

EXECUTIVE SUMMARY**EXHIBIT 1**

**Change Order #3
Fort Lauderdale High
Kaufman Lynn Construction, Inc.
Remodeling / Renovations
Project No. P.000687**

PROJECT OVERVIEW:

Type of Contract:	Design Bid Build (Hard Bid)
Architect:	Manuel Synalovski Associates, LLC
Contractor:	Kaufman Lynn Construction, Inc.
Notice to Proceed Date:	11/15/11
Bid Amount (Original Contract Amount):	\$15,998,000

**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, a classroom building, 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. The delivery method for the project is design bid build, and the price of \$15,998,000 represented the lowest responsible bidder.

Fort Lauderdale High was constructed in 1910 and originally located downtown. In 1961 it was relocated to its current site on NW 4th 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.

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

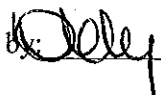
<u>Change Order Item #</u>	07R	CO	Change order item #7R is for the contractor to add additional steel reinforcing to the exterior stairs to increase the structural integrity of both exterior stair cases. This item was determined to be an architectural omission. Proportionally responsible costs associated with this change order will be charged to the architect for recovery.
<u>Change Order Item #</u>	08a	OR	Change order item #08a is to add additional communicating door between the principal's office and the adjacent secretary's office. This change was determined to be an owner's request.
<u>Change Order Item #</u>	08b	CO	Change order item #08b is for the contractor to make changes to the approved hardware schedule. The change initiated by the architect was primarily related to the fire ratings of specific doors. This change is considered to be an architect's omission. Proportionately responsible costs associated with this change order will be charged to the architect for recovery.
<u>Change Order Item #</u>	11	CO	Change order item #11 is for the contractor to add floor drains and plumbing to the pedestrian bridge. Due to the open nature of the bridge, upper floors will collect rain water. Drains are required to keep the bridge dry. This item was determined to be a consultant omission. Proportionally responsible costs associated with this change will be charged to the architect for recovery.
<u>Change Order Item #</u>	13	UF	Change order item #13 is for the contractor to repair and replace the electrical service to the existing field house. The electrical service to the field house was not shown on as-built drawings, and was fed from a temporary service that had previously serviced portable classrooms. During the excavation of the new bus loop, our contractor discovered the service. The original installation of the service was not in compliance with the code and needed to be relocated to a panel that was not scheduled for demolition. This item was determined to be an unforeseen condition.
<u>Change Order Item #</u>	20	OR	Change order item #20 is for the contractor to make temporary site work modifications to the new parking lot in order to open the parking lot for the start of the school year. The contractor lost time 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.

<u>Change Order Item #</u>	21	UF	Change order item #21 is for the contractor to make repairs to an existing fire department riser at Building 5. The components of the fire suppression system located in the existing building were deficient and required repair before connection to the new system. This item was determined to be an unforeseen condition.
<u>Change Order Item #</u>	22	CO	Change order item #22 is for the contractor to relocate the fire department connection at the bus loop. Original design called for the connection to be at the outside of the loop, this location is problematic due to the pedestrian fence and covered walkway that would impede fire department access. The connection was relocated to the inside of the loop for better fire truck access. This item was determined to be a consultant omission. Proportionally responsible costs associated will be charged to the architect for recovery.
<u>Change Order Item #</u>	23	UF	Change order item #23 is for the contractor to repair and replace existing chilled water pipe insulation. During the excavation of foundations for the new covered canopy, it was discovered that the existing chilled water piping was in disrepair. This item was determined to be an unforeseen condition.
<u>Change Order Item #</u>	24	CO	Change order item #24 is for the contractor to increase the overall size of the chiller enclosure. The design was determined to be too small to fit all the specified equipment. This item was determined to be a consultant omission. Proportionately responsible costs associated with this change will be charged to the architect for recovery.
<u>Change Order Item #</u>	25	CO	Change order item #25 is for the contractor to install additional fire dampers not shown on the contract drawings, but required by the Florida Building code. This item was determined to be a consultant omission. Proportionately responsible costs associated with this change order will be charged to the architect for recovery.
<u>Change Order Item #</u>	26	CO	Change order item #26 is for the contractor to install a remote generator fueling port. This allows fuel truck(s) direct access to fill up the fuel tank from the exterior of the building, and is required by the Florida Building Code. This item was determined to be a consultant omission. Proportionately responsible costs associated with this change order will be charged to the architect for recovery.
<u>Change Order Item #</u>	27	CO	Change order item #27 is for the contractor to relocate fire department connection at parent drop off 240 feet to the south. As in Change order #22, due to pedestrian fencing and covered walkway, fire department access was limited. Relocated fire department connection provides better unobstructed access to the fire department connection. This item was determined to be a consultant omission. Proportionately responsible costs associated with this change order will be charged to the architect for recovery.

<u>Change Order Item #</u>	32	CO	Change order item #32 is for the contractor to add lighting circuits to the display cases on the third floor classroom building. Display cases were specified with lighting, but circuits were not identified on the electrical drawings. This item was determined to be a consultant omission. Proportionately responsible costs associated with this change order will be charged to the architect for recovery.
<u>Change Order Item #</u>	38	CO	Change order item #38 is for the contractor to change the ceiling type in all student group restrooms. Design criteria calls for hard plaster ceilings in student group restrooms. This change order was determined to be a consultant omission. Proportionately responsible costs associated with this change order will be charged to the architect for recovery.
			<i>There will be additional change orders for this project.</i>

Typed by: G.Boardman/2-28-14

Written by: Greg Boardman/2-28-14

Approved by:  Date: 3/10/14