

AIA® Document G701® – 2017

Change Order

PROJECT: <i>(Name and address)</i> Tower Park Athletic Complex Phase 2: Renovations Army Reserve Road Fort Thomas, Kentucky 41074	CONTRACT INFORMATION: Contract For: Total Project Date: May 21, 2024 BG #23-523 / REH #334-822	CHANGE ORDER INFORMATION: Change Order Number: Seven (7) Date: October 8, 2025
OWNER: <i>(Name and address)</i> Fort Thomas Board of Education 28 North Fort Thomas Avenue Fort Thomas, Kentucky 41075	ARCHITECT: <i>(Name and address)</i> Robert Ehmet Hayes & Associates, PLLC 465 Centre View Boulevard Crestview Hills, Kentucky 41017	CONTRACTOR: <i>(Name and address)</i> 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.)

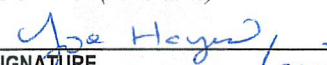
Proposal 32R - Construct new storage building at the rear of the track area. ADD \$320,867.

Proposal 34 - Add dedicatory plaque per District request. ADD \$2,798.

The original Contract Sum was	\$ 14,821,000.00
The net change by previously authorized Change Orders	\$ 243,852.00
The Contract Sum prior to this Change Order was	\$ 15,064,852.00
The Contract Sum will be increased by this Change Order in the amount of	\$ 323,665.00
The new Contract Sum including this Change Order will be	\$ 15,388,517.00
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.

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

Robert Ehmet Hayes & Associates, PLLC ARCHITECT <i>(Firm name)</i>	Morel Construction Co., LLC CONTRACTOR <i>(Firm name)</i>	Fort Thomas Board of Education OWNER <i>(Firm name)</i>
 SIGNATURE	 SIGNATURE	 SIGNATURE
Joseph Ahrens Hayes, Member PRINTED NAME AND TITLE	MATTHEW B MOREL VP PRINTED NAME AND TITLE	 PRINTED NAME AND TITLE
10-10-25 DATE	10/9/25 DATE	 DATE

FACPAC Contract Change Order

Supplemental Information Form (Ref# 63421)

Form Status: Saved

Project: Highlands Athletic Complex at Tower Park Renovation

BG Number: 23-523

District: Fort Thomas Independent (HB678) (176)

Status: Active

Phase: No Data

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

Type: General Contractor

Proposed

Change Order Number	Seven (7)
Time Extension Required	No
Date Of Change Order	10/8/2025
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	\$853,550.00
Net Approved COs	\$288,152.00
Remaining After Approved COs	\$565,398.00
Net All COs	\$649,700.00
Remaining After All COs	\$203,850.00

This Requested Change Order Amount \$323,665.00

+/-

Change In A/E Fee This Change Order

+/-

Change In CM Fee This Change Order

+/-

Remaining Construction Contingency \$203,850.00

Balance

Contract Change Requested By Local Board of Education

Contract Change Reason Code Expansion of Scope

Change Order Description And Justification

Proposal 32R - Construct new storage building at the rear of the track area. ADD \$320,867.

Proposal 34 - Add dedicatory plaque per District request. ADD \$2,798.

Cost Benefit To Owner

Proposal 32R - Adding the new storage building while the contractor is mobilized on-site is the most cost effective time to do so.

Proposal 34 - Plaque can be added to the current project at minimal cost.

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	\$110,095.00	34.02%
Materials	\$168,566.00	52.08%
Profit and Overhead	\$41,799.00	12.91%
Bond Insurance	\$3,205.00	0.99%
Cost Breakdown Total:	\$323,665.00	
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# 63421)**

Joe Hayes / arch
Architect

10-10-25
Date

N/A

Construction Manager

Date

Finance Officer

Date

Local Board of Education Designee

Date