



AIA® Document G701® – 2017

Change Order

PROJECT: (Name and address)

Tower Park Athletic Complex
Phase 2: Renovations
Army Reserve Road
Fort Thomas, Kentucky 41074

CONTRACT INFORMATION:

Contract For: Total Project
Date: May 21, 2024
BG #23-523 / REH #334-822

CHANGE ORDER INFORMATION:

Change Order Number: Eight (8)

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
465 Centre View Boulevard
Crestview Hills, 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.)

Proposal 35 - Photocell added to flagpole lighting to turn off during daytime for energy efficiency. ADD \$853.

Proposal 36 - Fire alarm cellular dialer was specified to be provided by Owner and installed by Contractor. This is the cost for Contractor to provide cellular dialer. ADD \$1,278.

Proposal 37 - The existing vinyl siding on the top portion of the building was painted to match the lower level but got too hot and melted and was coming apart. This is for removing the vinyl siding, installing cement board siding to match the lower level of the building, and painting to match. ADD \$16,377.

Proposal 38 - Remove the narrow strip of grass/weeds between the top of the large retaining walls and fill in with filter fabric and stone to prevent constant maintenance since the area is hard to access. ADD \$17,423.

Proposal 39 - Spray the perimeter of the mechanical room walls with foam to eliminate the possibility of smoke or fire escaping the room. ADD \$6,388.

Proposal 40 - Access control hardware on the two storage room doors in the two wing walls under the bleachers to allow teams to have access without needing key access to the entire building. ADD \$10,084.

Proposal 42 - Electric latch conversion kits are required to allow a set of doors at the Fieldhouse be controlled by access control. ADD \$3,020.

Proposal 43 - Replace passage locks and dead bolts on the Referee Building to allow the building to join the school's system and not require a different key system. ADD \$3,468.

The original Contract Sum was

\$ 14,821,000.00

The net change by previously authorized Change Orders

\$ 567,517.00

The Contract Sum prior to this Change Order was

\$ 15,388,517.00

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

\$ 58,891.00

The new Contract Sum including this Change Order will be

\$ 15,447,408.00

The Contract Time will be unchanged 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.

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User Notes:

(3B9ADA4A)

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

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

SIGNATURE

Joseph Hayes, Member
PRINTED NAME AND TITLE

DATE

1/7/26

More Construction Co., LLC
CONTRACTOR (Firm name)

SIGNATURE

MATTHEW B. MOREL VP
PRINTED NAME AND TITLE

DATE

01/07/26

Fort Thomas Board of Education
OWNER (Firm name)

SIGNATURE

PRINTED NAME AND TITLE

DATE

**FACPAC Contract Change Order
Supplemental Information Form (Ref#
63979)**

Form Status: Saved

Project: Highlands Athletic Complex at Tower Park Renovation

BG Number: 23-523

District: Fort Thomas Independent (HB678) (176)

Status: Active

Phase: No Data

Contract: Morel Construction Co., LLC, 0002, Phase 2 renovations at Tower Park Athletic Complex

Change Order Number	Eight (8)
Time Extension Required	No
Date Of Change Order	1/5/2026
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	\$853,550.00
Net Approved COs	\$649,700.00
Remaining After Approved COs	\$203,850.00
Net All COs	\$708,591.00
Remaining After All COs	\$144,959.00

This Requested Change Order Amount \$58,891.00

+/-

Change In A/E Fee This Change Order

+/-

Change In CM Fee This Change Order

+/-

Remaining Construction Contingency \$144,959.00

Balance

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

Contract Change Reason Code	Board of Education Code Compliance; Expansion of Scope; Improved Plans/Specs
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Change Order Description And Justification

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Proposal 36 - Fire alarm cellular dialer was specified to be provided by Owner and installed by Contractor. This is the cost for Contractor to provide cellular dialer. ADD \$1,278.

Proposal 37 - The existing vinyl siding on the top portion of the building was painted to match the lower level but got too hot and melted and was coming apart. This is for removing the vinyl siding, installing cement board siding to match the lower level of the building, and painting to match. ADD \$16,377.

Proposal 38 - Remove the narrow strip of grass/weeds between the top of the large retaining walls and fill in with filter fabric and stone to prevent constant maintenance since the area is hard to access. ADD \$17,423.

Proposal 39 - Spray the perimeter of the mechanical room walls with foam to eliminate the possibility of smoke or fire escaping the room. ADD \$6,388.

Proposal 40 - Access control hardware on the two storage room doors in the two wing walls under the bleachers to allow teams to have access without needing key access to the entire building. ADD \$10,084.

Proposal 42 - Electric latch conversion kits are required to allow a set of doors at the Fieldhouse be controlled by access control. ADD \$3,020.

Proposal 43 - Replace passage locks and dead bolts on the Referee Building to allow the building to join the school's system and not require a different key system. ADD \$3,468.

Cost Benefit To Owner

Proposal 35 - Increases energy efficiency.

Proposal 36 - Contractor provided compliant dialer that will communicate to owners Emergency Operation System.

Proposal 37 - The cement board siding is more durable, will last longer and matches the siding below.

Proposal 42 - The doors can now be controlled remotely by the owner's system

Proposal 43 - Replace passage locks and dead bolts on the Referee Building to allow the building to join the school's system and not require a different key system. ADD \$3,468.

Proposal 38 - The stone and filter fabric will eliminate the need for long term maintenance of the previous grass/weed strip since it's hard to access.

Proposal 39 - The spray foam makes the entire room and adjacent spaces safer in the event of a fire.

Proposal 40 - Access control on these doors will be safer for the entire building since it's not opening up the entire building for staff, coaches, students, etc.

Proposal 42 - The doors can now be controlled remotely by the owner's system.

Proposal 43 - All the locks on the building will be keyed into the district's keying system.

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

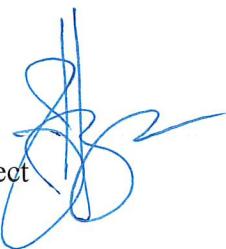
Detailed Cost Breakdown

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	\$26,715.00	45.36%
Materials	\$23,988.00	40.73%
Profit and Overhead	\$7,605.00	12.91%
Bond Insurance	\$583.00	0.99%
Cost Breakdown Total:	\$58,891.00	
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# 63979)**

Architect



1/7/26

Date

Construction Manager

Date

Finance Officer

Date

Local Board of Education Designee

Date