
 338 Consultant Omission
 345 Consultant Omission
 346 Consultant Omission
 347 Owner Request

Repair existing 4-inch polyethylene gas line and restore gas service.
 This line had been abandoned, but was repaired at the district's request to provide heat for the old Lanton-Janus Education Center in the winter of 2010-2011.
 Add condensate drains to five mini-split air conditioners.
 The condensate drains were not identified on the construction documents.
 Add chain link fence in four areas.
 These fences were not shown on the contract documents but are necessary per the code.
 Add 27 additional interior signs.
 These signs were not shown on the contract documents but were required per the code.
 Add entiles for projector and relocate Wi-Fi jacks in the multi-purpose room.
 This work was not shown in the construction documents and was required to meet the IT needs.
 Add a switch and enswerk to the spray booth.
 The spray booth specified did not have a switch nor was the finish acceptable (sharp metal corners and edges) from the factory.

Furnish and install three fire dampers:
 - One fire/smoke damper 48" x 22"
 - One radiant fire damper 11.5" x 11.5"
 - One fire damper 14" x 14"
 These dampers are required by code but were not in the construction documents, and were added as the project neared completion.

Project#	Facility Name	Contract Name	Original Contract /Date	# C.O.'s	Total Changes	Current Contract	Percent Change	Days Extended	Contract Status
04059901	Landon-James Education Center (SAAAC) Replacement School on New Location/Deutolph Existing Facility		05/19/2009	37	\$-681,794	\$7,832,004	0.09 %	81	Active/Cons J
Change Order	Board Date	Change Order	Days Extend	Percent	Contractor	Item/Reason	Description		
010	05/15/2012	\$564	0		Lemartec Engineering and Construction Corporation	349	Owner Request	Furnish and install a metal cover for the piping below the Art Lab patio sink. There was no cover in the construction documents over the clay trap and piping beneath the sink on the Art Lab patio. The stainless cover was added to protect the clay trap and piping from damage, and to eliminate a climbing/tripping hazard.	
010	05/15/2012	\$583	0		Lemartec Engineering and Construction Corporation	352	Consultant Error	Furnish and install a concrete landing and sidewalk at the door from the multi-purpose room to exterior. The sidewalk leads from the landing to the main entrance area.	
010	05/15/2012	\$622	0		Lemartec Engineering and Construction Corporation	355	Consultant Omission	This landing and sidewalk were required by code, but were not shown on the construction documents. Furnish and install one additional type "J" light fixture, conduit, and wiring for the physical education canopy.	
010	05/15/2012	\$1,176	0		Lemartec Engineering and Construction Corporation	356	Owner Request	One column was omitted on the electrical plans, which also meant one "J" light fixture was omitted. Relocate the electrical service for the marquee sign. The marquee sign was relocated by the owner after the rough-in electrical work was complete to reduce vandalism to the sign.	
\$10,410									
011	07/24/2012	\$1,916	0		Lemartec Engineering and Construction Corporation	351	Owner Request	Move marker boards and tack boards to accommodate Interactive Whiteboards (Promethean Boards). Changes in technology equipment since the original drawings for this building were produced affected the critical alignment of the projectors and interactive boards, and forced field adjustments in 23 locations. Furnish and install extensions to aluminum canopies at the bus loop and the parent drop-off. As designed, the canopies did not provide continuous protection for students entering the building.	
011	07/24/2012	\$3,271	7		Lemartec Engineering and Construction Corporation	354	Consultant Error		

Project#	Facility Name	Contract Name	Original Contract /Date	# C.O.'s	Total Changes	Current Contract	Percent Change	Days Extended	Contract Status
04059901	Lanier-James Education Center (S.A.A.C) Replacement School on New Location/Demolish Existing Facility		05/19/2009	43	\$-681,794	\$7,852,004	0.09 %	81	Active Cons.J
Change Order	Board Date	Change Order	Days Extend	Percent	Contractor	Item# Reason	Consultant Omission	Description	
011	07/24/2012	\$12,275	14		Lematee Engineering and Construction Corporation	357 Consultant Omission		Furnish and install the following fences: Fire Line Backflow Enclosure, Water Service Backflow Enclosure, Retention Area Fencing.	
011	07/24/2012	\$25,307	7		Lematee Engineering and Construction Corporation	363R Owner Request		These additional fences are required by code or criteria, were not in the construction documents, and were added in ASI #11 and CTD #3. Replace the stolen lightning protection which was stolen from the roof of the building.	
\$42,769									
012	11/05/2013	\$5,854		360	Lematee Engineering and Construction Corporation	Consultant Error		The change order reimburses the contractor for extra work to construct the Driver's Education Course Fencing.	
012	11/05/2013	\$3,265	10	361	Lematee Engineering and Construction Corporation	Consultant Omission		This fence was incorrectly located on the original construction plans, and some excavation was done in error and had to be filled back in and patched. The correct fencing was then constructed.	
								The change order item reimburses the contractor for the addition of a pressure-treated wood "nailer" at the perimeter of the poured-concrete Physical Education Canopy.	
								The wooden nailer is required by code, but was not included on the construction documents.	

Project# 040599H Facility Name Lanier-James Education Center (SAAC) Original Contract /Date 05/19/2009 # C.O.'s 47 Total Changes \$-681,791 Current Contract \$7,832,004 Percent Change 0.00 % Days Extended 81 Contract Status Active/Cons.L
 Contract Name Replacement School on New Location/Danotish Existing Facility

Change Order	Board Date	Change Order	Days Extended	Percent	Contractor	Item# Reason	Description
012	11/05/2013	\$-1,071,592	0		Lebanice Engineering and Construction Corporation	369 Owner Request	Credit of (\$1,071,592.09) from Direct Owner Purchase and Tax Savings.
							Direct Purchase Orders of \$1,010,935.93
							Tax Savings of \$60,656.16
							Total Owner Credit \$1,071,592.09

In accordance with the Bid contract, this change order reconciles current contract value by closing the Direct Owner Purchase and Tax savings, and returning those funds to the Owner via credit change order.

ADDITIONAL STAFF INFORMATION:

***Funds in the amount of \$1,010,935.93 will be used to cover the costs of Direct Owner Purchased materials. Tax Savings as a result of the Direct Owner Purchase program in the amount of \$60,656.16 will transfer to the Capital Funds Reserve.

After payment of Direct Owner Purchases, there is a positive financial impact to the District of \$60,656.16.

\$-1,062,473

Change Order Items	Consultant Error:	Constructive Change Directives	Consultant Error:
	\$29,142		\$0
Consultant Omission:	\$56,225		\$0
Owner Request:	\$-906,191		\$0
Unforeseen:	\$139,033		\$0
Other:	\$0		\$0
Subtotal:	\$-681,791		\$0
			<u>Grand Total:</u> \$-681,791