



# AIA® Document G731™ – 2019

## Change Order, Construction Manager as Adviser Edition

<b>PROJECT:</b> <i>(name and address)</i> Rodburn Elementary  Morehead KY	<b>CONTRACT INFORMATION:</b> Contract For: BP 030 General Trades Date: October 17, 2022	<b>CHANGE ORDER INFORMATION:</b> Change Order Number: 030-13  Date: 2/13/24
<b>OWNER:</b> <i>(name and address)</i> Rowan County Board of Education Morehead KY	<b>ARCHITECT:</b> <i>(name and address)</i> Ross Tarrant Architects Lexington KY	<b>CONSTRUCTION MANAGER:</b> <i>(name and address)</i> Packs+Walker Morehead KY
<b>CONTRACTOR:</b> <i>(name and address)</i> Frederick & May West Liberty KY		

### 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.)*

Credit for unused allowances (84,86,87)

The original Contract Sum was	\$ 1,751,140.00
Net change by previously authorized Change Orders	\$ 13,619.29
The Contract Sum prior to this Change Order was	\$ 1,764,759.29
The Contract Sum will be decreased by this Change Order in the amount of	\$ 60,100.18
The new Contract Sum including this Change Order will be	\$ 1,704,659.11

The Contract Time will be unchanged by Zero (0) days.  
The Contractor's Work shall be substantially complete on .

**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.**

Ross Tarrant Architects

**ARCHITECT** *(Firm name)*

*Jonathan Ruiz*  
**SIGNATURE**

Jonathan Ruiz, Project Manager

**PRINTED NAME AND TITLE**

2/13/2024

**DATE:**

Packs+Walker

**CONSTRUCTION MANAGER** *(Firm name)*

*Robert Barton*  
**SIGNATURE**

Robert Barton CM

**PRINTED NAME AND TITLE**

2/13/24

**DATE:**

Frederick & May

**CONTRACTOR** *(Firm name)*

*Chad Frederick*  
**SIGNATURE**

Chad Frederick - VP

**PRINTED NAME AND TITLE**

2/13/24

**DATE:**

Rowan County Board of Education

**OWNER** *(Firm name)*

**SIGNATURE**

**PRINTED NAME AND TITLE**

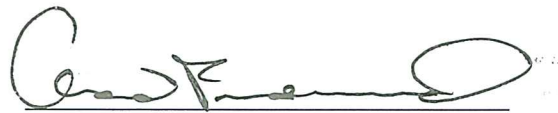
**DATE:**

## FINAL PAY LETTER

TO: Bob Barton/Clay Barton – Packs + Walker  
RE: Rodburn Elementary School Renovation and Addition

Frederick & May Construction Co., Inc. writes this letter to indicate we are in agreeance to provide credits to the owner for remaining monies for line-items 84, 86, and 87 of our pay app. This will allow our contract to be billed 100% and for the owner to process final payment.

Signed: Chad Frederick

A handwritten signature in dark ink, appearing to read 'Chad Frederick', written over a horizontal line.

Officer/ Owner of Company

# FACPAC Contract Change Order Supplemental Information Form (Ref# 59462)

Form Status: Saved

Tier 1 Project: RODBURN ELEM RENOVATIONS AND ADDITION

BG Number: 22-221

District: Rowan County (HB678)

Status: Active

Phase: Project Initiation (View Checklist)

Contract: Frederick &amp; May, 0030, General Trades

Type: CM Bid Package

Proposed

Change Order Number	030-13
Time Extension Required	No
Date Of Change Order	2/13/2024
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	\$335,807.00
Net Approved COs	\$7,433.19
Remaining After Approved COs	\$328,373.81
Net All COs	\$-52,666.99
Remaining After All COs	\$388,473.99

This Requested Change Order Amount (\$60,100.18)

+/-

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

+/-

Change In CM Fee This Change Order \$0.00

+/-

Remaining Construction Contingency \$380,415.07

Balance

Contract Change Requested By Construction Manager

Contract Change Reason Code Reduction of Scope

Change Order Description And Justification

Credit for unused allowances (84,86,87)

Cost Benefit To Owner

Fair and reasonable

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.

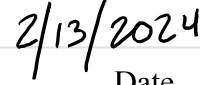
Detail Item	Amount	Percent of Total
Labor	(\$30,050.09)	50.00%
Materials	(\$30,050.09)	50.00%
Profit and Overhead		0.00%
Bond Insurance		0.00%
Cost Breakdown Total:	\$-60,100.18	
Cost for this Change Order supported by an alternate bid or competitive price quote	No	
Explain Why		

## Change Order Supplemental Information Form Signature Page (Online Form Ref# 59462)



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Architect



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Date



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Construction Manager

Date

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Finance Officer

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Date

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Local Board of Education Designee

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Date

CONTINUATION SHEET NO. 2			Rodburn Elementary ESSER Add		*D*	*E*	*F*	*G*	*H*	*I*
APPLICATION NO. 15			WORK COMPLETED			MATERIALS STORED (NOT IN D OR E)	TOTAL COMPLETED & STORED D+E+F	% G/C	BALANCE TO FINISH C-G	
ITEM #	DESCRIPTION OF WORK	SCHEDULED VALUE	FROM PREV. APPLIC.(D+E)	THIS PERIOD						
55	Joint Sealants - Labor	\$5,000.00	\$5,000.00			\$0.00	\$5,000.00		\$0.00	
56	Expansion Joint Cover Assemblies - Material	\$3,500.00	\$3,500.00			\$0.00	\$3,500.00		\$0.00	
57	Expansion Joint Cover Assemblies - Labor	\$1,815.00	\$1,815.00			\$0.00	\$1,815.00		\$0.00	
58	Doors, Frames, and Hardware - Labor	\$20,400.00	\$20,400.00			\$0.00	\$20,400.00		\$0.00	
59	Access Controls - Material	\$7,817.50	\$7,817.50			\$0.00	\$7,817.50		\$0.00	
60	Access Controls - Labor	\$7,817.50	\$7,817.50			\$0.00	\$7,817.50		\$0.00	
61	Aluminum Framed Storefronts - Misc Mat.	\$6,300.00	\$6,300.00			\$0.00	\$6,300.00		\$0.00	
62	Aluminum Framed Storefronts - Labor	\$52,260.00	\$52,260.00			\$0.00	\$52,260.00		\$0.00	
63	Aluminum Framed Storefronts - Freight	\$5,000.00	\$5,000.00			\$0.00	\$5,000.00		\$0.00	
64	Aluminum Framed Storefronts - Per Diem	\$11,250.00	\$11,250.00			\$0.00	\$11,250.00		\$0.00	
65	Aluminum Framed Storefronts - Storage	\$2,000.00	\$2,000.00			\$0.00	\$2,000.00		\$0.00	
66	Aluminum Framed Storefronts - ID Checks	\$150.00	\$150.00			\$0.00	\$150.00		\$0.00	
67	Aluminum Framed Storefronts - Delivery	\$2,000.00	\$2,000.00			\$0.00	\$2,000.00		\$0.00	
68	Aluminum Framed Storefronts - Truck/Fuel	\$1,200.00	\$1,200.00			\$0.00	\$1,200.00		\$0.00	
69	Aluminum Framed Storefronts - Gen Con	\$32,840.00	\$32,840.00			\$0.00	\$32,840.00		\$0.00	
70	Visual Display Surfaces - Labor	\$7,040.00	\$7,040.00			\$0.00	\$7,040.00		\$0.00	
71	Signage - Labor	\$5,400.00	\$5,400.00			\$0.00	\$5,400.00		\$0.00	
72	Wall and Corner Guard - Labor	\$500.00	\$500.00			\$0.00	\$500.00		\$0.00	
73	Toilet and Path Accessories - Labor	\$7,500.00	\$7,500.00			\$0.00	\$7,500.00		\$0.00	
74	Aluminum Canopies - Material	\$6,335.00	\$6,335.00			\$0.00	\$6,335.00		\$0.00	
75	Aluminum Canopies - Labor	\$4,017.00	\$4,017.00			\$0.00	\$4,017.00		\$0.00	
76	Aluminum Canopies - Misc	\$4,950.00	\$4,950.00			\$0.00	\$4,950.00		\$0.00	
77	Food Service Fire Suppression - Labor	\$2,796.00	\$2,796.00			\$0.00	\$2,796.00		\$0.00	
78	Food Service Walk-In - Labor	\$20,903.00	\$20,903.00			\$0.00	\$20,903.00		\$0.00	
79	Food Service Equipment - Labor	\$5,376.00	\$5,376.00			\$0.00	\$5,376.00		\$0.00	
80	Food Equipment Sales Tax	\$1,744.00	\$1,744.00			\$0.00	\$1,744.00		\$0.00	
81	Manually Operated Window Shade - Material	\$11,000.00	\$11,000.00			\$0.00	\$11,000.00		\$0.00	
82	Manually Operated Window Shade - Labor	\$4,000.00	\$4,000.00			\$0.00	\$4,000.00		\$0.00	
83	Institutional Casework - Labor	\$5,000.00	\$5,000.00			\$0.00	\$5,000.00		\$0.00	
84	3000' Chain Link Fence Allowance	\$75,000.00	\$44,671.59	\$13,870.15		\$0.00	\$58,541.74		\$16,458.26	
85	Hour and Misc Allowance	\$20,151.00	\$20,151.00			\$0.00	\$20,151.00		\$0.00	
86	800 Tons Temporary Stone Allowance	\$22,400.00	\$2,558.08			\$0.00	\$2,558.08		\$19,841.92	
87	Unsuitable Soils and DGA Allowance	\$27,000.00	\$3,200.00			\$0.00	\$3,200.00		\$23,800.00	
88	Alternate #1	\$0.00	\$0.00			\$0.00	\$0.00		\$0.00	
89	Alt #1 - Site Clearing	\$35,370.00	\$35,370.00			\$0.00	\$35,370.00		\$0.00	
90	Alt #1 - Subdrainage - Material	\$3,747.50	\$3,747.50			\$0.00	\$3,747.50		\$0.00	
91	Alt #1 - Subdrainage - Labor	\$3,747.50	\$3,747.50			\$0.00	\$3,747.50		\$0.00	
92	Alt #1 - Downspout Boots - Material	\$3,750.00	\$3,750.00			\$0.00	\$3,750.00		\$0.00	
93	Alt #1 - Downspout Boots - Labor	\$1,750.00	\$1,750.00			\$0.00	\$1,750.00		\$0.00	
94	Alt #1 - Site Concrete - Material	\$10,000.00	\$10,000.00			\$0.00	\$10,000.00		\$0.00	
95	Alt #1 - Site Concrete - Labor	\$23,630.00	\$23,630.00			\$0.00	\$23,630.00		\$0.00	
96	Alt #1 - Asphalt DGA - Material	\$9,322.50	\$9,322.50			\$0.00	\$9,322.50		\$0.00	
97	Alt #1 - Asphalt DGA - Labor	\$9,322.50	\$9,322.50			\$0.00	\$9,322.50		\$0.00	
98	Alt #1 - Asphalt Base - Material	\$9,750.00	\$9,750.00			\$0.00	\$9,750.00		\$0.00	
99	Alt #1 - Asphalt Base - Labor	\$9,750.00	\$9,750.00			\$0.00	\$9,750.00		\$0.00	
100	Alt #1 - Asphalt Surface - Material	\$7,300.00	\$7,300.00			\$0.00	\$7,300.00		\$0.00	
101	Alt #1 - Asphalt Surface - Labor	\$7,300.00	\$7,300.00			\$0.00	\$7,300.00		\$0.00	
102	Alternate #2	\$0.00	\$0.00			\$0.00	\$0.00		\$0.00	