



April 9, 2021

Dr. Bob Lawson

Henderson County Schools

Re:

Jefferson Elementary School Time Extension #1 – Unsuitable Soils and Adverse Weather

Dear Dr. Lawson:

Please see the attached time extension change orders associated with previous Change Order #21-1 which was written for the cement stabilization work required due to unsuitable soils encountered during the preparation of the building pad. This unforeseen condition significantly impacted the critical path schedule of the project. As such, Codell recommends a time extension of 29 working days to each contractor which was the actual duration of the stabilization to achieve bearing capacity for construction of the building. Additionally, 50 working days have been lost to adverse weather from the start of the project through the March 15, 2021 Monthly Management Meeting. Per the terms of the contract the contractors are entitled to an extension for each day lost to adverse weather. As such, Codell recommends a time extension of 50 working days.

These no cost change orders to each Prime Contractor extend the completion date of the project. The project schedule is based upon working days while the contracts are based upon calendar days, thus the working days lost are converted to calendar days to accurately adjust the project duration. Extension of the completion date due to adverse weather protects the Prime Contractors from delay claims as it ensures the contractors are afforded the full number of contractual working days in which to complete their work. However, Codell's construction management costs are based upon the original calendar days of the contract. When the project schedule is extended additional costs are incurred. Codell and your staff are encumbering these potential costs derived from the KDE CM fee guidelines, on the project funds tracking sheet. Additional costs are only billed at the time they are incurred after the original final completion date. Below is a summary of this request.

Time Extension #1

- The project incurred an additional 29 working days due to unsuitable soils remediation which converts to 43 calendar days per the contract.

- The project schedule has lost 50 working days due to adverse weather which converts to 72 calendar days per the contract from May 4, 2020 through March 15, 2021.
- Monthly CM rate derived from KDE Fee Schedule: \$1001.75/day.
- Total lost days for project: 79 working days which converts to 115 calendar days per the contract.
- Codell encumbered extended services fee for 79 additional working days = \$79,138.25.
- Revised Substantial Completion Date: November 26, 2021
- Revised Final Completion Date: December 26, 2021

Sincerely,

A handwritten signature in black ink, appearing to read "John Hagan Codell". The signature is fluid and cursive, with the first name "John" being the most prominent.

John Hagan Codell

Project Manager

jhcodell@codellconstruction.com

cc: Teresa Carpenter