

The School Board of Broward County, Florida
Office of Facilities and Construction

EXHIBIT 3

SUMMARY OF CHANGE ORDERS

Meeting Date: 12/17/2013

1. Western High

TOTAL: \$162,500

Remodeling and Renovation, ADA, and IAQ

CHANGE ORDER NO:001

PROJECT NO: P.000505 (f.k.a. 2831-99-02)

Contractor: Cedars-Electro Mechanical, Inc. - not valid

CONTRACT DATE: 04/16/2012

Consultant: Zelch & McMahon, Architects

Owner Request: Grant 210 Days to Contract #Days \$162,500

Item No.-301R3 1. Provide an alternate electrical service route to mechanical room for the new electrical resistance heating required to coordinate with separate improvement project. 210 \$162,500

2. Remove and replace deteriorated devices (i.e. fire dampers, chilled water supply, and return valves).

3. Modify existing rooftop equipment curbs and remove roof over abandoned curbs.

4. Update previously specified air handler equipment to current model and sizes.

5. Delete 90 square foot administration restroom remodeling from scope.

6. Delete 450 square foot addition to P.E. storage (Building #9).

The original drawings were required to be re-designed and re-permitted to meet current SBBC Design Criteria and Florida Building Code (FBC) 2007. In addition, remodeling of the administration restroom, and addition to Building #9 were removed from the contractor's scope of work. (See Executive Summary for details.)

210 days, non-compensable.



The School Board of Broward County, Florida
Facilities and Construction Management Division

1700 SW 14th Court
Fort Lauderdale, FL 33312

(754) 321-1500

Document 01250g (00 63 63)-Construction Change Order-Item # 001 (R3)

Facility Name: Western High School Date: August 06, 2013
 Project Name: Renovations, Remodeling and Additions - HVAC Project # 2831-99-02/ P. 000505
 Project Description: General Construction
 Contractor: Cedars-Electro Mechanical Inc. Reference Letter COR-001/CCD-001
 Dated: _____

Description of Change:

1. Provide an alternate electrical service route to mechanical room for the new electrical resistance heating required to coordinate with separate improvement project.
2. Remove and replace deteriorated devices (i.e. fire dampers and chilled water supply & return valves).
3. Modify existing rooftop equipment curbs and remove and roof over abandoned curbs.
4. Update previously specified air handler equipment to current model and sizes
5. Delete 90 sq. ft. administration restroom remodeling from scope.
6. Delete 450 sq. ft. addition to P.E. storage (Building No.9).

Attachments: Construction Change Directive #001, CMS Review of Costs and Contractors Change Order Request #001 with related documents

Reason For Change:

The original drawings were required to be redesigned and re-permitted to meet current SBBC Design Criteria and Florida Building Code (FBC) 2007. In addition, remodeling of the administration restroom and addition to Building #9 were removed from the contractors' scope of work (See Executive Summary for Detail).

Summary:

Total of Credits and/or Added Costs: Add: \$162,500.00
 Deduct: \$

The Contract Time will be increased (~~decreased~~) By: 210 Days NON-COMPENSABLE
THIS CHANGE ORDER ITEM IS INCLUSIVE OF ALL COSTS ASSOCIATED WITH THIS WORK. NO ADDITIONAL COMPENSATION FOR EXTENDED TIME SHALL BE DUE AS A RESULT OF THIS CHANGE IN THE SCOPE OF WORK.

Recommended [Signature] 08/07/13
 Project Consultant's Signature Date

Accepted [Signature] 08/06/13
 Contractor's Signature Date

Reviewed and Concurred [Signature] 8/23/13
 Facilities Project Manager Date

Robert E. McMahon
 Project Consultant's Typed Name
Zelch & McMahon, Architects
 Project Consultant's Firm Name

Ibrahim Chalhoub, President
 Contractor's Typed Name
Cedars Electro-Mechanical, Inc
 Contractor's Firm Name

Charles Ricks
 Facilities Project Manager's Typed Name
The School Board of Broward County, FL

Change Order Categories		Sub Categories	
<input checked="" type="checkbox"/> Owner's Request	<input type="checkbox"/> Unforeseen	<input type="checkbox"/> Consultant Error	<input type="checkbox"/> Consultant Omission
		<input checked="" type="checkbox"/> Regulatory Compliance	<input type="checkbox"/> Safety/Emergency

FACILITIES AND
CONSTRUCTION

The School Board of Broward County, Florida
Facilities and Construction Management Division
1700 SW 14th Court
Fort Lauderdale, FL 33312

30 AM 11:52

(754) 321-1500

Document 01250e: Construction Change Directive #001

To: **Ibrahim Chalhoub**, President
Cedars-Electro Mechanical, Inc.
1712 S. Dixie Highway
Lake Worth, FL 33460

Project No: #2831-99-01/P.000505
Project Title: Renovations, Remodeling, &
Additions - HVAC
Facility: Western High School

Directive No.:	001	Date:	7/21/12
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Description of Directed Change:

You are hereby directed to make the following change(s) in this Contract:

In accordance with the Agreement between the Owner and the Contractor, this CCD directs Cedars-Electro Mechanical, Inc. to:

Re-Permit Revisions to the Construction Documents: As a result of updating and re-permitting the Construction Documents there are changes and cost adjustments. These changes and cost adjustments are the following items:

- a. **Update Plans to FBC 2007:** The plans were originally approved under the SBC-1997 and later the FBC 2004. The FBC 2004 approval was based upon actual air monitoring and testing for pollutants at the School. This information was used to establish the required cfm's per student as a basis for HVAC design. That method is no longer accepted, the current revised drawings now utilize the current SBBC Mechanical Design Criteria and Florida Building Code (FBC) 2007 for the cfm determinations.
- b. **Electrical Distribution Revisions:** The gas boiler had been removed 'by others'. Since that time, the 'original' campus buildings have been without heat. This project provides heat for these buildings by a new system of electrical resistance heat-strips. These are located within the supply ductwork of the new replacement air handlers. The electrical distribution source that was intended for this project was inadvertently utilized by another project. Since that source was no longer available, this project now provides an alternate route for the electrical distribution to each of the Project's Mechanical Rooms and their air-handlers.
- c. **Replacement of Deteriorated Devices:** Detailed examination and destructive testing have determined that some of the existing fire dampers are in poor condition - rusty and possibly inoperable. They may not function properly if needed. In addition, the chilled water supply and return valves are also in a deteriorated condition. These items are now also being removed and replaced with new.
- d. **Modify Existing Rooftop Equipment Curbs:** The existing rooftop curbs at locations of exhaust fan replacements were structurally analyzed to the current Codes. They were found to be structurally deficient. Therefore, this Project now modifies these roof curbs to withstand current wind-loads and provide adequate attachment for the equipment. In addition, the abandoned equipment curbs are now to be removed, filled-in, and roofed over. Safety barrier railings are placed for appropriate protections.
- d. **Update Air Handler Equipment Models:** These plans update the air handler equipment specifications and data to the manufacturer's current models. This change affected some of the units physical sizes, connection locations, as well as, the utility and service requirements.



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Document 01250e: Construction Change Directive #001

- e. **Administration Restroom Remodeling - Deleted:** The remodeling of the administration restroom is deleted from this Project. This work has been completed 'by others'.
- f. **Addition to Building #09 - Deleted:** The 410 sq.ft. addition to the PE Storage Building is deleted. It is no longer required because other new construction has accommodated this need.
- g. **Contract Time Extension:** For this Change Order, the overall time for performance of the Contract may be increased to a maximum of ninety (90) days. These days are non-compensable.

The cost of this work is not to exceed the amount of \$162,500.00.00.

Attachments: CMS Cost Review Letter, Cedars-Electro Mechanical, Inc. 'Cost Adjustment' No. 001 with attachments.

Proposed Adjustments

1. The Proposed basis of adjustment of the Contract Sum or Guaranteed Maximum price is:

- Lump Sum** **Increase of \$162,500.00** (not to exceed)
- As provided in Specification Section 01250, Contract Modifications.
- As follows:

2. The Contract Time is proposed to **be adjusted** remain unchanged. The proposed adjustment, if any, is an **increase of 90 days** (not to exceed). decrease of ____ days.

When signed by the Project Consultant and the Owner and received by the Contractor, this document becomes effective immediately as a Construction Change Directive and the Contractor shall proceed with the change(s) described above.		Signature by the Contractor indicates the Contractor's Agreement with the Proposed Adjustments in Contract Sum and Contract Time as set forth in this Construction Change Directive. Cedars-Electro Mechanical, Inc.
Zelch & McMahon, Architects	School Board of Broward County	
Project Consultant Robert E. McMahon Zelch & McMahon, Architects	Owner Thomas Lindner Deputy Superintendent	Contractor Ibrahim Chalhoub, President Cedars-Electro Mechanical, Inc.
By: Date: 07/23/12	By: Date: 7/25/12	By: Date: 07/21/12

Contractor: Return Signed Copy to: Project Consultant Owner _____