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Issue Paper

DATE:

9/1/2022

AGENDA ITEM (ACTION ITEM):

Consider/Approve Change Order No. 4 with Century Construction for the Ryland Heights Addition and Renovation Project – BG 21-143.

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 fourth (4th) change order for the Ryland Heights Addition and Renovation Project associated with Century Construction. The original contract was \$4,368,195.00. This change order for an additional \$27,613.29 with three (3) previous change orders totaling \$24,845.42 makes the new contract sum \$4,420,653.71.

Item No 1:	Add Bond Beam at roof overhang at door 116.	ADD: \$	1,660.94
Item No 2:	Add 70 days to completion schedule of waste water treatment plant due to delay in receiving permit approval from the State.	ADD: \$	0.00
Item No 3:	Add manual transfer switch to wastewater treatment plant.	ADD: \$	1,849.08
Item No 4:	Delete proposed gypsum board bulkhead in Corridor 170.	DEDUCT: \$	855.00
Item No 5:	Replace existing grease traps in kitchen.	ADD: \$	19,298.60
Item No 6:	Replace main electrical breaker. Breaker malfunctioned during construction.	ADD: \$	5,659.67
		<u>TOTAL ADD: \$</u>	<u>27,613.29</u>

SUMMARY OF CHANGE ORDER FOR RYLAND HEIGHTS ADDITION AND RENOVATION BG 21-143

The original contingency for this project	\$ 285,527.00
Total for prior approved change orders	(\$ 24,845.42)

Total for prior Material/Equipment purchase order changes	\$ 6,341.72
Total for current change orders	<u>(\$ 27,613.29)</u>
Contingency Balance	\$ 239,410.01

FISCAL/BUDGETARY IMPACT:

Addition of \$27,613.29 to the existing contract for Century Construction.

RECOMMENDATION:

Approve Change Order No. 4 with Century Construction for the Ryland Heights Addition and Renovation Project – BG 21-143 for an additional \$27,613.29.

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

PROJECT: <i>(Name and address)</i> Addition & Renovation Ryland Heights Elementary 3845 Stewart Drive Ryland Heights, KY 41015	CONTRACT INFORMATION: Contract For: General Construction Date: 8/16/2021	CHANGE ORDER INFORMATION: Change Order Number: 004 Date: 8/25/22
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> Century Construction, Inc. 34 Kenton Lands Rd. Erlanger, KY 41018

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. 04-01 (PCO 26)

Add bond beam at roof overhang at door 116.

Cost Benefit to Owner: Bond beam required to support masonry wall above

ADD: \$1,660.94

item No. 04-02 (PCO 27)

Add 70 days to completion schedule of waster water treatment plant only due delay in receiving permit approval from the State

NO COST CHANGE

Item No. 04-03 (PCO 29)

Add manual transfer switch to wastewater treatment plant

Cost Benefit to Owner: Manual transfer swtich required to provide connectoin to emergency generator for backup power to wasterwater treatment plant.

ADD: \$1,849.08

Item No. 04-04 (PCO 30)

Delete proposed gypsum board bulkhead in Corridor 170

Cost Benefit to Owner: Project cost reduction as the corridor was deemed unnecessary after existing construction was removed.

DELETE: \$855.00

Item No. 04-05 (PCO 35)

Replace existing grease traps in kitchen

Cost Benefit to Owner: Upon demolition in kitchen grease traps were deemed to be deteriorated. Replacement of them while the slab is removed for new plumbing provides for new plumbing system in the remodeled kitchen increased longevity.

ADD: \$19,298.60

ADD: 34 days to schedule for kitchen

Item No. 04-06 (PCO 36)

Replace main electrical breaker. Breaker malfunctioned during construction

Cost Benefit to Owner: New breaker was required to maintain functionality of building electrical system

ADD: \$5,659.67

The original Contract Sum was	\$ 4,368,195.00
The net change by previously authorized Change Orders	\$ 24,845.42
The Contract Sum prior to this Change Order was	\$ 4,393,040.42
The Contract Sum will be increased by this Change Order in the amount of	\$ 27,613.29
The new Contract Sum including this Change Order will be	\$ 4,420,653.71

The Contract Time will be increased by Zero (0) days.
The new date of Substantial Completion will be 8/8/22 for building
9/7/22 for HVAC pumps
9/11/22 for kitchen due to grease trap
10/17/22 for WWTP

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

Century Construction, Inc.

Kenton County Board of Education

ARCHITECT (Firm name)

CONTRACTOR (Firm name)

OWNER (Firm name)

SIGNATURE

SIGNATURE

SIGNATURE

Jim Kaiser

John Hodge, President

Rob Haney

Senior Project Manager

Executive Director of Support
Operations

PRINTED NAME AND TITLE

PRINTED NAME AND TITLE

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8/25/22

DATE

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