



Kenton County School District | It's about ALL kids.

Issue Paper

DATE:

1/24/2022

AGENDA ITEM (ACTION ITEM):

Consider/Approve Change Order No. 1 with Graybach Construction for the White's Tower Addition and Renovation Project – BG 21-145.

APPLICABLE BOARD POLICY:

01.1 Legal Status of the Board; 04.31 Authority to Encumber and Expend Funds; Capital Construction Process – 702 KAR 4:160

HISTORY/BACKGROUND:

This is the first (1st) change order for the White's Tower Addition and Renovation Project associated with Graybach Construction. The original contract was \$4,493,955.00. This change order for an additional \$31,277.15 with no previous change orders makes the new contract sum \$4,525,232.15.

- Item No 1: Relocate floor drain in mechanical room. ADD: \$ 1,150.00
- Item No 2: Relocate existing water meter and water service line from under new addition and existing building as required by NKY Water District and relocate existing water line around existing building (in lieu of remaining under existing building). Water meter was buried and not encountered until excavation and found location of water line didn't correspond to most recent construction drawings for the building. ADD: \$ 15,510.41
- Item No 3: Undercut of unsuitable soil at southwest corner of new foundation per the Geotech Engineer. ADD: \$ 682.00
- Item No 4: Undercut of unsuitable soil and provision of flowable fill and widen footing at foundation intersection with existing sanitary line at trench at southwest corner of addition per Geotech Engineer. ADD: \$ 4,393.00
- Item No 5: Demolition of concrete walls and pea gravel under stage. This was an unknown condition due to unavailable drawings for the stage construction and visual observation prior to construction suggested the stage slab was elevated across its entire footprint. ADD: \$ 1,588.24
- Item No 6: Installation of concrete slab under former stage at areas where no slab existed. This was an unknown condition due to unavailable drawings for

the stage construction and visual observation prior to construction suggested a slab existed under the full footprint of the stage.

ADD: \$ 8,558.50

Item No 7: Remove labor for installation of blackout shades not required by the bid documents. **DEDUCT: \$ 605.00**

TOTAL ADD: \$31,277.15

SUMMARY OF CHANGE ORDER FOR WHITE'S TOWER ADDITION AND RENOVATION BG 21-145

The original contingency for this project	\$ 330,723.31
Total for prior approved change orders	(\$ 0.00)
Total for prior Material/Equipment purchase order changes	\$ 1,754.00
Total for current change orders	<u>(\$ 31,277.15)</u>
Contingency Balance	\$ 301,200.16

FISCAL/BUDGETARY IMPACT:

Addition of \$31,277.15 to the existing contract for Graybach Construction.

RECOMMENDATION:

Approve Change Order No. 1 with Graybach Construction for the White's Tower Addition and Renovation Project – BG 21-145.

CONTACT PERSON:

Rob Haney, Chief Operations Officer

Principal/Administrator

Rob Haney

District Administrator

[Signature]

Superintendent

Use this form to submit your request to the Superintendent for items to be added to the Board Meeting Agenda
Principal – Complete, print, sign and send to your Director. Director – if approved, sign and put in the Superintendent's mailbox

AIA® Document G701™ – 2017

Change Order

PROJECT: <i>(Name and address)</i> White's Tower Elementary School 2977 Harris Pike Independence, KY 41051	CONTRACT INFORMATION: Contract For: General Construction Date: 8/2/2021	CHANGE ORDER INFORMATION: Change Order Number: 001 Date: 1/13/2022
OWNER: <i>(Name and address)</i> Kenton County Board of Education 1055 Eaton Drive Ft. Wright, KY 41017	ARCHITECT: <i>(Name and address)</i> PCA Architecture, PSC 906 Monmouth St. Newport, KY 41071	CONTRACTOR: <i>(Name and address)</i> Graybach, LLC 2416 Central Parkway Cincinnati, OH 45214

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.)

Item No. 01-01 (COR 8)

Relocate floor drain in mechanical room per Owner request.

Cost Benefit to Owner: Locates floor drain closer to new water heaters to avoid water draining across the floor to the existing floor drain location.

ADD \$1,150

Item No. 01-02 (COR 9)

Relocate existing water meter and water service line from under new addition and existing building as required by Northern Kentucky Water District and relocate existing water line around existing building (in lieu of remaining under existing building). Water meter was buried and not encountered until excavation and found location of water line didn't correspond to most recent construction drawings for the building.

Cost Benefit to Owner: Removes water line and meter from under the building allowing for easier maintenance in the future and reduced potential damage to the building.

ADD \$15,510.41

Item No. 01-03 (COR 10)

Undercut of unsuitable soil at southwest corner of new foundation per the Owner's Geotech engineer.

Cost Benefit to Owner: Provide suitable soil bearing for foundation to avoid building settlement

ADD \$682.00

Item No. 01-04 (COR 11)

Undercut of unsuitable soil and provision of flowable fill and widen footing at foundation intersection with existing sanitary line at trench at southwest corner of addition per Owner's geotech engineer.

Cost Benefit to Owner: Provide suitable bearing for foundation to avoid building settlement.

ADD \$4,393.00

Item No. 01-05 (COR 12)

Demolition of concrete walls and pea gravel under stage. This was an unknown condition due to unavailable drawings for the stage construction and visual observation prior to construction suggested the stage slab was elevated across its entire footprint.

Cost Benefit to Owner: Material required to be removed for expansion of Cafeteria.

ADD \$1,588.24

Item No. 01-06 (COR 13)

Installation of concrete slab under former stage at areas where no slab existed. This was an unknown condition due to unavailable drawings for the stage construction and visual observation prior to construction suggested a slab existed under the full footprint of the stage.

Cost Benefit to Owner: Provision of slab where non-existent is required for expansion of Cafeteria

ADD \$8,558.50

Item No. 01-07 (COR 15)

Remove labor for installation of blackout shades not required by the bid documents

Cost Benefit to Owner: Removes labor cost not required by the bid documents.

DEDUCT \$605.00

The original Contract Sum was	\$	<u>4,493,955.00</u>
The net change by previously authorized Change Orders	\$	<u>0.00</u>
The Contract Sum prior to this Change Order was	\$	<u>4,493,955.00</u>
The Contract Sum will be increased by this Change Order in the amount of	\$	<u>31,277.15</u>
The new Contract Sum including this Change Order will be	\$	<u>4,525,232.15</u>

The Contract Time will be increased by Zero (0) days.
The new date of Substantial Completion will be 8/8/22

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.

PCA Architecture, PSC

ARCHITECT (Firm name)



SIGNATURE

Jim Kaiser, Senior Project Manager

PRINTED NAME AND TITLE

1/13/22

DATE

Graybach, LLC

CONTRACTOR (Firm name)



SIGNATURE

Pete Subach, Member

PRINTED NAME AND TITLE

DATE

PETE SUBACH, MEMBER

1-12-21

Kenton County Board of Education

OWNER (Firm name)



SIGNATURE

Rob Hancy

Executive Director of Support Operations

PRINTED NAME AND TITLE

DATE