

The School Board of Broward County
Office of Facilities and Construction

Change Order Summary

Facility Name:	Cooper City High School	Date:	03/25/14
Project Title:	Concurrent Replacement Phase I	Project #:	P.000877
		F.K.A./P#	1931-99-02
Contractor:	*Skanska USA Building, Inc.		
Consultant:	*Song & Associates (SBBC-Design Criteria Professional)		

Original Contract \$18,099,285

Change Order Allowance (from PFA) \$904,963

Change Order Items

Consultant Error:	\$0	0.00% of original contract amount
Consultant Omission:	\$0	0.00% of original contract amount
Owner Request:	\$657,496	3.63% of original contract amount
Unforeseen:	\$75,399	0.42% of original contract amount
Subtotal:	\$732,895	4.05% 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:		0.00% of original contract amount
Subtotal:	\$0	0.00% of original contract amount

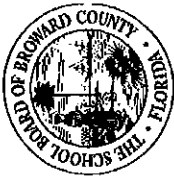
Total: \$732,895 4.05% of original contract amount

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
1931P000877	Cooper City High		09/07/2011	1	\$732,895	\$ 18,099,285	4.05 %	128	Active.Cons.I
Concurrent Phased Replacement									
Change Order	Board Date	Change Amount	Days Extended	Percent Change	Contractor	Item# Reason	Description		
001	09/05/2012	\$13,611	0		Skanska USA Building Inc	001	Owner Request	Supply Owners and Contractors Protective (OCP) Liability Coverage Insurance Policy	
							This is required insurance by the SBBC Risk Management Department, and was not included in the insurance section of the General Requirements provided in the Request for Proposal.		
							ADDITIONAL STAFF INFORMATION: This item is for the purchasing of Owners and Contractors Protective (OCP) Liability Coverage Insurance. This is a required insurance by the SBBC Risk Management Department. The request for this coverage was inadvertently omitted from the insurance section of the Request for Proposal. This cost will be taken from the change order contingency and does not increase the project's budget. Perform a Canal Topographic Survey and a Hydraulic Conductivity Test required for permitting at the Central Broward Water Control District (CBWCD). These items were required for the permit submittal to Central Broward Water Control District. The Contracts Department did not have any vendors in place at the time for Facilities and Construction Management to contract these services directly. Contractor cost was the same quoted to SBBC, and no mark-up has been applied to the contractor's cost.		
							\$20,940		
002	02/05/2013	\$1,447	0		Skanska USA Building Inc	003	Owner Request	Furnish and install red vision block wind screen on the north portion of the baseball field that is adjacent to the homes on the north side of the campus.	
							After receiving numerous complaints from homeowners, the vision screen was installed to help ease the issues of privacy until the new plantings and landscaping grow to a point where it helps fill in the area.		
							\$1,447		

Project#	Facility Name	Original Contract /Date	# C.O.'s	Total Changes	Current Contract	Percent Change	Days Extended	Contract Status
1931P000877	Cooper City High	09/07/2011	4	\$732,895	\$ 18,099,285	4.05 %	128	Active.Cons.I
Concurrent Phased Replacement								

Change Order	Board Date	Change Amount	Order Days	Percent Extended	Contractor	Item#	Reason	Description
003	04/23/2013	\$2,751	2		Skanska USA Building Inc	004A	Unforeseen Condition	Furnish and install couplings and clamps to make emergency repairs to the existing sewer force main on June 22, 2012, and again at a different location on August 31, 2012.

The existing 40-year-old clay pipe force main separated at an existing joint which caused sewage to seep up to the surface. The condition of the existing pipe is being investigated for replacement.

ADDITIONAL STAFF INFORMATION:

Please see Executive Summary for updated information.

Furnished and installed approximately 1550 linear feet of type C-900 force main pipe to replace the existing Concrete Asbestos Pipe (CAP). Pressure grouting the existing CAP (pipe) and abandon in place.

The existing 40-year-old CAP (pipe) force main separated at existing joints which caused sewage to seep up to the surface on two separate occasions. The condition of the existing pipe was poor and was in need of replacement. This pipe is located under what will be a new parking lot and bus loop constructed during this project. To replace this pipe at a later date would have been more costly and damaging to the new work in place.

ADDITIONAL STAFF INFORMATION:

Please see Executive Summary for updated information.

Furnish and install 170 linear feet of Ductile Iron Pipe (DIP) to replace the existing 6" Concrete Asbestos Pipe (CAP) water main service located under the new parking. Pressure grout the existing CAP (pipe) and abandon in place.

The new 6" water DIP main being installed as part of this project is being connected to both ends of an existing 6" CAP main. This new service replaced a 170-foot run of existing 40-year-old pipe that has already ruptured a few times and had to be repaired. Since this section of pipe will be under the new parking lot, it is in the District's best interest to replace this old section of pipe during this phase of construction.

ADDITIONAL STAFF INFORMATION:

Please see Executive Summary for updated information.

\$81,115

Project#	Facility Name	Original Contract /Date	# C.O.'s	Total Changes	Current Contract	Percent Change	Days Extended	Contract Status
1931P000877	Cooper City High	09/07/2011	7	\$732,895	\$ 18,099,285	4.05 %	128	Active.Cons.I
Concurrent Phased Replacement								
Change Order	Board Date	Change Amount	Order Days	Percent Extended	Contractor	Item# Reason	Description	
004	05/07/2013	\$291,133	54		Skanska USA Building Inc	007	Owner Request	
Expand the limits of construction to include Dudley Road on the north side of the school property approximately 500' to Southwest 90th Avenue. Regrade, add drainage, new sidewalk, and repave Dudley Road to accommodate a 2% slope from the existing grade to the new site elevation.								
Due to Central Broward Water Control District (CBWCD) permitting of the project, the new site elevation is approximately 3' higher than the existing road grade to the new site elevation.								
\$291,133								
005	06/11/2013	\$98,950	0		Skanska USA Building Inc	013	Owner Request	
Prepare re-roofing and HVAC unit replacement (Buildings 3, 4, 5, 6, 7, 9, 16 & 17) design documents to submit to the SBBC Building Department for permitting.								
The roofs and HVAC units for the listed buildings above have deteriorated well past their life expectancy. Repairs included in the contractor's scope of work being completed under this project, cannot be completed due to the condition of the roofs. Board approval was received to replace these roofs and HVAC units on March 18, 2013.								
\$98,950								
006	06/25/2013	\$20,424	0		Skanska USA Building Inc	009	Unforeseen Condition	
Remove and replace the existing slab in Building #40, new Childcare Building.								
The scope of work included in this contract was to cut and patch the existing slab to install new electrical and plumbing in converting the existing building to the new Childcare Building. Once the slab cuts were completed and the concrete removed, it was observed that the slab varied in thickness up to 3.5" and had no wire mesh as reinforcement. To avoid possible problems in the future with cracking and settlement, it was determined that it would be best to remove the balance of the slab and pour a new slab to current codes.								
006	06/25/2013	\$4,626	0		Skanska USA Building Inc	010	Owner Request	
Replace 2 - 4' x 6' white boards with 1 - 4' x 12' whiteboard and add one additional tack board at the front of 39 classrooms.								
The project was designed to have a smart board supplied by SBBC in between two whiteboards supplied by the contractor. Educational Technology Services (ETS) upgraded its technology using a Mimio-Teach Interactive Whiteboard System in lieu of the smart board system projecting its images onto a whiteboard. This new technology is less expensive than using a smart board which offsets the cost of this change order. The new configuration of the teaching area is now a 4' tack board at each end with a 12' whiteboard in between.								
\$25,050								

Project#	Facility Name	Original Contract /Date	# C.O.'s	Total Changes	Current Contract	Percent Change	Days Extended	Contract Status
1931P000877	Cooper City High Concurrent Phased Replacement	09/07/2011	11	\$732,895	\$ 18,099,285	4.05 %	128	Active.Cons.I
Change Order	Board Date	Change Order Amount	Days Extended	Percent Change	Contractor	Item# Reason	Description	
007 07/23/2013		\$31,125	0		Skanska USA Building Inc	011 Owner Request	Connect Building #16 (Media) and Building #34 (Classroom) to the new rerouted chilled water lines coming from the new chiller plant, and disconnect the same buildings from the old existing plants.	
The scope of this project includes the removal and rerouting of the chilled water lines, located on the 3-story canopy adjacent to Building #1, that feed Buildings 4, 6, 7 & 9 that are not scheduled for demolition. When the design was complete, the location of the relocated lines passed directly by the mechanical rooms of the two buildings above. Prior to the start of this project, the school was being supplied by five chiller plants. By tying these last two buildings into the main chiller plant, we eliminate all but the new main plant, making the campus more energy efficient saving on both electrical and maintenance costs.								
007 07/23/2013		\$2,764	0		Skanska USA Building Inc	012 Unforeseen Condition	Make emergency repairs to the existing irrigation line mains.	
Two emergency repairs were needed to be completed on the existing irrigation mains by the existing Media Center and Auto Lab. The contractor was working in the vicinity, but not near the lines that ruptured. Physical Plant Operations and school staff verified that the ruptures were not caused by the contractor work. To expedite the repairs, the contractor's irrigation crew was on-site and made the necessary repairs.								
007 07/23/2013		\$128,931	0		Skanska USA Building Inc	014 Owner Request	Provide labor, material and equipment to convert wireless Marketing, Drafting and Practical Experience Labs to a hard wire data connection. This includes adding additional floor boxes (39) for the data wiring and the additional electric needed to change from laptop computers to desktops. Minimal curriculum changes also occurred at Science Labs.	
During the design portion of the project, it was determined by Curriculum Specialists, that some of the Design Criteria included in the bid documents did not reflect the current curriculum requirements to meet students' needs.								
007 07/23/2013		\$-85,898	0		Skanska USA Building Inc	015 Owner Request	The contractor will provide a credit for closed circuit security system components that were determined to be obsolete and incorrectly identified in the School Board criteria documents.	
There was a change in the Closed Circuit Television (CCTV) technology from analog to digital which was not incorporated into the Design criteria documents prior to the project being released for bid. The CCTV was removed from the contractor's scope of work.								
							\$76,922	

Project#	Facility Name	Original Contract /Date	# C.O.'s	Total Changes	Current Contract	Percent Change	Days Extended	Contract Status
1931P000877	Cooper City High Concurrent Phased Replacement	09/07/2011	15	\$732,895	\$ 18,099,285	4.05 %	128	Active Cons.I

Change Order	Board Date	Change Amount	Order Days	Percent Change	Contractor	Item# Reason	Description
008 05/06/2014		\$12,619	0		Skanska USA Building Inc	018 Owner Request	Demolish the existing Home Economics Lab in Building 9, remove and cap all mechanical, electrical and plumbing connections below the slab. Repair and patch the concrete slab and install new vinyl flooring and base.
008 05/06/2014		\$19,921	0		Skanska USA Building Inc	019 Unforeseen Condition	This curriculum was no longer taught and the lab was being used for storage. With the demolition of Building 1, the ESE curriculum did not have a location to move on a permanent basis. This demolition and the repairs completed served as the best solution to the relocation problem. Reroute approximately 400 linear feet of existing 6" and 2.5" irrigation main lines out from under the new parking lot.
008 05/06/2014		\$3,081	0		Skanska USA Building Inc	020 Unforeseen Condition	It was determined that the existing lines were too shallow to be left under the new parking lot being constructed. To leave them in place would lead to possible ruptures which would cause damage to the newly installed parking lot. Removal of slab on grade in four locations in the auto lab to install 12" deep footers for owner supplied auto lifts.
008 05/06/2014		\$75,259	45		Skanska USA Building Inc	022 Owner Request	It was determined that after the owner supplied lifts were delivered to the site that the 4" concrete slab thickness was not sufficient for the anchoring of the lifts. The lifts needed 2'x4'x12" thick footers installed. Perform asbestos abatement of the walkway canopy roof between Buildings 1 & 2 (being demolished) and the balance of the existing buildings to remain.
008 05/06/2014		\$11,868	0		Skanska USA Building Inc	023 Unforeseen Condition	Asbestos abatement is commonly completed by the SBBC Risk Management Department with their contracted vendors. It was determined due to the complexity and coordination of this work that the contractor could complete this abatement faster and at the same cost or less by using their demolition subcontractor. Changes were made to the new canopy and footings due to conflicts with existing underground conditions and services.
008 05/06/2014		\$14,590	0		Skanska USA Building Inc	024 Unforeseen Condition	Once excavation for the canopy footers started, it was determined that there were existing underground utilities and conflicts at the required footing locations. The canopies and footings had to be re-engineered due to these conflicts. Reroute the existing 2.5" water main at the service entrance feeding Building 1 (to be demolished) to feed Buildings 7 & 9 (not being demolished).

As-builts did not show that the 2.5" water main that feeds Building 1 also feed Buildings 7 & 9. The water main that fed Building 1 (being demolished) was scheduled to be cut and capped back in the service drive. Since this water main fed both Buildings 7 & 9 (remaining), it had to be extended and routed to a new connection point for both buildings.

Project#	Facility Name	Contract Name	Original Contract /Date	# C.O.'s	Total Changes	Current Contract	Percent Change	Days Extended	Contract Status
1931P000877	Cooper City High	Concurrent Phased Replacement	09/07/2011	20	\$732,895	\$ 18,099,285	4.05 %	128	Active.Cons.I

Change Order Board Date	Change Order Amount	Days Extended	Percent Change	Contractor	Item# Reason	Description
	\$137,338					

<i>Change Order Items</i>	Consultant Error:	\$0	<i>Constructive Change Directives</i>	Consultant Error:	\$0
	Consultant Omission:	\$0		Consultant Omission:	\$0
	Owner Request:	\$657,496		Owner Request:	\$0
	Unforeseen:	\$75,399		Unforeseen:	\$0
	Other:	\$0		Other:	\$0
	Subtotal:	\$732,895		Subtotal:	\$0
				<i>Grand Total:</i>	<i>\$732,895</i>