

# FACPAC Contract Change Order Supplemental Information Form (Ref# 53995)

Form Status: Saved

Tier 1 Project: New Jefferson Elementary School

BG Number: 19-068

District: Henderson County (251)

Status: Active

Phase: Project Initiation (View Checklist)

Contract: KOBERSTEIN CONTRACTING, 0021, COMBINATION OF BP #1-SITEWORK  
AND BP#2-PAVING

Type: CM Bid Package

Proposed

|                             |           |
|-----------------------------|-----------|
| Change Order Number         | 21-5      |
| Time Extension Required     | No        |
| Date Of Change Order        | 10/9/2020 |
| Change Order Amount To Date |           |

## Construction Contingency

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

|                              |              |
|------------------------------|--------------|
| Current Approved Amount      | \$918,017.47 |
| Net Approved COs             | \$0.00       |
| Remaining After Approved COs | \$918,017.47 |
| Net All COs                  | \$394,249.33 |
| Remaining After All COs      | \$523,768.14 |

|  |                    |
|--|--------------------|
| This Requested Change Order Amount +/-     | \$75,400.00        |
| Change In A/E Fee This Change Order +/-    | \$4,109.30         |
| Change In CM Fee This Change Order +/-     | \$1,470.30         |
| Remaining Construction Contingency Balance |                    |
| Contract Change Requested By               | Architect/Engineer |
| Contract Change Reason Code                | Found Condition    |
| Change Order Description And Justification |                    |

At the recommendation of the geotechnical engineer of record additional cement stabilization was performed on a time and material basis. This work consisted of an additional 4" of cement for a total of 16" in lieu of the specified 12" depth over the building pad and entrance drives. The additional 26,000 square yards @ \$2.30 per yard unit price agreed upon results in an additional cost of \$59,800.

At the recommendation of the special inspection agency of record additional aeration of areas of the building pad was directed in order to achieve proper compaction. This work was performed in lieu of cement stabilization due to cost. 78 hours @ \$200 per hour results in an additional cost of \$15,600.

#### Cost Benefit To Owner

Unit pricing was agreed upon by the CM, design team and contractor prior to performing the work.

Contract unit prices have been utilized to support Yes  
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   |               | 0.00%            |
| Materials   |               | 0.00%            |
| Profit and Overhead   |               |                  |
| Bond Insurance  |               | 0.00%            |
| <b>Cost Breakdown Total:</b>  | <b>\$0.00</b> |                  |
| Cost for this Change Order supported by an alternate bid or competitive price quote | No            |                  |
| Explain Why   |               |                  |

**Change Order Supplemental Information Form Signature  
Page (Online Form Ref# 53995)**

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Architect

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Date

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Construction Manager

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Date

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Finance Officer

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Date

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Local Board of Education Designee

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Date



# AIA<sup>®</sup> Document G701/CMa<sup>™</sup> – 1992

## Change Order - Construction Manager-Adviser Edition

OWNER ☒  
 CONSTRUCTION MANAGER ☐  
 ARCHITECT ☐  
 CONTRACTOR ☐  
 FIELD ☐  
 OTHER ☐

**PROJECT** (Name and address):  
 JEFFERSON ELEMENTARY SCHOOL  
 800 SOUTH ALVES STREET  
 HENDERSON KY 42420

**CHANGE ORDER NUMBER:** 21-5  
**INITIATION DATE:** 10/9/2020

**TO CONTRACTOR** (Name and address):  
 KOBERSTEIN CONTRACTING  
 12600 WARRICK COUNTY LINE ROAD  
 EVANSVILLE IN 47725

**PROJECT NUMBERS:** CMA-KDE-000707 / 19-068  
**CONTRACT DATE:** 5/4/2020  
**CONTRACT FOR:** BP#021 COMBO OF BP#1-SITework &  
 BP#2-PAVING

### THE CONTRACT IS CHANGED AS FOLLOWS:

AT THE RECOMMENDATION OF THE GEOTECHNICAL ENGINEER OF RECORD ADDITIONAL CEMENT STABILIZATION WAS PERFORMED ON A TIME AND MATERIAL BASIS. THIS WORK CONSISTED OF AN ADDITIONAL 4" OF CEMENT FOR A TOTAL OF 16" IN LIEU OF THE SPECIFIED 12" DEPTH OVER THE BUILDING PAD AND ENTRANCE DRIVES. THE ADDITIONAL 26,000 SQUARE YARDS @ \$2.30 PER YARD UNIT PRICE AGREED UPON RESULTS IN AN ADDITIONAL COST OF \$59,800.

AT THE RECOMMENDATION OF THE SPECIAL INSPECTION AGENCY OF RECORD ADDITIONAL AERATION OF AREAS OF THE BUILDING PAD WAS DIRECTED IN ORDER TO ACHIEVE PROPER COMPACTION. THIS WORK WAS PERFORMED IN LIEU OF CEMENT STABILIZATION DUE TO COST. 78 HOURS @ \$200 PER HOUR RESULTS IN AN ADDITIONAL COST OF \$15,600.

|  |                |
|--|----------------|
| The original Contract Sum was  | \$2,326,115.00 |
| Net change by previously authorized Change Orders                        | \$318,849.33   |
| The Contract Sum prior to this Change Order was                          | \$2,644,964.33 |
| The Contract Sum will be increased by this Change Order in the amount of | \$75,400.00    |
| The new Contract Sum including this Change Order will be                 | \$2,720,364.33 |

The Contract Time will not be effected.  
 The date of Substantial Completion as of the date of this Change Order therefore is 8/5/2021

### NOT VALID UNTIL SIGNED BY THE CONTRACTOR AND CONSTRUCTION MANAGER.

Codell Construction

**CONSTRUCTION MANAGER** (Firm Name)

4475 Rockwell Rd., Winchester, KY 40392

**ADDRESS**

**BY** (Signature)

(Typed Name)

**DATE:**

KOBERSTEIN CONTRACTING

**CONTRACTOR** (Firm Name)

12600 WARRICK COUNTY LINE ROAD EVANSVILLE, IN  
 47725

**ADDRESS**

HAFER DESIGN

**ARCHITECT** (Firm Name)

21 SE THIRD STREET, SUITE 800 EVANSVILLE, IN 47708

**ADDRESS**

**BY** (Signature)

(Typed Name)

**DATE:**

HENDERSON COUNTY BOARD OF EDUCATION

**OWNER** (Firm Name)

1805 SECOND STREET HENDERSON, KY 42420

**ADDRESS**

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**BY** *(Signature)*

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*(Typed Name)*

**DATE:**

---

**BY** *(Signature)*

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*(Typed Name)*

**DATE:**



# Alt & Witzig Engineering, Inc.

6200 E. Maxwell Ave., Suite C • Evansville, IN 47715  
(812) 422-4446 • Fax (800) 875-6028

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**Inspection Date: August 20, 2020**

**Tested For:**

Mr. David Welker  
Codell Construction  
4475 Rockwell Road  
Winchester, KY40391

**Project:**

Jefferson Elementary  
Henderson, KY  
A&W Project:TE20046

**Site Evaluation**

In response to the request of the client, our Project Engineer arrived at the above referenced site to observe the subgrade prior to chemical stabilization to provide recommendations on treatment application rate and depth. It is our understanding that 5% cement @ 12-inches is what is specified.

Based on visual observations of existing conditions and observing several loaded tri-axles run over the exposed drive and building pad subgrade a treatment rate of 5% cement @ 16-inches is recommended. Several areas of displacement and rutting were observed. These areas included but were not limited to the east side of the building pad where no fill had been placed and several large sections along the drive and parking areas. A treatment depth of 16-inches is recommended based on these observations along with the continued construction traffic that will be required on the to access the site. After completion of stabilization operations, it is recommended that no traffic is allowed on the exposed subgrade for 72-hours. Construction traffic should try to be limited on the treated areas after this time period, and if possible stone should be pushed onto the exposed subgrade.

If you have any questions concerning this report, please contact us at your convenience.  
Respectfully Submitted,

ALT & WITZIG ENGINEERING, INC.

Logan M. Folz, E.I.T

**From:** [Eric Rang](#)  
**To:** [John Hagan Codell](#); [David Welker](#); [Matt Blythe](#)  
**Cc:** [Holz, Keith](#)  
**Subject:** RE: Alt & Witzig Site Evaluation 08-20-20  
**Date:** Friday, August 21, 2020 5:08:06 PM  
**Attachments:** [image002.png](#)  
[TE20046 Site Evaluation 08-20-20.pdf](#)

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John,

I take no exceptions to increasing the depth from 12" to 16", but I am no expert on soils, so will defer to expertise of the site and civil engineers.

-Eric

**ERIC RANG, AIA, LEED AP**  
*Architect*

**HAFER**

21 SE Third Street  
Suite 800  
Evansville, IN 47708  
t: 812.422.4187  
c: 812.568.6872  
[www.haferdesign.com](http://www.haferdesign.com)

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**From:** John Hagan Codell <[JHCodell@codellconstruction.com](mailto:JHCodell@codellconstruction.com)>  
**Sent:** Friday, August 21, 2020 4:03 PM  
**To:** Eric Rang <[erang@haferdesign.com](mailto:erang@haferdesign.com)>; David Welker <[DWelker@codellconstruction.com](mailto:DWelker@codellconstruction.com)>; Matt Blythe <[mblythe@kobersteins.com](mailto:mblythe@kobersteins.com)>  
**Subject:** FW: Alt & Witzig Site Evaluation 08-20-20

Eric:

Please see the attached letter per Alt Witzig. Please advise if you are in agreement with their recommendation. MT. Carmel is scheduled for Monday AM. Thanks

John Hagan Codell  
[jhcodell@codellconstruction.com](mailto:jhcodell@codellconstruction.com)  
Cell: (859) 576-7625  
Office: (859) 744-2222

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**From:** David Welker  
**Sent:** Friday, August 21, 2020 4:21 PM  
**To:** Matt Blythe <[mblythe@kobersteins.com](mailto:mblythe@kobersteins.com)>  
**Cc:** John Hagan Codell <[JHCodell@codellconstruction.com](mailto:JHCodell@codellconstruction.com)>  
**Subject:** FW: Alt & Witzig Site Evaluation 08-20-20

**From:** [Matt Blythe](#)  
**To:** [John Hagan Codell](#)  
**Cc:** [Asher Alden](#)  
**Subject:** Jefferson Change Orders  
**Date:** Tuesday, September 1, 2020 4:37:32 PM  
**Attachments:** [21-1 KCI Signed.pdf](#)  
[21-3 KCI Signed.pdf](#)  
[21-4 KCI Signed.pdf](#)

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John,

See attached signed change orders for Jefferson. Below are the open change order items we have:

- Stabilize 16" in lieu of 12": 26,000 sy @ \$2.30 = \$59,800

~~• Disking and drying soils: 118 HR @ \$200/HR = \$23,600~~

JHC

- Schedule extension: 38 days to date

Would you be available for a phone call or meeting later this week to finalize the disking and drying soils?

Thanks,

Matt Blythe  
Project Manager  
Koberstein Contracting, Inc.  
12600 Warrick County Line Rd  
Evansville, IN 47725  
Office: 812-214-7369  
Mobile: 812-664-9929



**From:** [Matt Blythe](#)  
**To:** [John Hagan Codell](#); [David Welker](#)  
**Cc:** [Asher Alden](#)  
**Subject:** RE: Jefferson Elementary  
**Date:** Thursday, September 17, 2020 2:26:04 PM  
**Attachments:** [image002.png](#)

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John,

I went through our daily reports and below is a summary of our work performed between 7/27/2020 – 8/8/2020 when we re-discd and re-compacted the site multiple times:

7/27/2020: LE Gregg passed lifts along Alves St and building pad. The fill material was soft and they recommended to redisc and recompact before placing any more lifts (5 HR discing, 5 HR compacting)

7/29/2020: Re-disc and compact areas (5 HR discing, 5 HR compacting)

8/4/2020: Redisc areas (4 HR discing, 4 HR compacting) note: LE Gregg gathered new proctor on this day

8/5/2020: Re-disc areas (5 HR discing, 5 HR compacting)

8/6/2020: LE Gregg came and areas failed with new density meter/proctor. Scheduled meeting for next day with Alt and Witzig re-discd and dried (5 HR discing, 5 HR recompacting)

8/7/2020: Alt and Witzig recommend redisc one more time then start putting lifts in (8 HR discing, 8 HR compacting)

8/8/2020: last day of rediscing areas (7 HR discing, 7 HR compacting)

Total hours: 78 @ \$200 = \$15,600. This was also 7 days of schedule we lost if you want to track that.

Let me know if you need anything else.

Thanks,

Matt Blythe  
Project Manager  
Koberstein Contracting, Inc.  
12600 Warrick County Line Rd  
Evansville, IN 47725  
Office: 812-214-7369  
Mobile: 812-664-9929

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**From:** John Hagan Codell <JHCodell@codellconstruction.com>  
**Sent:** Thursday, September 17, 2020 9:49 AM  
**To:** Matt Blythe <mblythe@kobersteins.com>; David Welker <DWelker@codellconstruction.com>  
**Subject:** RE: Jefferson Elementary

Can you break out the cost of the disking that was at the direction of LE Gregg ? thanks