



# AIA®

## Document G701® – 2017

### Change Order

**PROJECT:** *(Name and address)*  
Tower Park Soccer Complex - Phase 2:  
Renovations  
Army Reserve Road  
Fort Thomas, Kentucky 41074

**OWNER:** *(Name and address)*  
Fort Thomas Board of Education  
28 North Fort Thomas Avenue  
Fort Thomas, Kentucky 41075

**CONTRACT INFORMATION:**  
Contract For: Total Project  
  
Date: May 21, 2024  
BG #23-523 / REH #334-822

**ARCHITECT:** *(Name and address)*  
Robert Ehmet Hayes & Associates, PLLC  
465 Centre View Boulevard  
Crestview Hills, Kentucky 41017

**CHANGE ORDER INFORMATION:**  
Change Order Number: Three (3)

Date: March 21, 2025

**CONTRACTOR:** *(Name and address)*  
Morel Construction Co., LLC  
627 West Main Street  
Louisville, Kentucky 40202

#### 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.)*

Proposal 16 - Damage by termites to the wood framing of the Referee Building was discovered during demolition and required termite treatment, replacement of wood framing, etc. ADD \$11,265.

Proposal 17 - Custom metal transom panel color to match window frame color. The metal composite transom panels are a different manufacture than the windows and this allows us to get the same paint color for a uniform appearance. ADD \$3,833.

Proposal 18 - Change material of the metal wall and soffit panels to 24 ga. steel and provide color upgrade selected by the District. The best option for the metal wall and soffit panels is a metallic finish which is a increased cost and only comes. in steel compared to the specified aluminum. ADD \$7,512.

Proposal 19 - Provide upgraded soffits and trim to Referee Building to match the new Fieldhouse, install additional soffit lighting in existing soffit, and install moisture resistant acoustical ceilings on the entire first floor to conceal mechanicals. The original documents left the existing white break metal and soffits in place for budget reasons and we didn't know the final color that would be selected for the new fieldhouse. The existing white was determined as not a coordinating color for the new building. ADD \$15,967.

The original Contract Sum was	\$ 14,821,000.00
The net change by previously authorized Change Orders	\$ 127,405.00
The Contract Sum prior to this Change Order was	\$ 14,948,405.00
The Contract Sum will be increased by this Change Order in the amount of	\$ 38,577.00
The new Contract Sum including this Change Order will be	\$ 14,986,982.00
The Contract Time will be unchanged by Zero (0) days.	
The new date of Substantial Completion will be	

**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.

MBM

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

Robert Ehmet Hayes & Associates, PLLC  
ARCHITECT (Firm name)

SIGNATURE

Joseph Ahrens Hayes, Member  
PRINTED NAME AND TITLE

DATE

4/7/25

Morel Construction Co., LLC  
CONTRACTOR (Firm name)

SIGNATURE

MATTHEW B MOREL  
PRINTED NAME AND TITLE

DATE

03/21/25

VP

Fort Thomas Board of Education  
OWNER (Firm name)

SIGNATURE

PRINTED NAME AND TITLE

DATE

FACPAC Contract Change Order

Supplemental Information Form (Ref#

61997)

Form Status: Saved

Project: Highlands Athletic Complex at Tower Park Renovation

BG Number: 23-523District: Fort Thomas Independent (HB678) (176)

Status: ActivePhase: No Data

Contract: Morel Construction Co., LLC, 0002, Phase 2 renovations at Tower Park Athletic Complex

Type: General ContractorProposed

Change Order NumberThree (3)

Time Extension RequiredNo

Date Of Change Order3/21/2025

Change Order Amount To DateIncrease

Construction Contingency

Calculations below are project wide. Remaining negative Construction Contingency may require the submission of a revised BG1.

Current Approved Amount	\$853,550.00
Net Approved COs	\$160,831.00
Remaining After Approved COs	\$692,719.00
Net All COs	\$248,165.00
Remaining After All COs	\$605,385.00

This Requested Change Order Amount \$38,577.00

+/-

Change In A/E Fee This Change Order

+/-

Change In CM Fee This Change Order

+/-

Remaining Construction Contingency \$605,385.00

Balance

Contract Change Requested ByGeneral Contractor; Local Board of Education

Contract Change Reason CodeExpansion of Scope; Found Condition; Improved Plans/Specs

Change Order Description And Justification

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during demolition and required termite treatment, replacement of wood framing, etc. ADD \$11,265.

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#### Cost Benefit To Owner

Proposal 16 - The renovated building has now been treated for termite control and has sufficient wood framing for the exterior walls.

Proposal 17 - The metal composite transom panels will match the aluminum windows for a uniform appearance.

Proposal 18 - The District will receive the best color option in order to match the face brick that was selected. The steel thickness is thicker and provides a more durable product

Proposal 19 - The finishes on the existing referee building will now match the new fieldhouse building. The added ceiling will provide a concealed appearance for all the exposed mechanical items from the second floor.

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.

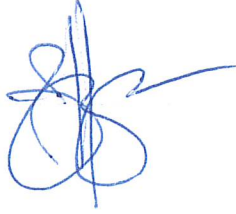
Detail Item	Amount	Percent of Total
Labor	\$13,324.00	34.54%
Materials	\$19,836.00	51.42%
Profit and Overhead	\$4,982.00	12.91%
Bond Insurance	\$435.00	1.13%
<b>Cost Breakdown Total:</b>	<b>\$38,577.00</b>	
Cost for this Change Order supported No by an alternate bid or competitive price quote		

Explain Why

## Change Order Supplemental Information Form Signature Page (Online Form Ref# 61997)

x

Architect



4/7/25  
Date

N/A

Construction Manager

Date

Finance Officer

Date

Local Board of Education Designee

Date