

EXECUTIVE SUMMARY

EXHIBIT 1

**Change Order #4
Fort Lauderdale High
Kaufman Lynn Construction, Inc.
Remodeling / Renovations
Project No. P.000687**

PROJECT OVERVIEW:

Type of Contract:	Hard Bid
Architect:	Manny Synalovski Associates LLC
Contractor:	Kaufmann Lynn Construction
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, after which the existing assets will be demolished to make room for a new student parking area. Building 8, the existing 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 was 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 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.

When the project was first planned in 2007, it was structured using a "CM at Risk" delivery method. A Construction Manager (CM) was selected and negotiations began. Due to budgetary constraints, negotiations with the CM failed to meet the budget estimate. The best negotiated price with the CM at Risk firm was approximately \$22 million dollars. In an effort to preserve the original scope and not revise the permitted plans, we explored alternative delivery methods while maintaining the budget. As a result, the planning and design process was delayed. As a means of preserving the budget and permitted plans, the OF&C opted to convert the project to a "hard bid." Furthermore, in 2010 the construction market was very competitive and the OF&C anticipated that hard bidding the project would result in a savings to the District. The lowest bid of \$15,998,000 represented a \$6 million dollar savings when compared to the best negotiated price with the CM.

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

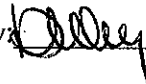
<u>Change Order Item #</u>	41a	CE	Change order item #41a is for the contractor to add two handicap ramps to the bus drop off area. The architect omitted the required ramps from the construction documents. Completed work on the covered canopy had to be modified to accommodate new ramps.
<u>Change Order Item #</u>	41b	CE	Change order item #41B is to make width modifications to new bus drop off loop to accommodate the larger bus sizes. It was determined that the civil engineer did not meet the turning radius criteria. Corrections were significant and impacted already completed work.
<u>Change Order Item #</u>	42	CO	Change order item #42 is for the contractor to add specific demonstration tables and associated power, water and gas service to science labs located in Building 8. The labs were drawn without the required mechanical and electrical components inadvertently by the architect. This item was determined 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>	43	CO	Change order item #43 is for the contractor to add 12,000 linear feet of fiber optic cabling to serve as the backbone for all data communication throughout the existing and new campus. The plans did call for "home runs" between buildings, but omitted the fact that some buildings have multiple floors. Each intermediate data closet requires a separate home run. This omission exponentially expanded the fiber optic requirements of the project. This item was determined to be an omission. Proportionately responsible costs associated with this change order will be charged to the architect for recovery.
<u>Change Order Item #</u>	45 a-e	CO	Change order item #45a-e is for the contractor to make revisions to the science casework and to add water, power and gas service to the science labs being renovated in Building 8. The educational specifications for chemistry and the programmatic requirements of the Cambridge program necessitate the need for these services. Proportionately responsible costs associated with this change order will be charged to the architect for recovery.
<u>Change Order Item #</u>	46	CO	Change order item #46 is for the contractor to add fencing and gates at specific locations underneath the external stair towers. Due to the elevation of the bottom of the stair landings, it was determined that they were a head hazard. Protecting them was a code required item. Proportionately responsible costs associated with this change order will be charged to the architect for recovery.

<u>Change Order Item #</u>	47	CO	Change order item #47 is for the contractor to add plumbing infrastructure and piping not shown on the contract documents, but required to service newly renovated group restrooms in Building 8. Design omitted plumbing riser and piping details for bathrooms being renovated in Building 8. Proportionately responsible costs associated with this change order will be charged to the architect for recovery.
<u>Change Order Item #</u>	49	CO	Change order item #49 is for the contractor to add new hot and cold solenoid shut-off valves at new science area in building 20. Solenoid valve control is a code requirement. 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>	50	CO	Change order item #50 is for the contractor to increase size of egress door on the third floor classroom building to a double wide opening. Egress calculations from the third floor had to be adjusted to remove occupant load from pedestrian bridge to new stairwell. Hardware configuration changes made egress from stairwell not attainable. This item has been determined to be a consultant omission. Proportionally responsible costs associated will be charged to the architect for recovery.
<u>Change Order Item #</u>	51	CO	Change order item #51 is for the contractor to add four magnetic hold open devices to the lecture hall doors. Original design omitted the code required fire alarm devices. 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>	52a	CO	Change order item #52a is for the contractor to add drop ceilings in telecommunication rooms. Drop ceilings are a requirement of our design criteria. 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>	52b	CE	Change order item #52b is for the contractor to remove and relocate electrical devices in ceilings at telecommunication rooms due to the addition of the new drop type ceilings. This item was determined to be a consultant error. Proportionately responsible costs associated with this change order will be charged to the architect for recovery.
<u>Change Order Item #</u>	53	CO	Change order item #53 is for the contractor to install a circulation water pump at the custodial closet. Circulation pump is a requirement of our criteria. 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>	55	CO	Change order item #55 is for the contractor to add electrical connection and circuits for condensation drain pumps. Consultant omitted electrical connection to pumps for small direct expansion units. 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>	56	OR	Change order item #56 is for the contractor to add electrical and data connection for Kronos time clock. Optional Kronos equipment was not included in original design, but required for school operation. This change order was determined to be an owner's request.
<u>Change Order Item #</u>	57	CE	Change order item #57 is for the contractor to remove and replace roof access ladders that we determined to be non-compliant with our design criteria. The new ladder design, fabrication and installation were determined to be a consultant error. 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/4-4-14

Written by: Greg Boardman/4-4-14

Approved by:  Date: 4/21/14