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# Issue Paper

**DATE:**

4/21/2022

**AGENDA ITEM (ACTION ITEM):**

Consider/Approve Change Order No. 2 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 second (2nd) 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 \$10,986.63 with a previous change order of \$31,277.15 makes the new contract sum \$4,536,218.78.

Item No 1: Undercut of unsuitable soil at various locations of new addition.  
ADD: \$ 4,631.25

Item No 2: Change flooring in kitchen office and teacher lounge to Owner preferred flooring material. Add replacement of carpet in OT/PT #172 and Speech #172A with MCT per Owner Request.  
ADD: \$ 6,779.38

Item No 3: Delete motor from overhead coiling shutter at dish tray pass thru.  
**DEDUCT: \$ 424.00**

**TOTAL ADD: \$10,986.63**

**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	(\$ 31,277.15)
Total for prior Material/Equipment purchase order changes	\$ 1,754.00
Total for current change orders	<b><u>(\$ 10,986.63)</u></b>
Contingency Balance	\$ 290,213.53

**FISCAL/BUDGETARY IMPACT:**

Addition of \$10,986.63 to the existing contract for Graybach Construction.

**RECOMMENDATION:**

**Approve Change Order No. 2 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*

\_\_\_\_\_  
*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

<b>PROJECT:</b> <i>(Name and address)</i> White's Tower Elementary School 2977 Harris Pike Independence, KY 41051	<b>CONTRACT INFORMATION:</b> Contract For: General Construction Date: 8/2/2021	<b>CHANGE ORDER INFORMATION:</b> Change Order Number: 002 Date: 4/14/22
<b>OWNER:</b> <i>(Name and address)</i> Kenton County Board of Education 1055 Eaton Drive Ft. Wright, KY 41017	<b>ARCHITECT:</b> <i>(Name and address)</i> PCA Architecture, PSC 906 Monmouth St. Newport, KY 41071	<b>CONTRACTOR:</b> <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. 02-01 (COR 7)**

Undercut of unsuitable soil at various locations of new addition. Price reflects reduction of total quantity due to undercut allowance included in the bid.

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

ADD: \$4,631.25

**Item No. 02-02 (COR 21)**

Change flooring in kitchen office and teacher lounge to Owner preferred flooring material. Add replacement of carpet in OT/PT #172 and Speech #172A with MCT per Owner request.

Cost Benefit to Owner: Provision of Owner preferred material for long term maintenance and replacement of carpet in rooms not in original project scope for health and maintenance purposes.

ADD: \$6,779.38

**Item No. 02-03 (COR 24)**

Delete motor from overhead coliling shutter at dish tray pass thru.

Owner determined motor was unnecessary due to small size of shutter

DEDUCT: \$424.00

The original Contract Sum was	\$ 4,493,955.00
The net change by previously authorized Change Orders	\$ 31,277.15
The Contract Sum prior to this Change Order was	\$ 4,525,232.15
The Contract Sum will be increased by this Change Order in the amount of	\$ 10,986.63
The new Contract Sum including this Change Order will be	\$ 4,536,218.78
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)*

Graybach, LLC  
CONTRACTOR *(Firm name)*

Kenton County Board of Education  
OWNER *(Firm name)*



SIGNATURE

Jim Kaiser, Senior Project Manager

PRINTED NAME AND TITLE

4/14/22

DATE




SIGNATURE

SIGNATURE

Rob Haney

Executive Director of Support  
Operations

PRINTED NAME AND TITLE



PRINTED NAME AND TITLE

4/15/2022

DATE

DATE