

Change Order Summary

Facility Name: Fort Lauderdale High School Date: 10/30/13
Project Title: Phased Replacement Project #: P-000687

	F.K.A./P#
Contractor:	Kaufman Lynn
Consultant:	Manny Synalofski Associates LLC
Sub Consultants:	
Mechanical:	Delta G. Consulting Engineers Inc.
Structural:	Saad Elia El Hage
Electrical:	Delta G. Consulting Engineers Inc.
Plumbing:	Delta G. Consulting Engineers Inc.
Civil Engineer:	Mendez Engineering Design
Landscape:	Land Stewardship Co.

Original Contract Amount \$15,998,000

Change Order Allowance (from PFA) \$500,000

Change Order Items

Consultant Error:	\$0	0.00% of original contract amount
Consultant Omission:	\$179,662	1.12% of original contract amount
Owner Request:	\$41,643	0.26% of original contract amount
Unforeseen:	\$64,055	0.40% of original contract amount
Subtotal:	\$285,360	1.78% of original contract amount

Construction Change Directives

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

Total: \$285,360 1.78% 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	Contract Name	Original Contract /Date	# C.O.'s	Total Changes	Current Contract	Percent Change	Days Extended	Contract Status
09512701	Fort Lauderdale High Remodeling / Renovations		02/12/2008	1	\$0	\$ 16,950,000	0.00 %	85	Active.Des.CD100R
Change Order	Board Date	Change Order Amount	Days Extended	Percent Change	Contractor	Item# Reason	Description		
001	03/17/2014				Kaufman Lynn Construction, Inc.				
001	02/22/2012	\$0	-44		Kaufman Lynn Construction, Inc.	001 Owner Request	Reduction in contract duration.		
Contractor took longer than allowed to finalize and execute post award documents.									
002	03/17/2014				Kaufman Lynn Construction, Inc.				
002	07/23/2013	\$21,058	14		Kaufman Lynn Construction, Inc.	002 Unforeseen Condition	Contractor provided labor, materials, and equipment to adjust the footing size and configuration of the new classroom building. This change was necessitated in order to accommodate an existing sanitary sewer lateral and manhole.		
002	07/23/2013	\$15,868	3		Kaufman Lynn Construction, Inc.	003 Owner Request	Route of sewer lateral was discovered only after excavation of footings. Contractor provided labor, materials, and equipment to extend low voltage conduit feeder system from new pool into the main electrical room of the new administration building.		
002	07/23/2013	\$3,185	0		Kaufman Lynn Construction, Inc.	006 Consultant Omission	Pool systems were originally designed to feed into existing administration building. This building is scheduled for demolition. Running the pool low voltage systems directly to the new addition will improve the performance of the system by minimizing the distance of the conduit runs. Provide labor, materials, and equipment to re-route storm Drain and add one drain structure.		
002	07/23/2013	\$52,283	12		Kaufman Lynn Construction, Inc.	014 Owner Request	Conflict between the structural and civil drawings. Provide labor, materials, and equipment to install 49 recessed floor boxes to accommodate proposed furniture type in technical labs.		
Due to the age of the design, contract documents did not reflect current curriculum requirements.									

03/03/2014

Project#	Facility Name	Original Contract /Date	# C.O.'s	Total Changes	Current Contract	Percent Change	Days Extended	Contract Status
09512701	Fort Lauderdale High Remodeling / Renovations	06/07/2011	8	\$285,361	\$ 15,998,000	1.78 %	85	Active.Des.CD100R
Change Order	Board Date	Change Order Amount	Days Extended	Percent Change	Contractor	Item# Reason	Description	
002 07/23/2013		\$3,815	0		Kaufman Lynn Construction, Inc.	015 Consultant Omission	Provide labor, materials, and equipment to relocate existing City of Fort Lauderdale street light pole that was in direct conflict with the new bus loop entrance ramp.	
002 07/23/2013		\$0	6		Kaufman Lynn Construction, Inc.	017 Unforeseen Condition	Contract documents did not correctly depict location of light pole. Pole had to be relocated to avoid the conflict with bus loop entrance design. Contractor was delayed in the construction process by Tropical Storm Isaac.	
002 07/23/2013		\$0	48		Kaufman Lynn Construction, Inc.	018 Unforeseen Condition	The Contract documents Section 01350 require the contractor to secure the site in the event of a pending tropical weather event. The contractor is entitled to a non-compensable time extension for storm preparations. Contractor's construction schedule was impacted by stop work orders issued by the City of Fort Lauderdale.	
002 07/23/2013		\$-60,177	0		Kaufman Lynn Construction, Inc.	030 Owner Request	The City of Fort Lauderdale issued two formal code violations. These violations stopped specific, critical site work activities. The issue was brought in front of a City Magistrate and it was determined that the City had no jurisdiction to impose any violations on our property pursuant to 1013.371(1)(a) of the Florida Statutes. The appeal process took 48 Calendar days to resolve. The contractor is entitled to a non-compensable time extension for delays that were beyond their control. Contractor to provide credit for closed circuit security system components that were determined to be obsolete and incorrectly identified in the School Board Criteria documents.	
002 07/23/2013		\$9,132	0		Kaufman Lynn Construction, Inc.	031 Consultant Omission	Change in CCTV equipment required to meet digital format requirements. Specified equipment is obsolete. Provide labor, materials, and equipment to add 12 specialty type light fixtures, conduit and wire at new science labs.	
002 07/23/2013		\$3,963	0		Kaufman Lynn Construction, Inc.	033 Consultant Omission	The specified light fixtures in the science area were omitted from the contract documents. Contractor provided labor materials and equipment to modify water main design to avoid conflict with site drainage.	
002 07/23/2013		\$7,424	0		Kaufman Lynn Construction, Inc.	034 Unforeseen Condition	Contractor was directed to modify and offset the water main to avoid hitting the french drain. Contractor provided labor materials and equipment to supply and install new sanitary system man hole.	
							Contractor was directed to supply and install new man hole due to the poor condition of the existing tie in man hole. Tie location man hole was 52 years old and showed significant signs of structural weakness. It was determined that due to its poor condition, it should be completely replaced.	

Project#	Facility Name	Original Contract /Date	# C.O.'s	Total Changes	Current Contract	Percent Change	Days Extended	Contract Status
09512701	Fort Lauderdale High Remodeling / Renovations	06/07/2011	15	\$285,361	\$ 15,998,000	1.78 %	85	Active.Des.CD100R
Change Order	Board Date	Change Amount	Order Days	Percent Change	Contractor	Item# Reason	Description	
002	07/23/2013	\$6,017	0		Kaufman Lynn Construction, Inc.	035 Consultant Omission	Contractor provided labor materials and equipment to reroute the storm drainage piping and structures to avoid conflicts with the covered canopy footings.	
Contractor was directed to re-route drainage lines and structures to coordinate with the covered canopy drawings. Covered canopy was located on Architectural drawings, but not coordinated properly with the civil plans.								
002	07/23/2013	\$5,833	0		Kaufman Lynn Construction, Inc.	037 Owner Request	Contractor to provide labor, materials, and equipment to remove and relocate 25 in-contract built-in cabinets.	
Change in office configurations and furniture layouts required revisions to the built-in casework plan. Surplus casework to be used in storage rooms.								
\$68,401								
003	03/17/2014				Kaufman Lynn Construction, Inc.			
003	03/17/2014	\$9,995	14		Kaufman Lynn Construction, Inc.	007R Consultant Omission	Provide labor, materials, and equipment to modify exterior poured in place concrete stairs.	
Additional reinforcing steel and minor dimensional modifications to the stairs were made to increase structural integrity.								
003	03/17/2014	\$1,884	0		Kaufman Lynn Construction, Inc.	008a Owner Request	Provide labor, materials, and equipment to add door, hollow metal frame and hardware to connect principal's and secretary's spaces for increased privacy.	
Change initiated to increase privacy and security to principal's and secretary's offices.								
003	03/17/2014	\$5,597	6		Kaufman Lynn Construction, Inc.	008b Consultant Omission	Provide labor, materials, and equipment to make changes to the door and hardware schedule. Pursuant to Architect's Supplemental Instruction #4, these changes were primarily related to modifications of the fire ratings. Rating modifications were made to 9 doors.	
Rating information was incorrectly identified on contract documents. Also, there were several instances of incorrect hardware and door sizes identified. Door schedule was corrected in Architect's Supplemental Instruction #4 and triggered modification to the door supplier's contract.								
003	03/17/2014	\$17,809	8		Kaufman Lynn Construction, Inc.	011 Consultant Omission	Provide labor, materials, and equipment to install add drainage to the 2nd and 3rd floor pedestrian bridge with stainless steel rain water leaders connected to downspouts.	
The original design did not include proper drainage for the pedestrian bridge.								

Project#	Facility Name	Original Contract /Date	# C.O.'s	Total Changes	Current Contract	Percent Change	Days Extended	Contract Status
09512701	Fort Lauderdale High Remodeling / Renovations	06/07/2011	22	\$285,361	\$ 15,998,000	1.78 %	85	Active.Des.CD100R

Change Order	Board Date	Change Order Amount	Days Extended	Percent Change	Contractor	Item#	Reason	Unforeseen Condition	Description
003 03/17/2014		\$19,048	6		Kaufman Lynn Construction, Inc.	013		Unforeseen Condition	Provide labor, materials, and equipment to install new electrical service to existing track field house.
003 03/17/2014		\$25,952	0		Kaufman Lynn Construction, Inc.	020	Owner Request		Existing electrical service to the field house was not shown on contract documents or as-built documents. Original service was not properly installed and was damaged by new bus driveway construction. Contractor provided labor, materials, and equipment to make bus drive and parking lot ready for the opening of school. Unanticipated measures were required for temporary occupancy of the bus loop and parking areas. These measures included temporary fencing, parking lot striping, and parking lot lighting.
003 03/17/2014		\$11,145	0		Kaufman Lynn Construction, Inc.	021	Unforeseen Condition		The summer window to completely construct bus loop and parking areas was impacted by the City of Fort Lauderdale Stop Work Notice. Temporary controls were required to make the area safe and viable for the start of school. Contractor provided labor, materials, and equipment to make repairs to existing fire department connection riser at existing building (5).
003 03/17/2014		\$11,089	0		Kaufman Lynn Construction, Inc.	022	Consultant Omission		The construction documents required that the contractor connect new fire sprinkler system to existing buildings. Discovery of system components in existing buildings that could not handle increased pressure differential required repair and correction. Contractor provided labor, materials, and equipment to extend fire department connection and fire hydrant to alternative location inside the bus loop.
003 03/17/2014		\$5,380	0		Kaufman Lynn Construction, Inc.	023	Unforeseen Condition		The construction documents required that the contractor install a new fire department connection to the outside of the bus loop. The location designed was determined to be inappropriate due to fire truck access requirements. The connection was relocated to the inside of the bus loop to enhance fire truck accessibility of the connection and fire hydrant. Contractor provided labor, materials, and equipment to replace existing underground chilled water pipe insulation.
003 03/17/2014		\$22,084	0		Kaufman Lynn Construction, Inc.	024	Consultant Omission		Contractor discovered during the excavation of the canopy footings, that the existing chilled water piping was void of insulation or the insulation was damaged. Engineer of Record and Building Department recommended new insulation be installed in the areas that were exposed. Provide labor, materials, and equipment to increase overall dimensions of the chiller enclosure.
During the shop drawing review, it was identified that the chiller enclosure was not large enough to accommodate the specified chiller equipment.									

Project#	Facility Name	Original Contract /Date	# C.O.'s	Total Changes	Current Contract	Percent Change	Days Extended	Contract Status
09512701	Fort Lauderdale High Remodeling / Renovations	06/07/2011	28	\$285,361	\$ 15,998,000	1.78 %	85	Active.Des.CD100R
Change Order	Board Date	Change Amount	Order Days	Percent Change	Contractor	Item# Reason	Description	
003 03/17/2014		\$10,183	0		Kaufman Lynn Construction, Inc.	025 Consultant Omission	Contractor provided labor, materials, and equipment to install an additional 11 fire dampers and accessories.	
003 03/17/2014		\$27,256	6		Kaufman Lynn Construction, Inc.	026 Consultant Omission	Contractor was directed to provide additional dampers pursuant to the approval of Architect's Supplemental Instruction #11. Dampers and access panels were inadvertently omitted from the contract documents, but required by the Florida Building Code. Contractor provided labor, materials, and equipment to install a remote generator fueling port.	
003 03/17/2014		\$34,283	0		Kaufman Lynn Construction, Inc.	027 Consultant Omission	Contractor was directed to provide remote fuel port pursuant to Architect's Supplemental Instruction #6. Remote fuel port is a code required item that was inadvertently omitted from the contract documents. Contractor provided labor, materials, and equipment to relocate fire department connection at administration building 240 feet to the south.	
003 03/17/2014		\$1,428	0		Kaufman Lynn Construction, Inc.	032 Consultant Omission	Contractor was directed to relocate connection for improved fire department connection accessibility. Contractor provided labor, materials, and equipment to add lighting circuits to third floor of classroom building.	
003 03/17/2014		\$13,827	6		Kaufman Lynn Construction, Inc.	038 Consultant Omission	Contractor was directed to add the circuits. Display cases were specified with lighting, but not picked up by the electrical drawings. Contractor to provide labor, materials and equipment to add hard plaster ceilings in all group toilet rooms.	
\$216,960								
Specified ceiling in all group toilet rooms was drywall. Change in ceiling type was required to meet current design criteria.								

Change Order Items	Consultant Error:	Constructive Change Directives	Consultant Error:
Consultant Omission:	\$0	Consultant Omission:	\$0
Owner Request:	\$179,663	Owner Request:	\$0
Unforeseen:	\$41,643	Unforeseen:	\$0
Other:	\$64,055	Other:	\$0
Subtotal:	\$0	Subtotal:	\$0
	\$285,361	Grand Total:	\$285,361

03/03/2014