



AIA[®] Document G731[™] – 2019

Change Order, Construction Manager as Adviser Edition

PROJECT: *(name and address)*

Garrard County High School
599 Industry Road
Lancaster, KY 40444

OWNER: *(name and address)*

Garrard County Board of Education
322 West Maple Avenue
Lancaster, KY 40444

CONTRACTOR: *(name and address)*

Central Kentucky Sheet Metal, Inc.
2672 Cartersville Road
Paint Lick, KY 40461

CONTRACT INFORMATION:

Contract For: BP-10 Mechanical
Date: 05/18/2023

ARCHITECT: *(name and address)*

Clotfelter-Samokar, PSC
228 East Reynolds Road, Suite
One
Lexington, KY 40517

CHANGE ORDER INFORMATION:

Change Order Number: 10-09
Date: 02/08/2024

CONSTRUCTION MANAGER: *(name and address)*

Trace Creek Construction, Inc.
127 Market Street
Vanceburg, KY 41179

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.)

Per PR 12 Geothermal Well Field Modifications. Refer to attached Exhibit A for more details.

The original Contract Sum was	\$	2,581,080.00
Net change by previously authorized Change Orders	\$	18,495.00
The Contract Sum prior to this Change Order was	\$	2,599,575.00
The Contract Sum will be increased by this Change Order in the amount of	\$	39,084.00
The new Contract Sum including this Change Order will be	\$	2,638,659.00

The Contract Time will be unchanged by Zero (0) days.

The Contractor's Work shall be substantially complete on 07/10/2024.

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, CONSTRUCTION MANAGER, CONTRACTOR, AND OWNER.

Clotfelter-Samokar, PSC

ARCHITECT *(Firm name)*

SIGNATURE

PRINTED NAME AND TITLE

DATE:

Central Kentucky Sheet Metal, Inc.

CONTRACTOR *(Firm name)*

SIGNATURE

Paul Sipes Vice President

PRINTED NAME AND TITLE

2/9/2024

DATE:

Trace Creek Construction, Inc.

CONSTRUCTION MANAGER

SIGNATURE

David Milam - Project Manager

PRINTED NAME AND TITLE

2/12/2024

DATE:

Garrard County Board of Education

OWNER *(Firm name)*

SIGNATURE

PRINTED NAME AND TITLE

DATE:

Exhibit A

Garrard Co. PROPOSAL REQUEST PRICING SHEET

PCO # 12

DATE 1/22/2024

DESCRIPTION Adjust well depth,add additional wells and abandon #5 per PCO 12

CONTRACTOR Central Ky. Sheetmetal

BID PACKAGE _____

WORK DESCRIPTION Adjust well depth,add additional wells and abandon #5 per PCO 12

1) Additional material	11- 1 1/4" SDR9 LOOPS	\$10,665.00
	400' 3" pipe	\$952.00
	260' 1 1/4" pipe	\$396.00
2) 6 loads of gravel		\$3,000.00
3) Set up and breakdown for additional wells		\$5,500.00
4) Redrill an additional 600' for abandoned well 5		\$9,168.00
5) PECO on site for oil clean up when grouting the Well #5 This will be for a full a day .		\$5,850

MATERIAL, LABOR & EQUIPMENT SUBTOTAL \$35,531.00

10% OVERHEAD/PROFIT MARK-UP \$3,553.00

DEDUCT DPO (DIRECT PURCHASE ORDER) MATERIAL \$ _____

TOTAL -ADD \$39,084

FACPAC Contract Change Order Supplemental Information Form (Ref# 59450)

Form Status: Saved

Tier 1 Project: Garrard County High School Final Phase

BG Number: 22-349

District: Garrard County (HB678)

Status: Active

Phase: Project Initiation (View Checklist)

Contract: Central Kentucky Sheet Metal, 0010, Mechanical

Type: CM Bid Package

Proposed

Change Order Number	2
Time Extension Required	No
Date Of Change Order	2/12/2024
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	\$1,391,354.71
Net Approved COs	\$732,761.27
Remaining After Approved COs	\$658,593.44
Net All COs	\$867,732.91
Remaining After All COs	\$523,621.80

This Requested Change Order Amount \$39,084.00

+/-

Change In A/E Fee This Change Order \$0.00

+/-

Change In CM Fee This Change Order \$735.00

+/-

Remaining Construction Contingency \$522,886.80

Balance

Contract Change Requested By Architect/Engineer

Contract Change Reason Code Found Condition

Change Order Description And Justification

Increase the overall amount of Geothermal Well by 11 additional wells to a total of 53 due to original designed depth found unacceptable conditions found.

Cost Benefit To Owner

The added Geothermal Wells will maintain the original overall linear footage of the original design amount of linear footage needed.

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	\$23,518.00	60.17%
Materials	\$12,013.00	30.74%
Profit and Overhead	\$3,553.00	9.09%
Bond Insurance		0.00%
Cost Breakdown Total:	\$39,084.00	

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# 59450)**

Architect

Date



2/12/2024

Construction Manager

Date

Finance Officer

Date

Local Board of Education Designee

Date