

AIA® Document G701™ – 2017

Change Order

PROJECT: <i>(Name and address)</i> RISE Academy (ACE) - Renovations 99 Center Street Florence, Kentucky 41042	CONTRACT INFORMATION: Contract For: Total Project Date: April 9, 2021 BG #21-131 / REH #129-1020-A	CHANGE ORDER INFORMATION: Change Order Number: Five (5) Date: February 23, 2022
OWNER: <i>(Name and address)</i> Boone County Board of Education 8330 U. S. 42 Florence, Kentucky 41042	ARCHITECT: <i>(Name and address)</i> Robert Famer-Hoyes & Associates, PLLC 2542 Dixie Highway Fort Mitchell, Kentucky 41017	CONTRACTOR: <i>(Name and address)</i> Graybach, LLC 2416 Central Parkway Cincinnati, Ohio 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.)

Proposal 49 - This is for adding some additional masonry under the steel supports for the new rooftop mechanical equipment. This was determined to be necessary once the ceilings were opened up. ADD \$1,166.

Proposal 51 - This is for a room where, when the opening was cut between the corridor and the room, the room was 1-1/2" low and two layers of plywood were added for an even flush transition. Until this opening was cut, it was not known that these floor levels on the third floor were not the same. ADD \$2,182.

Proposal 52R2 - This proposal is for an unforeseen discrepancy that was realized after the project bid. The basis-of-design equipment was provided with electrical information for a unit that was less efficient than desired by the Engineer/Owner. The contractor provided the more efficient (heat pump) unit as desired on bid day, but there was an unforeseen electrical impact that was determined when pulling shop drawings together and reviewing them. This electrical change order only includes cost associated with providing power for this more efficient equipment. ADD \$5,450.

Proposal 54R - Adjustments to the existing sprinkler system - once the ceilings were removed and new ductwork installation began it was determined there were a couple conflicts that needed to be resolved. ADD \$3,060.

Proposal 55 - This is for hand-digging for the ground-mounted monument sign. The sign was perilously close to the existing geothermal well field and we were not comfortable digging as we are unable to find a trace wire to locate the exact position of the existing. ADD \$1,610.

Proposal 56 - This is for enhancements to the joist bearing areas by adding additional masonry and structural supports. This existing condition was not known until the ceilings were completely demolished and the structure became visually apparent. It was obviously built this way back in the 50s - we asked a structural engineer to review and this proposal is a result of their recommendations. ADD \$6,556.

Proposal 57R2 - This is for additional electric circuits required by the elevator inspector and the elevator manufacturer. Every elevator manufacturer has different requirements and the elevator selected required extra home runs for power. ADD \$6,204.

Proposal 59R2 - This is for additional fire alarm work required by the elevator inspector and elevator manufacturer. The fire alarm is required to communicate and interface with the elevator controller. Every elevator manufacturer has different requirements and the selected elevator required additional fire alarm work. ADD \$9,319.

Proposal 62 - During construction, there was a slight offset in the ceiling elevations that was required to clear the new ductwork. It was decided to fill this in with a small drywall bulkhead. ADD \$1,538.

Proposal 66R - There were some areas existing in the fire suppression system that the building department wanted covered. We did not feel there was a lot of ability to push back on this safety concern that they brought up. ADD \$6,850.

Proposal 68 - This is for some additional painting on an exposed area of stair treads that were not covered by the new rubber. The reason this is relatively expensive is because this is a lead based paint and needs to be cared for with caution. ADD \$2,120.

Proposal 69 - Adjusting projector locations as some of the spaces and uses changed during construction. This matches up with the school's optimum location and allows them greater flexibility. ADD \$2,278.

Proposal 70 - In a walkthrough after the meeting it was determined an additional four corner guards should be added right inside the front entry. This likely should have been included in the original bid; however, as this is an area which is likely receive some impact we feel it is a good idea to add them at this time. ADD \$1,242.

The original Contract Sum was	\$ 4,144,600.00
The net change by previously authorized Change Orders	\$ 127,542.00
The Contract Sum prior to this Change Order was	\$ 4,272,142.00
The Contract Sum will be increased by this Change Order in the amount of	\$ 49,575.00
The new Contract Sum including this Change Order will be	\$ 4,321,717.00
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.

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

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

SIGNATURE
Ehmet Hayes, Member
PRINTED NAME AND TITLE

DATE

Graybach, LLC
CONTRACTOR (Firm name)

SIGNATURE
Pete Subach, Member
PRINTED NAME AND TITLE

DATE

Boone County Board of Education
OWNER (Firm name)

SIGNATURE
PRINTED NAME AND TITLE

DATE

FACPAC Contract Change Order Supplemental Information Form (Ref# 56065)

Form Status: Saved

Tier 3 Project: ACE Renovations (Alternative Center for Education)

BG Number: 21-131

District: Boone County (035)

Status: Active

Phase: Project Initiation (View Checklist)

Contract: Graybach, LLC, 0001, RISE Academy - Renovations

Type: General Contractor

Proposed

Change Order Number	Five (5)
Time Extension Required	No
Date Of Change Order	2/23/2022
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	\$207,200.00
Net Approved COs	\$118,048.00
Remaining After Approved COs	\$89,152.00
Net All COs	\$177,117.00
Remaining After All COs	\$30,083.00

This Requested Change Order Amount \$49,575.00

+/-

Change In A/E Fee This Change Order

+/-

Change In CM Fee This Change Order

+/-

Remaining Construction Contingency \$30,083.00

Balance

Contract Change Requested By

Architect/Engineer; Code Enforcement Official;
General Contractor; Local Board of Education

Contract Change Reason Code

Code Compliance; Expansion of Scope; Found
Condition; Improved Plans/Specs

Change Order Description And Justification

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Cost Benefit To Owner

Proposal 49 - This was an unforeseen condition that has now been resolved.

Proposal 51 - This was the most economical means to align the floor levels.

Proposal 52R2 - It was most cost efficient to run the new conductor over to the existing building and the unit can now provide both heating and cooling

Proposal 54R - Existing sprinkler system was able to be retrofitted to meet coverage requirements.

Proposal 55 - Slight cost increase to be sure there was no damage to the existing geothermal system.

Proposal 56 - It was most cost efficient time to repair some existing structural items from the original building which we were not comfortable leaving in place.

Proposal 57R2 - Elevator power requirements have been met.

Proposal 59R2 - Elevator and fire alarm interconnection requirements have been met.

Proposal 62 - Clean ceiling lines and seamless transition between elevations.

Proposal 66R - Additional heads are in compliance with the local code officials latest request.

Proposal 68 - Lead based paint standards were followed and the nosings of the stairs were painted

Proposal 69 - Greater use of spaces with projector locations.

Proposal 70 - Most cost effective time to add these extra corner guards.

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

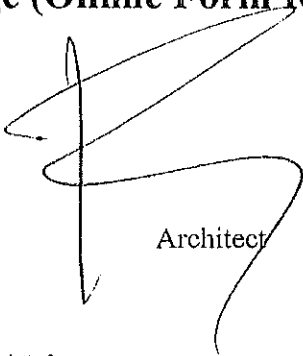
Amount

Percent of Total

Labor	\$27,670.00	55.81%
Materials	\$14,947.00	30.15%
Profit and Overhead	\$6,395.00	12.90%
Bond Insurance	\$563.00	1.14%
Cost Breakdown Total:	\$49,575.00	

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# 56065)



Architect

2-23-22

Date

N/A

Construction Manager

Date

Finance Officer

Date

Local Board of Education Designee

Date

