

ROBERT EHMET HAYES & ASSOCIATES, PLLC

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ARCHITECTS

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November 3, 2021

VIA EMAIL

To: Mr. Brian Robinson, Superintendent
Ft. Thomas Independent Schools
Ft. Thomas Board of Education

Re: Johnson Elementary School
BG #19-001 / REH #334-1215

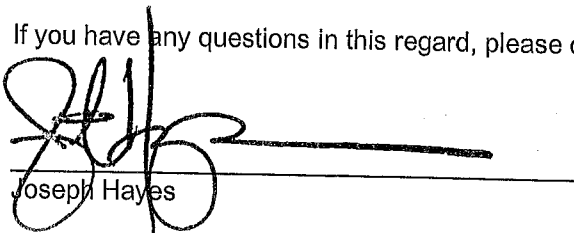
Enclosures: 1. Copy of Change Order No. 9.
2. Copy of KDE's Supplemental Form attached.

Action

Required:

1. Obtain Board approval.
2. Execute the Change Order and the Supplemental Form, as appropriate.
3. Retain a fully executed copy for your file.
4. Return an executed copy, along with the executed Supplemental Form, to this office and we will upload to KDE's FACPAC website on your behalf.

If you have any questions in this regard, please call



Joseph Hayes

JH:jhf



AIA Document G701™ - 2017

Change Order

PROJECT: (Name and address)
Johnson Elementary School
1180 North Fort Thomas Avenue
Fort Thomas, Kentucky 41075
REH# 334-1215 / BG# 19-001

CONTRACT INFORMATION:
Contract For: Total Project

CHANGE ORDER INFORMATION:
Change Order Number: 009

Date: 12/31/18

Date: 11/3/21

OWNER: (Name and address)
Fort Thomas Board of Education
28 North Fort Thomas Avenue
Fort Thomas, Kentucky 41075

ARCHITECT: (Name and address)
Robert Ehmet Hayes & Associates, PLLC
2512 Dixie Highway
Fort Mitchell, Kentucky 41017

CONTRACTOR: (Name and address)
Morel Construction Co., LLC
627 West Main Street
Louisville, Kentucky 40202

THE CONTRACT IS CHANGED AS FOLLOWS:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

Change Proposal #58 - Remove concrete in the Gymnasium Plaza that was rejected by the owner and reinstall with new design featuring revised grades and pavers - Add \$11,466.

Change Proposal #59 - Rework outside air duct associated with the Kitchen space - Add \$5,099.

Change Proposal #60 - Delete artwork allowance as work will be performed by others. Remove additional subgrade in Preschool Playground due to the addition of the outer sidewalk for required mulch depth - Deduct \$(500).

Change Proposal #61 - Remove roof overflow drain outlet scupper and attach PVC piping to run down the exterior wall and redirect water with a 90 degree elbow at sidewalk level away from the two preschool doors - Add \$2,112.

Change Proposal #62 - Rework duct, per KLH direction that was not detailed correctly on the Contract Drawings - Add \$5,335.

The original Contract Sum was

\$ 19,335,000.00

The net change by previously authorized Change Orders

\$ 1,358,669.00

The Contract Sum prior to this Change Order was

\$ 20,693,669.00

The Contract Sum will be increased by this Change Order in the amount of

\$ 23,512.00

The new Contract Sum including this Change Order will be

\$ 20,717,181.00

The Contract Time will be increased by Zero (0) days.

The new date of Substantial Completion will be


NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.


NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

Robert Ehmet Hayes & Associates, PLLC
ARCHITECT (Firm name)

Morel Construction Co., LLC
CONTRACTOR (Firm name)

Fort Thomas Board of Education
OWNER (Firm name)


SIGNATURE
JOE HAYES
PRINTED NAME AND TITLE
11/3/21
DATE


SIGNATURE
MATTHEW B. MOORE VP
PRINTED NAME AND TITLE
11/03/21
DATE

SIGNATURE
PRINTED NAME AND TITLE
DATE

FACPAC Contract Change Order Supplemental Information Form (Ref# 55135)

Form Status: Saved

Tier 1 Project: Johnson Elementary School Replacement Project

BG Number: 19-001

District: Fort Thomas Independent (176)

Status: Active

Phase: Schematic Design (View Checklist)

Contract: Morel Construction Co., LLC, 0001, Total Project

Type: General Contractor

Proposed

Change Order Number	9
Time Extension Required	No
Date Of Change Order	11/3/2021
Change Order Amount To Date	Increase

Construction Contingency

Calculations below are project wide. Remaining negative Construction Contingency may require the submission of a revised BG1.

Current Approved Amount	\$1,820,942.00
Net Approved COs	\$1,358,669.00
Remaining After Approved COs	\$462,273.00
Net All COs	\$1,382,181.00
Remaining After All COs	\$438,761.00

This Requested Change Order Amount \$23,512.00

+/-

Change In A/E Fee This Change Order

+/-

Change In CM Fee This Change Order

+/-

Remaining Construction Contingency

Balance

Contract Change Requested By Architect/Engineer; Local Board of Education

Contract Change Reason Code Found Condition; Improved Plans/Specs

Change Order Description And Justification

Change Proposal #58 - Remove concrete in the Gymnasium Plaza that was rejected by owner and reinstall with new design featuring revised grades and pavers - Add \$11,466.

Change Proposal #59 - Rework outside air duct associated with the Kitchen space - Add \$5,099.

Change Proposal #60 - Delete artwork allowance as work will be performed by others.

Remove additional subgrade in Preschool Playground due to the addition of the outer sidewalk for required mulch depth - Deduct \$(500).

Change Proposal #61 - Remove roof overflow drain outlet scupper and attach PVC piping to run down the exterior wall and redirect water with a 90 degree elbow at sidewalk level away from the two preschool doors - Add \$2,112.

Change Proposal #62 - Rework duct, per KLH direction that was not detailed correctly on the Contract Drawings - Add \$5,335.

Cost Benefit To Owner

Change Proposal #58 - The contractor was willing to offer a substantial credit back since the control joints weren't installed correctly and the owner used this opportunity to upgrade the plaza.

Change Proposal #59 - This work will allow for proper balancing of the outside air within the Kitchen.

Change Proposal #60 - The owner can provide the artwork they desire instead of using the contractor. The playground now has the proper depth of mulch.

Change Proposal #61 - This work will eliminate water from exiting the overflow drain during heavy rain events.

Change Proposal #62 - This work will allow for proper balancing of the exhaust air within the Kitchen.

Contract unit prices have been utilized No
to support the cost associated with this
change order.

Detailed Cost Breakdown

Contract unit prices have not been utilized, provide a detailed cost breakdown which separates labor, material, profit and overhead.

Detail Item	Amount	Percent of Total
Labor	\$15,170.00	64.52%
Materials	\$6,483.00	27.57%
Profit and Overhead	\$1,621.00	6.89%
Bond Insurance	\$238.00	1.01%
Cost Breakdown Total:	\$23,512.00	

Cost for this Change Order supported No
by an alternate bid or competitive price
quote

Explain Why

**Change Order Supplemental Information Form Signature
Page (Online Form Ref# 55135)**



Architect

11/3/21

Date

Construction Manager

Date

Finance Officer

Date

Local Board of Education Designee

Date