



April 4, 2022

Dr. Bob Lawson

Henderson County Schools

Re:

Jefferson Elementary School Time Extension #2 – Supply Chain Delay, Adverse Weather & Holidays

Dear Dr. Lawson:

Please see the attached time extension change orders to each Prime Contractor for time lost to materials production delays, specifically the metal and membrane roofing materials. This sixty (60) working day delay impacted the critical path work to dry in the building preventing insulation of all piping and ductwork as well as drywall installation, painting, floor coverings and casework installation. Additionally, when preparing the construction schedule for the project I inadvertently excluded declaring fourteen (14) federal holidays as non-working as stated in the bidding documents. Finally, twenty-one (21) working days have been lost to adverse weather from the March 15, 2021, Monthly Management Meeting through the March 21, 2022, Monthly Management Meeting. Per the terms of the contracts the contractors are entitled to an extension for each day lost to adverse weather. As such, Codell recommends a time extension of ninety-five (95) total working days which converts to one hundred thirty-seven (137) calendar 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 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 #2

- The project incurred a delay of 60 working days due to roofing materials production delivery issues.
- Adjust for 14 federal holidays omitted from original schedule from the start of the project through the expected final completion date.
- The project schedule has lost 21 working days to adverse weather from March 15, 2021 through March 21, 2022.
- Total lost days included in this time extension: 95 working days which converts to 137 calendar days per the contract.
- Monthly CM rate derived from KDE Fee Schedule: \$1001.75/day.
- Codell encumbered extended services fee for 137 additional calendar days = \$137,239.75.
- Revised Substantial Completion Date: April 12, 2022
- Revised Final Completion Date: May 13, 2022

Sincerely,



John Hagan Codell

Project Manager

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cc: Teresa Carpenter