

AIA® Document G701® – 2017

Change Order

PROJECT: (Name and address)
Powell County MS Wall Repair
Powell County, KY

CONTRACT INFORMATION:
Contract For: General Constructio
Date: 05-14-2025

CHANGE ORDER INFORMATION:
Change Order Number: 003
Date: 09-02-2025

OWNER: (Name and address)
Powell County Board of Education
691 Breckenridge St.
Stanton, KY 40380

ARCHITECT: (Name and address)
JRA Architects
301 E. Vine Street
Lexington, KY 40507

CONTRACTOR: (Name and address)
Tekton Construction, LLC
99 Wind Haven Dr., Suite 3
Nicholasville, KY 40356

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 Proposal Request #3, this change order is to repair the CMU wall above the ceiling at Science room 148. This work includes drilling holes into the existng CMU walls at two locations and grouting solid a section of the CMU cavities where cracking was observed. At the second location, a bent steel angle will be anchored into the newly grouted wall and welded to the steel beam carrying the wall and roof load above. This price includes removing and replacing part of the ceiling and protection of the existng floor and casework below where this work is top be installed at.

The original was	\$ 674,671.00
The net change by previously authorized Change Orders	\$ 5,899.07
The prior to this Change Order was	\$ 680,570.07
The will be increased by this Change Order in the amount of	\$ 26,733.73
The new including this Change Order will be	\$ 707,303.80

The Contract Time will be increased by Ninety (90) days.
The new date of Substantial Completion will be 01-09-2026

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.


ARCHITECT (Signature)

CONTRACTOR (Signature)

OWNER (Signature)

BY: Eric P. Steva, AIA, Project
Manager

(Printed name, title, and license
number if required)

(Printed name and title)

(Printed name and title)

9.2.2025
Date

Date

Date



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PROPOSAL

99 Wind Haven Dr, Suite 3
Nicholasville, KY 40356
Phone (859) 514-0000

DATE August 19, 2025
Project Name: **PCMS**
Structural Repairs
RFP #03

CUSTOMER Powell Co. Middle School Structural Repairs

Science Room Structural Repairs

DESCRIPTION	TOTAL
Lower beam masonry repairs includes saw cutting, grout pumping, patch work, and anchor bolts set with Hilti HY270 epoxy	\$ -
Upper beam wall repairs includes cosmetic block repairs	\$ 10,000.00
Structural steel plate (see attached back up for breakdown)	\$ 9,000.00
Floor protection (1000sf ram board and ply wood)	\$ 789.00
Labor for cleaning and off hours work (10 man hours @87.50) for lower wall section	\$ 1,000.00
Labor for cleaning and off hours work (10 man hours @87.50) for upper wall section	\$ 875.00
Bond	\$ 875.00
Mark up 15%	\$ 707.72
	\$ 3,487.01
	\$ 26,733.73
	\$ 26,733.73

Thomas Bryant

Authorized by: Thomas Bryant, Operations Manager

8/19/2025

Date

BDM Masonry
Brandon McClanahan, Owner
(606) 207-1365



Bid Proposal
Powell County Science Room Upper Beam
August 14, 2025

RE: Powell County Science Room Upper Beam

BDM Masonry is pleased to send a proposal for the above referenced job.

Work Includes:

Cosmetic Repair on Upper Beam

Clarifications:

This proposal is based on no delays
General Contractor to Furnish Dumpster
General Contractor to Furnish Job Toilet
Must have Access to Water and Outlets

Total: \$9,000

Should you have any questions or need any additional information, please let us know. Thank you for your consideration of BDM Masonry.

BDM Masonry

Andrew Daniels
Estimator



Bid Proposal

Powell County Science Room Lower Beam Structural Repair

August 12, 2025

RE: Powell County Science Room Lower Beam Structural Repair

BDM Masonry is pleased to send a proposal for the above referenced job.

Work Includes:

Sawcut Faces of Block
Grout Cells
Anchor Bolts With Hilti Epoxy

Clarifications:

This proposal is based on no delays
General Contractor to Furnish Dumpster
General Contractor to Furnish Job Toilet
Must have Access to Water and Outlets

Total: \$10,000

Should you have any questions or need any additional information, please let us know. Thank you for your consideration of BDM Masonry.

BDM Masonry

Andrew Daniels
Estimator

STEEL TRAILER, INC.

P. O. Box 579
Cynthiana, Kentucky 41031

(859) 234-8342
Fax: (859) 234-8348
email: steeltrailer@att.net

August 4, 2025

PCO 3

Tekton
99 Windhaven Drive
Nicholasville KY

Material

1. (1) 3/8 Bent Plate	\$ 95.00
2. (1) Tube HY200	\$ 72.00
3. (2) ½ HAS Rods	<u>\$ 22.00</u>
	\$189.00

Labor

1. 8 Man Hours @\$75/hr	\$600.00
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Total	\$789.00
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**AIA**[®]**Document G709™ – 2018****Proposal Request****PROJECT:** *(name and address)*
Powell County MS Wall Repair

Powell County, KY

CONTRACT INFORMATION:Contract For:
General Construction
Date:
07-30-2025Architect's Project Number: 202452
Proposal Request Number: PR-03

Proposal Request Date: 07-30-2025

OWNER: *(name and address)*
Powell County Board of Education
691 Breckenridge St.
Stanton, KY 40380**ARCHITECT:** *(name and address)*
JRA Architects
301 E. Vine Street
Lexington, KY 40507**CONTRACTOR:** *(name and address)*
Tekton Construction, LLC
99 Wind Haven Dr., Suite 3
Nicholasville, KY 40356

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 Ten (10) 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 pricing, including labor and materials, to repair the CMU wall above the ceiling at the Science Room 148 per the following sketches. This includes saw cutting holes in the top of the CMU wall and grouting solid the CMU cores in about a 6'-8" width from the inside corner. Provide & install a bent plate below the existing steel beam, next to the existing offcentered bearing plate. The bent plate to be 3/8" thick, 4" long (at beam bearing) x 12" (high) x 6" wide with (2) 1/2" dia. HAS rods (Hilti) set 6" into grouted cells with Hilti HIT-HY 270 Adhesive. Below the existing beam, saw-cut holes into the CMU and grout solid in a 2'-8" wide area, centered on the beam. Note some of these cells might already be grouted.

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
ARCHITECT *(Signature)*

BY: Eric P. Steva, AIA, Project Manager

(Printed name, title, and license number if required)

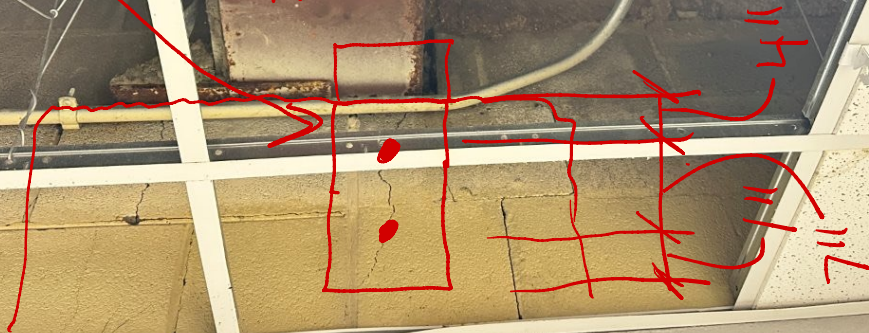


SAW-CUT HOLES &
GROUT SOLID DOWN
TO FTG.

The diagram is a hand-drawn red outline on a stone floor. It features a central rectangular area with a jagged top edge. Two arrows point from the text 'SAW-CUT HOLES & GROUT SOLID DOWN TO FTG.' to the top corners of this central area. A horizontal double-headed arrow is drawn below the text, spanning a width of approximately 6 to 8 feet. A vertical crack in the stone floor runs through the right side of the diagram. In the background, a white pipe is visible, and the floor is made of large, rectangular stone tiles.

6' - 8' (\pm)

BENT $\Phi \frac{3}{8} \times 4" \times 12"$
 $\times 6"$ LONG W/ 2 - $\frac{1}{2}" \Phi$
HAS RODS SET 6" INTO
GROUTED CELL W/ HILTI
HIT-HY 270 ADHESIVE



2'-8" (+)

SAW-CUT HOLES &
GROUT SOLID DOWN
TO FTG.