

CO

202-16

5/21/25, 3:04 PM

Printer Friendly Screen

FACPAC Contract Change Order Supplemental Information Form (Ref# 62367)

Form Status: Saved

Tier 1 Project: Phase 6 Additions and Renovations - Project #175-520

BG Number: 21-042

District: Beechwood Independent (HB678) (026)

Status: Active

Phase: Project Initiation (View Checklist)

Contract: RISING SUN DEVELOPING, INC., 0202, GENERAL TRADES

Type: CM Bid Package

Proposed

Change Order Number	202-16
Time Extension Required	No
Date Of Change Order	5/21/2025
Change Order Amount To Date	

Construction Contingency

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

Current Approved Amount	\$1,533,894.48
Net Approved COs	\$554,114.19
Remaining After Approved COs	\$979,780.29
Net All COs	\$870,282.68
Remaining After All COs	\$663,611.80

This Requested Change Order Amount \$39,063.20

+/-

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

+/-

Change In CM Fee This Change Order \$0.00

+/-

Remaining Construction Contingency

Balance

Contract Change Requested By Architect/Engineer; Construction Manager

Contract Change Reason Code Expansion of Scope

Change Order Description And Justification

Additional cost to provide and install ground mounted handrails per the direction of the building inspector. \$10,313.20

Additional cost to make alterations to ADA ramp and entrance at rear of building to maintain code compliance for entry. \$28,750

Cost Benefit To Owner

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.

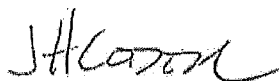
Detail Item	Amount	Percent of Total
Labor	\$33,968.00	86.96%
Materials		0.00%
Profit and Overhead	\$5,095.20	13.04%
Bond Insurance		0.00%
Cost Breakdown Total:	\$39,063.20	
Cost for this Change Order supported No		
by an alternate bid or competitive price		
quote		
Explain Why		

Change Order Supplemental Information Form Signature Page (Online Form Ref# 62367)



Architect

5/23/25
Date



Construction Manager

5/21/25
Date

Finance Officer

Date

Local Board of Education Designee

Date

AIA Document G701/CMa™ – 1992

Change Order - Construction Manager-Adviser Edition

OWNER ☒
CONSTRUCTION MANAGER ☐
ARCHITECT ☐
CONTRACTOR ☐
FIELD ☐
OTHER ☐

PROJECT (Name and Address)
BEECHWOOD INDEPENDENT SCHOOLS PHASE 6B
54 BEECHWOOD ROAD
FORT MITCHELL, KY 41017

CHANGE ORDER NUMBER: 202-16
INITIATION DATE: 5/21/2025

TO CONTRACTOR (Name and Address)
RISING SUN DEVELOPING COMPANY
2555 PALUMBO DRIVE
SUITE 110

PROJECT NUMBERS: 000744
CONTRACT DATE: 5/17/2022
CONTRACT FOR: BID PACKAGE #202 GENERAL TRADES

THE CONTRACT IS CHANGED AS FOLLOWS:

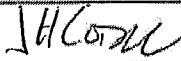
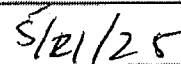
Additional cost to provide and install ground mounted handrails per the direction of the building inspector. \$10,313.20
Additional cost to make alterations to ADA ramp and entrance at rear of building to maintain code compliance for entry. \$28,750

The original Contract Sum was	4,814,592.00
Net change by previously authorized Change Orders	242,710.86
The Contract Sum prior to this Change Order was	5,057,302.86
The Contract Sum will be increased by this Change Order in the amount of	39,063.20
The new Contract Sum including this Change Order will be	5,096,366.06


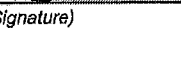
The Contract Time will be adjusted by 0 days.
The date of Substantial Completion as of the date of this Change Order therefore is .

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



CODELL CONSTRUCTION COMPANY
CONSTRUCTION MANAGER (Firm Name)
4475 ROCKWELL ROAD WINCHESTER, KY 40391

ADDRESS

BY (Signature) 
(Typed Name) **DATE:** 5/21/25

RISING SUN DEVELOPING COMPANY
CONTRACTOR (Firm Name)
2555 PALUMBO DRIVE SUITE 110 LEXINGTON, KY 40509

ADDRESS

BY (Signature) 
(Typed Name) **DATE:**

ROBERT EHMET HAYES & ASSOCIATES
ARCHITECT (Firm Name)
2512 DIXIE HIGHWAY FORT MITCHELL, KY 41017

ADDRESS

BY (Signature) 
(Typed Name) **DATE:** 5/23/25

BEECHWOOD INDEPENDENT SCHOOLS BOARD OF
OWNER (Firm Name)
50 BEECHWOOD ROAD FORT MITCHELL, KY 41017

ADDRESS
BY (Signature)
(Typed Name) **DATE:**

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User Notes:

(1884033357)



AIA® Document G709™ – 2018

Proposal Request

PROJECT: *(name and address)*
Beechwood Independent Schools
Phase 6B Improvements
54 Beechwood Road
Fort Mitchell, Kentucky 41017

CONTRACT INFORMATION:
Contract For: Total Project

Date: October 06, 2020
BG #21-042 / REH #175-520

Architect's Project Number: 175-520
Proposal Request Number: Fifty-Two (52)

Proposal Request Date: May 14, 2025

OWNER: *(name and address)*
Beechwood Independent Board of
Education
50 Beechwood Road
Fort Mitchell, Kentucky 41017

ARCHITECT: *(name and address)*
Robert Ehmet Hayes & Associates, PLLC

465 Centre View Boulevard
Crestview Hills, Kentucky 41017

CONTRACTOR: *(name and address)*
Codell Construction Company

4475 Rockwell Road
Winchester, Kentucky 40391

The Owner requests an itemized proposal for changes to the Contract Sum and Contract Time for proposed modifications to the Contract Documents described herein. The Contractor shall submit this proposal within Zero (0) days or notify the Architect in writing of the anticipated date of submission.

(Insert a detailed description of the proposed modifications to the Contract Documents and, if applicable, attach or reference specific exhibits.)

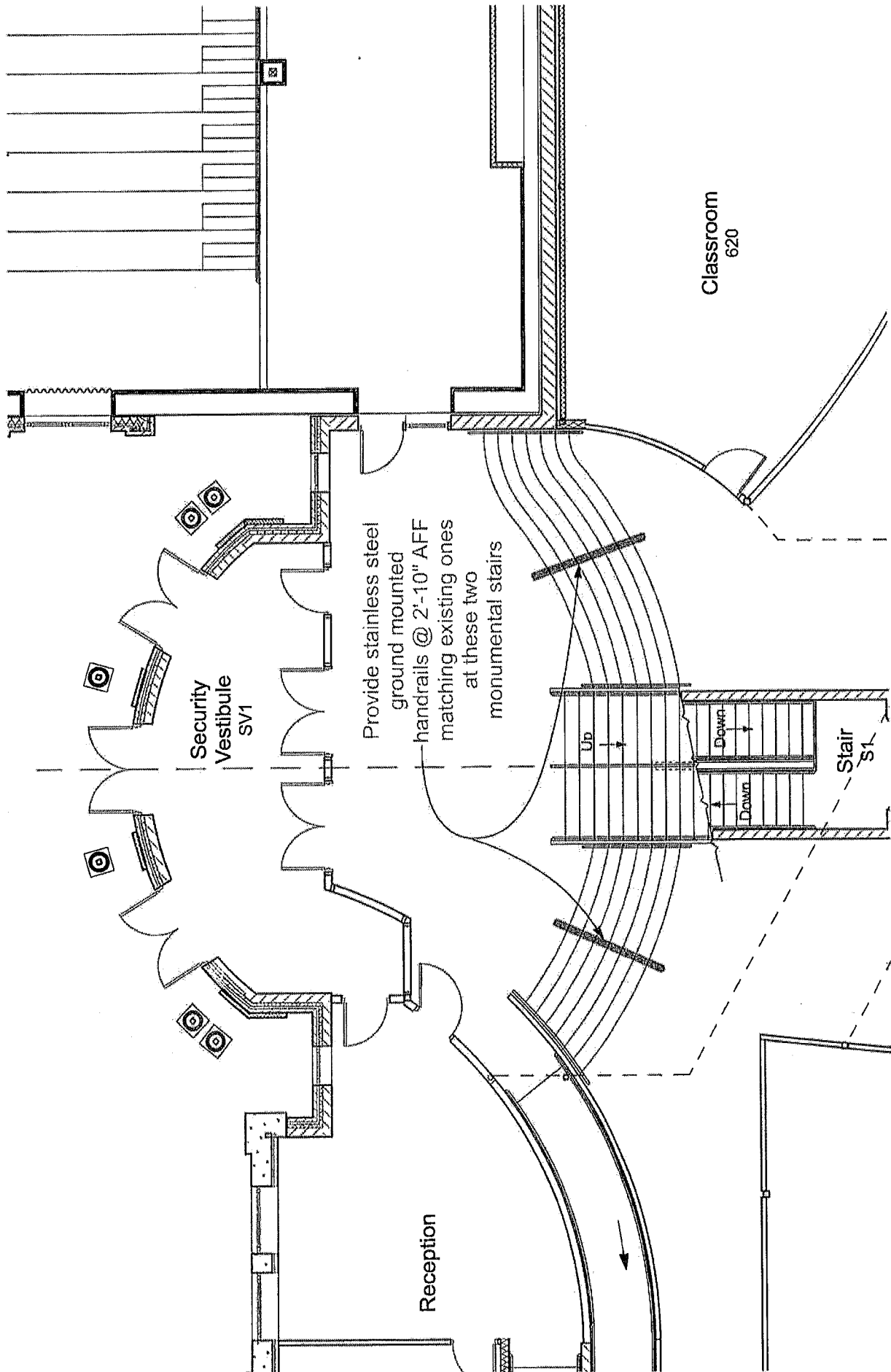
Provide stainless steel ground mounted handrails @ 2'-10" AFF matching existing ones at the two monumental stairs indicated on the attached sketch

THIS IS NOT A CHANGE ORDER, A CONSTRUCTION CHANGE DIRECTIVE, OR A DIRECTION TO PROCEED WITH THE WORK DESCRIBED IN THE PROPOSED MODIFICATIONS.

REQUESTED BY THE ARCHITECT:

Joseph Ahrens Hayes, Member

PRINTED NAME AND TITLE



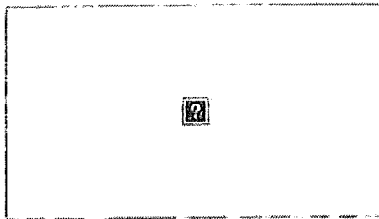
From: [Joe Hayes](#)
To: [Jeff Saylor](#); [Amy Sanders](#)
Cc: [Jacob Reeves](#); [John Hagan Codell](#); [Shane Carpenter](#)
Subject: Re: FW: Beechwood Hand Rails Pricing
Date: Tuesday, May 20, 2025 3:02:01 PM
Attachments: [image001.png](#)

Yes, this work needs to be completed for code compliance.

On Tue, May 20, 2025 at 10:35 AM Jeff Saylor <JSaylor@codellconstruction.com> wrote:

Joe,

Here is the pricing for the stainless handrails for the main lobby. Let us know as soon as possible, so we can get moving on this. Thanks



Jeff Saylor

Construction Manager | **Codell Construction Company**

C: 859.397.7146

E: jsaylor@codellconstruction.com **W:** codellconstruction.com



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From: Jacob Reeves <jacob@rsdinc.com>
Sent: Tuesday, May 20, 2025 10:06 AM
To: John Hagan Codell <JHCodell@codellconstruction.com>; Jeff Saylor <JSaylor@codellconstruction.com>
Cc: Shane Carpenter <shane@rsdinc.com>
Subject: Beechwood Hand Rails Pricing

Jeff—

See attached, for your review.

Thanks,

Jacob Reeves, LEED AP BD+C, AIC CPC

PR For S.S. Hand Rails

Proposal To: Codell Construction

5/20/2025

Project: Beechwood Renovation

Attn- John Hagen Codell

Fort Mitchell, KY

Description: Stainless Steel Hand Railing

Provide labor, material and equipment to furnish and install (2) interior stainless steel hand rails at main lobby.

Item	QTY	Unit	Unit \$	Cost
Material				
Labor				
Superintendent	8	hrs	\$55.00	\$ 440.00
Subcontractor				
Artistic Ironworks (see attached quote)	1	ls	\$8,528.00	\$ 8,528.00

Notes

1. Work to be completed during normal working hours
2. Work to be performed after school dismissal for summer break

Summary				
Subcontractor				\$ 8,528.00
Material				\$ -
Labor				\$ 440.00
Tax @ 6%	0.06		\$0.00	\$ -
OHP @ 15%	0.15	\$	\$ 8,968.00	\$ 1,345.20
Add				\$10,313.20

Shane Carpenter

OPS Manager

Rising Sun Developing, Inc.

2555 Palumbo Drive, Ste 110

Lexington, KY 40509

Phone: 859-543-0205 / Fax: 859-543-0230





Artistic Iron Works

208 Vine Rd. Wilder, Kentucky 41076
Phone (859)291-4500 Fax (859)291-4647
website: ARTISTICIRONWORKSCO.com

Project Information:		Date: 5/15/2025
Name:	Beechwood Independent Schools Phase 6B	Notes: Change Order: Stainless Handrails; Field Work
Address:	54 Beechwood Road Fort Mitchell, Kentucky	
Contractor:	Rising Sun Developing, Inc.	
Phone #	Gary Tout/859-543-0205	
Email:	gtout@rsdinc.com	

Amt.	Description of work	Price
20 LF	<p>Reference Scope: Section 57300 Decorative Metal Railings</p> <p>Stainless Steel Single-Line Handrails: Fabricate and install 1-1/4" sch40 stainless steel single line handrails. Required (20')</p>	\$8,528

Terms: Net 30

\$ 8,528.00

*Prices good for 30 days from date of quote.

Lead Time: 8-9 weeks from field measurements

Requested completion date:

Date: May 15, 2025

Darrin Zepf

A.I.W. Signature

Purchaser's Signature

APPRX. JOINT LOCATION
BETWEEN EX. CONC. PVMT. & NEW
CONC. PVMT. EXACT LOCATION SHALL BE
DETERMINED BY THE CONTRACTOR IN THE FIELD.

17'-8 1/2" / 17'

POSSIBLE GAS GREASE TOWER
VERTICAL FROM THE
PAVEMENT TO THE 80'S WFTU
THE 200-2000 1/2" DIA. PVT. AD

PRESERVE & REUSE
EX. DOWNSPOUT DRAIN.

PRESERVE & REUSE
EX. DOWNSPOUT DRAIN.

8'

8'

12" CONC. WALL

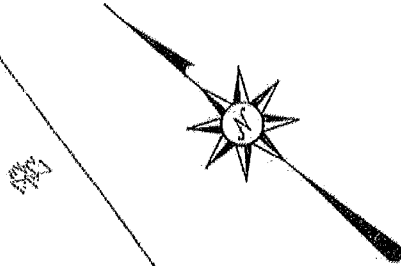
(MILL & PAVE)

EX. CONC. POST & SIGN
TO BE REMOVED

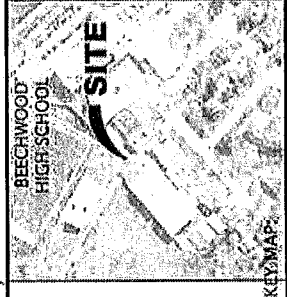
APPRX. JOINT LOCATION
BETWEEN EX. ASPHALT PVMT.
& NEW ASPHALT PVMT.
EXACT LOCATION SHALL BE
DETERMINED BY THE CONTRACTOR
IN THE FIELD.

EX. PVMT. STRIPING,
REMOVED W/ ASPHALT
PARKING RE-GRADING

APPRX. JOINT LOCATION
BETWEEN EX. ASPHALT PVMT.
& NEW ASPHALT PVMT.
EXACT LOCATION SHALL BE
DETERMINED BY THE CONTRACTOR
IN THE FIELD.

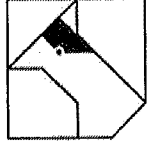


PROJECT MANAGER:	KGH
DRAWN BY:	CWH
DATE:	05-08-2025
SCALE:	1"=10'
FIGURE:	1 of 3

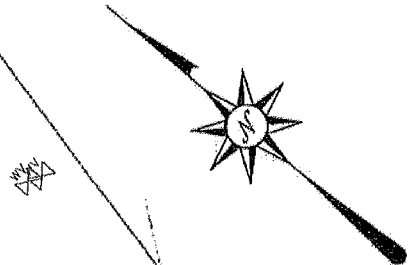
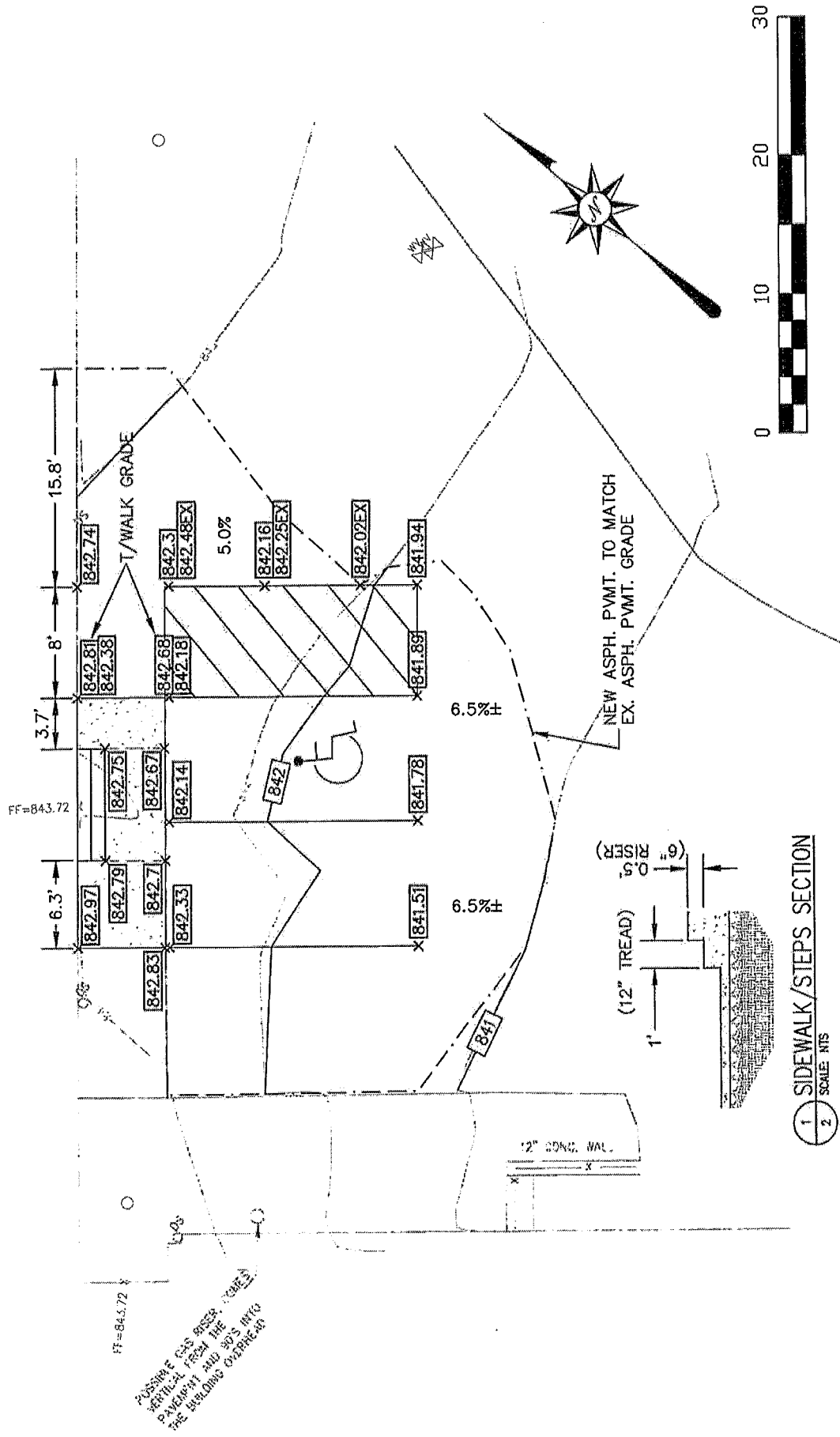


ADA ACCESSIBLE ROUTE FOR BEECHWOOD SCHOOLS 54 BEECHWOOD ROAD FORT MITCHELL, KENTUCKY 41017

ONE MOORE ROAD
WILDER, KENTUCKY
41071 (859) 581-9600



CARDINAL
ENGINEERING
LAND SURVEYING



CARDINAL
ENGINEERING
LAND SURVEYING

54 BEECHWOOD ROAD
FORT MITCHELL, KENTUCKY 41017

ADA ACCESSIBLE ROUTE
FOR
BEECHWOOD SCHOOLS

PROJECT MANAGER: KGH

DRAWN BY: CWH

DATE: 05-08-2025

SCALE: 1"=10'

FIGURE: 2 of 3

ONE MOOCK ROAD
WILDER, KENTUCKY
41071 (859) 581-9600

BEECHWOOD HIGH SCHOOL

SITE

KEY MAP

From: Joe Hayes
To: Mike Beechwood Supt Stacy
Cc: Jeff Saylor; John Hagan Codell; Justin Director of Operations Kaiser
Subject: Re: Beechwood H.S. PR Mech. Rm. Sidewalk/ Asphalt Remediation
Date: Wednesday, May 21, 2025 11:45:16 AM

We have reduced the cost and it needs to be done. I will help contribute since it was left off the drawings.

On May 21, 2025, at 11:42 AM, Stacy, Mike - Beechwood Supt
<mike.stacy@beechwood.kyschools.us> wrote:

Get it done!

Dr. Mike S. Stacy
Superintendent
Beechwood Independent Schools
859-331-3250
@beechwoodsup

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On May 21, 2025, at 11:10 AM, Jeff Saylor <JSaylor@codellconstruction.com>
wrote:

Caution

This email message originated outside of Beechwood Schools

Beechwood Technology Department

Mike,
I spoke with Joe a few minutes ago. RSD needs an answer concerning the approval of the concrete/asphalt work at the mechanical room entrance. Total cost is \$28,750.
The concrete work is schedule to begin on 5/27 and the asphalt work is scheduled to begin on 6/2.

If these contractors do not get an answer today, they will need to schedule another job.



Jeff Saylor

Construction Manager | Codell Construction Company

C: 859.397.7146

E: jsaylor@codellconstruction.com W: codellconstruction.com



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sender, the sender's email domain and you know the content is safe.***

From: Jacob Reeves <jacob@rsdinc.com>

Sent: Friday, May 16, 2025 10:18 AM

To: John Hagan Codell <JHCodell@codellconstruction.com>; Jeff Saylor
<JSaylor@codellconstruction.com>

Cc: Shane Carpenter <shane@rsdinc.com>

Subject: Beechwood H.S. PR Mech. Rm. Sidewalk/ Asphalt Remediation

John Hagan –

Please see attached revised quote for attached PR. We initially were going to self-perform the concrete scope, but I'm just going to use a local subcontractor. Please let me know if this is approved at your earliest convenience as I currently have this scheduled for Tuesday, May 27th (the 26th is labor day).

Thanks,

Jacob Reeves, LEED AP BD+C, AIC CPC
<image001.png>

Rising Sun Developing Company
Project Executive
www.risingsundeveloping.com
2555 Palumbo Dr. Ste #110
Lexington, KY 40509
C 859.444.3650
O 859.543.0205

<PR for Mech. Rm. Sidewalk Replacement REVISED 5.16.25.pdf>
<20-138-05 Entrance ADA_CD-rev.pdf>

<image001.png>

PR For Parking Lot				
Proposal To: Codell Construction			5/16/2025	
Project: Beechwood Renovation				
Attn- John Hagen Codell				
Fort Mitchell, KY				
Description: Sidewalk replacement and asphalt remediation				
Provide labor, material and equipment to furnish and install new misc. site concrete and asphalt per attached PR drawing.				
Item	QTY	Unit	Unit \$	Cost
Material				
Labor				
Survey and layout	8	hrs	\$75.00	\$ 600.00
Superintendent	40	hrs	\$55.00	\$ 2,200.00
Subcontractor				
Palmer Paving (see attached quote)	1	ls	\$12,250.00	\$ 12,250.00
Don Markesberry Contractor (see attached quote)	1	ls	\$9,950.00	\$ 9,950.00
Notes				
1. Scope of work includes the small area to be removed and replace near existing double doors even though this area is not referenced in the PR or shown on the associated drawing				
2. Proposed FE is higher than existing, so existing asphalt to remain and new asphalt installed overtop existing in 2-3 lifts and compacted with roller, includes line striping				
Summary				
Subcontractor				\$ 22,200.00
Material				\$ -
Labor				\$ 2,800.00
Tax @ 6%	0.06		\$0.00	\$ -
OHP @ 15%	0.15	\$	\$ 25,000.00	\$ 3,750.00
Add				\$28,750.00
Shane Carpenter OPS Manager Rising Sun Developing, Inc. 2555 Palumbo Drive, Ste 110 Lexington, KY 40509 Phone: 859-543-0205 / Fax: 859-543-0230				





DON MARKESBERY CONTRACTOR, INC

P.O. BOX 15160, TAYLOR MILL, KY 41015-0160 PHONE: 859-746-9004

May 15, 2025

Rising Sun Developing Company
2555 Palumbo Dr., Suite 110
Lexington, KY 40509

Attn: Jacob Reeves

Re: Quote for Concrete Stoop and Sidewalk – Beechwood High School

We propose to furnish labor, equipment and material for the above referenced project:

- Remove and Replace Existing Sidewalk & Stoop Per Plan. +/- 200 SF
- Install Expansion Joints Per Plan..
- Install Wire Mesh In Remainder of Sidewalk.
- Pour and Finish Sidewalk Per Plan.
- Wreck and Rub Curb Face.

Total Bid: \$9,950.00

QUALIFICATIONS

- We are not responsible for heaving, settling, cracking or spalling of concrete beyond our control.
- Bid for the above referenced job is good for 30 days.

Thank You for the opportunity to quote this work. Please call with any questions.

Sincerely,
Tom Massey
President
Don Markesbery Contractor, Inc.




Beechwood CO 202-16

Final Audit Report

2025-05-22

Created:	2025-05-22
By:	Sandra Fulton (sandra@rsdinc.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAA4Zz2ickoo3ZbqN_C4xYpUXVEXRFd3m_C

"Beechwood CO 202-16" History

-  Document created by Sandra Fulton (sandra@rsdinc.com)
2025-05-22 - 1:28:04 AM GMT- IP address: 192.69.180.89
-  Document emailed to Shane Carpenter (shane@rsdinc.com) for signature
2025-05-22 - 1:28:10 AM GMT
-  Email viewed by Shane Carpenter (shane@rsdinc.com)
2025-05-22 - 1:30:55 AM GMT- IP address: 98.19.241.13
-  Document e-signed by Shane Carpenter (shane@rsdinc.com)
Signature Date: 2025-05-22 - 1:31:40 AM GMT - Time Source: server- IP address: 98.19.241.13
-  Agreement completed.
2025-05-22 - 1:31:40 AM GMT



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