



Issue Paper

DATE:

10/26/2022

AGENDA ITEM (ACTION ITEM):

Consider/Approve Change Order No. 4 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 fourth (4th) 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 \$69,589.99 with previous change orders of \$84,199.03 makes the new contract sum \$4,647,744.02.

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|-------------|--|--------------------|
| Item No 1: | Provide 6" resilient base in lieu of structural glazed tile base | DEDUCT: \$9,033.42 |
| Item No 2: | Delete Fencing around the future generator location | DEDUCT: \$200.00 |
| Item No 3: | Add hydronic backflow preventor | ADD: \$1,649.10 |
| Item No 4: | Reroute condensate drain for Preschool Classroom blower coils units to exterior drywells | ADD: \$2,126.71 |
| Item No 5: | Provide water supply and return piping to air curtain HVAC unit in Kitchen | ADD: \$12,084.25 |
| Item No 6: | Remove existing chainlink fence at portion of playground and provide new due to new grade elevations of site around playground | ADD: \$10,100.00 |
| Item No 7: | Cut new opening in masonry wall and install new door from corridor to Cafeteria | ADD: \$11,188.73 |
| Item No 8: | Add French drain at existing playground | ADD: \$10,337.35 |
| Item No 9: | Provide rubber mulch in lieu wood mulch indicated on bid documents for the Preschool Playground | ADD: \$2,903.75 |
| Item No 10: | Provide duct smoke detectors at cafeteria/gym HVAC units per building department request | ADD: \$7,602.02 |

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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: 004 Date: 10/24/22
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> 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. 04-01 (PCO 01)

Provide 6" resilient base in lieu of structural glazed tile base

Cost Benefit to Owner: Owner requested change due to lead time issues with obtaining the structural glazed tile within the construction timeframe

DEDUCT: \$9,033.42

Item No. 04-02 (PCO 30)

Delete fencing around the future generator location

Cost Benefit to Owner: Owner requested change. Fence will be installed when generator is installed in the future. Credit is for labor only. Material will be used at a new area at the playground

DEDUCT: \$200

Item No. 04-03 (PCO 38)

Add hydronic backflow preventor

Cost Benefit to Owner: Backflow preventor necessary for proper operation of hydronic piping

ADD: \$1,649.10

Item No. 04-04 (PCO 41)

Reroute condensate drain for Preschool Classroom blower coil units to exterior drywells

Cost Benefit to Owner: Room originally identified for piping to drain to did not have a drain and sink for piping to drain to.

Piping condensate was the most cost effective option to drain the condensate for the units

ADD: \$2,126.71

Item No. 04-05 (PCO 42)

Provide water supply and return piping to air curtain HVAC unit in Kitchen

Cost Benefit to Owner: Piping wasn't indicated on HVAC drawings. Piping is needed for unit to function

ADD: \$12,084.25

Item No. 04-06 (PCO 46)

Remove existing chainlink fence at portion of playground and provide new due to new grade elevations of site around playground

Cost Benefit to Owner: New fence location and height is better suited for new paved and mulched playground location to simplify long term maintenance of the grounds around the fence

ADD: \$10,100

Item No. 04-07 (PCO 47)

Cut new opening in masonry wall and install new door from corridor to Cafeteria

Cost Benefit to Owner: Owner request to facilitate better flow of students going to and from lunch serving line

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User Notes: (389ADA3D)

ADD: \$11,188.73

Item No. 04-08 (PCO 48)

Add french drain at existing playground

Cost Benefit to Owner: Owner request to add french drain to alleviate past water drainage issues at the playground

ADD: \$10,337.35

Item No. 04-09 (PCO 49)

Provide rubber mulch in lieu wood mulch indicated on bid documents for the Preschool playground

Cost Benefit to Owner: Owner request for rubber mulch in lieu of wood for better longevity and safety of the children

ADD: \$2,903.75

Item No. 04-10 (PCO 50)

Provide duct smoke detectors at cafeteria/gym HVAC units per building department request

Cost Benefit to Owner: Building department required devices in order to grand Certificate of Occupancy

ADD: \$7,602.02

Item No. 04-11 (PCO 51)

Provide sod in lieu seed/straw at playground area

Cost Benefit to Owner: Owner requested to allow for quicker use of the playground without the children going thru mud

ADD: \$19,350.59

Item No.04-12 (PCO 54)

Remove pumps from rear of existing boilers

Cost Benefit to Owner: New pumps were added to the front of the existing boilers for better control of the system. Removal of the existing pumps provides better operation of the boilers as the existing pumps would have added additional head load pressure to the new pumps.

ADD: \$1,480.91

The original Contract Sum was	\$	4,493,955.00
The net change by previously authorized Change Orders	\$	84,199.03
The Contract Sum prior to this Change Order was	\$	4,578,154.03
The Contract Sum will be increased by this Change Order in the amount of	\$	69,589.99
The new Contract Sum including this Change Order will be	\$	4,647,744.02
The Contract Time will be increased by Zero (0) days.		
The new date of Substantial Completion will be 8/8/22		

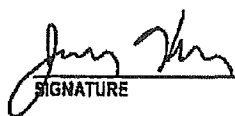
NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed 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)



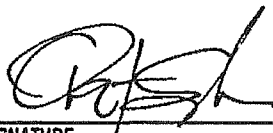
SIGNATURE

Jim Kaiser, Senior Project Manager

PRINTED NAME AND TITLE

10/24/22

DATE



SIGNATURE

Pete Subach, Member

PRINTED NAME AND TITLE

DATE

10-24-22

SIGNATURE

Rob Hancy

Executive Director of Support
Operations

PRINTED NAME AND TITLE

DATE