

FACPAC Contract Change Order

Supplemental Information Form (Ref# 63787)

Form Status: Saved

Tier 1 Project: CHHS Phase 2

BG Number: 23-403

Status: Active

District: Hardin County (HB678) (231)

Phase: Project Initiation (View Checklist)

Contract: Parco Constructors Group, LLC, 0002, General Trades

Type: CM Bid Package

Proposed

Change Order Number

2-8

Time Extension Required

No

Date Of Change Order

12/3/2025

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	\$2,026,223.39
Net Approved COs	\$77,164.09
Remaining After Approved COs	\$1,949,059.30
Net All COs	\$306,332.25
Remaining After All COs	\$1,719,891.14

This Requested Change Order Amount \$157,850.00

+/-

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

Contract Change Reason Code Expansion of Scope; Improved Plans/Specs

Change Order Description And Justification

Change Order includes addition of scope for the following PR items. Backup is included supporting each PR and Pricing. Pricing to include all required labor, material, and equipment: PR #26 - Elevator Addition Total amount of \$157,850.00.

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	\$143,500.00	90.91%
Materials	\$0.00	0.00%
Profit and Overhead	\$14,350.00	9.09%
Bond Insurance		0.00%

Cost Breakdown Total: \$157,850.00

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# 63787)**



Architect

1-8-26

Date

Construction Manager

Date

Finance Officer

Date

Local Board of Education Designee

Date



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Change Order - Construction Manager-Adviser Edition

OWNER
CONSTRUCTION MANAGER
ARCHITECT
CONTRACTOR
FIELD
OTHER

PROJECT (Name and Address)
CENTRAL HARDIN HS PHASE II
3040 LEITCHFIELD ROAD
CECILIA, KY 42724

CHANGE ORDER NUMBER: 2-8
INITIATION DATE: 12/3/2025

TO CONTRACTOR (Name and Address)
PARCO CONSTRUCTORS GROUP, LLC

PROJECT NUMBERS: 000826
CONTRACT DATE: 1/29/2024
CONTRACT FOR: BID PACKAGE #02-GENERAL TRADES-BITUMINOUS DAMPROOFING

THE CONTRACT IS CHANGED AS FOLLOWS: Change Order includes addition of scope for the following PR items. Backup is included supporting each PR and Pricing. Pricing to include all required labor, material, and equipment: PR #26 - Elevator Addition Total amount of \$157,850.00.

The original Contract Sum was	6,680,016.76
Net change by previously authorized Change Orders	23,654.02
The Contract Sum prior to this Change Order was	6,703,670.78
The Contract Sum will be Increased by this Change Order in the amount of	157,850.00
The new Contract Sum including this Change Order will be	6,861,520.78

The Contract Time will be adjusted by 0 days.
The date of Substantial Completion as of the date of this Change Order therefore is 12/1/2026.

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

CODELL CONSTRUCTION COMPANY

JRA ARCHITECTS

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

ARCHITECT (Firm Name)
301 EAST VINE STREET LEXINGTON, KY 40507

ADDRESS

ADDRESS

BY (Signature)

BY (Signature)

(Typed Name) DATE:

D. Robert Deal 1-8-26

PARCO CONSTRUCTORS GROUP, LLC

(Typed Name)

DATE:

CONTRACTOR (Firm Name)

HARDIN COUNTY BOARD OF EDUCATION

ADDRESS

OWNER (Firm Name)
65 W. A. JENKINS ROAD ELIZABETHTOWN, KY 42701

BY (Signature)

BY (Signature)

(Typed Name) DATE:

(Typed Name) DATE:

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Parco Constructors Group, LLC

General Contractor
2521 Ridgemar Court
P.O. Box 99339
Louisville, Kentucky 40299
(502) 266-7877
Fax (502) 266-9114

October 15, 2025

Mr. Gill Corey
Codell Construction Company
4475 Rockwell Road
Winchester, KY 40391
Phone: (859) 576-7625
e-mail: GCorey@codellconstruction.com

Re: Central Hardin High School
Phase 2
Upgrade Existing Elevator
PR # 26
Parco RFP # 2402-24

Dear Gill,

Pursuant to your request for pricing to Upgrade the Existing Elevator per PR # 26 & DC Elevator's Proposal. The cost for the referenced work is in the amount of **\$144,100**. Please see the attached backup and pricing breakdown below.

Breakdown:

Description

DC Elevator Proposal Dated 10/3/25	\$131,000.00
10 % Markup on Subcontracted Work	<u>13,100.00</u>
Total Change Amount	\$144,100.00

Alternate # 1: Provide # 4 Stainless Steel Cladding & Hall Doors

DC Elevator	\$12,500.00
10 % Markup	<u>1,250.00</u>
Total Alternate Add	\$13,750.00

Note: The above work will take approximately (6) six weeks to complete.

I hope the above proposal meets with your approval. If you have any questions or need any additional information please give me a call.

Respectfully,



Tony Snellen
President

Cc: doug@parcoconstruction.com
Job File



An American Elevator Group Company

TO: Central Hardin High School
Jamie Hawkins

Date: 10/3/2025
Building: Central Hardin High School
3040 Leitchfield Rd.
Cecilia, KY 42724
Elevator(s) Make: DOVER
Certificate #(s): 11287

WE PROPOSE to furnish labor and materials necessary to install and/or repair the elevator system(s) at the above-described premises in accordance with the following, brief specifications:

- 1.) NEW NON-PROPRIETARY CONTROLLER.
- 2.) NEW SUBMERSIBLE HYDRAULIC PUMP UNIT WITH NEW OIL.
- 3.) NEW CAR DOOR OPERATOR, CLUTCH, GATE SWITCH, & INFRARED LIGHT CURTAIN.
- 4.) NEW HALL DOOR INTERLOCKS, PICK-UP ROLLERS, & CLOSERS.
- 5.) NEW #4 STAINLESS STEEL SURFACE MOUNT HALL FIXTURES.
- 6.) NEW #4 STAINLESS STEEL CAR OPERATING PANEL.
- 7.) NEW 5WL STAINLESS STEEL HANG ON WALL PANELS FOR CAB INTERIOR
- 8.) NEW #4 STAINLESS STEEL CAR DOOR.
- 9.) NEW #4 STAINLESS STEEL DOWN LIGHT CEILING WITH 6 SOLO BEAM LIGHTS WITH DIMMER CONTROL.
- 10.) PERMITS, ADJUSTING, & TESTING WITH STATE INSPECTOR.
- 11.) 12 MONTHS WARRANTY ON ALL REPLACED PARTS.

WORK BY OTHERS IS NOT INCLUDED IN PRICE.
FIRE ALARM, HVAC, ELECTRICAL, PLUMBING, & SPRINKLER.

THE ABOVE-DESCRIBED LABOR AND MATERIALS COMBINED SHALL BE PROVIDED FOR THE PRICE OF \$131,000.00

Alternate #1: INSTALL #4 STAINLESS STEEL JAMB CLADDING AND HALL DOORS ADD \$12,500 TO BASE PRICE.

SEE ATTACHED PAYMENT TERMS

All the above-described labor and materials will be provided subject to the terms and conditions set forth on the reverse side hereof. This offer is to be accepted only by written acceptance from the Purchaser. No other contract and no agreement, consideration or stipulation or modifying or changing the tenor hereof shall be recognized or binding unless expressly approved in writing by DC Elevator. This offer is firm for a period of fifteen (15) days or

The Purchaser shall indicate acceptance by executing and returning one copy to DC Elevator for approval. When an authorized officer of DC Elevator executes this offer, this offer will become a binding contract between the parties, and one signed copy of this document will be returned to the Purchaser.

ACCEPTED THIS _____ DAY OF _____, 20 _____.

FOR: _____ BY: _____
Purchaser's (Company) Full Legal Name _____ Signature of Purchaser & Title _____

ACCEPTED FOR DC ELEVATOR COMPANY, THIS 3rd DAY OF October, 20 25.

BY: Josh Juhaz
Authorized Representative

TERMS AND CONDITIONS

Exhibit "A"-Contractor Clarifications: This Exhibit A shall be made a part of this Contract, and in the event of conflict with other articles, terms, conditions or contract documents, this Exhibit A shall be final.

Change Orders: DC Elevator will not perform work outside the scope of the agreement until both parties agree upon the scope and pricing. DC Elevator does not waive our right to an equitable adjustment in price in the event of delay, acceleration, interference, or other reasons beyond DC Elevator's control.

Timing: The price quoted is firm for fifteen (15) days, subject to delivery/completion within eighteen (18) months from the date of finalized (after any/all conflicting terms/conditions have been resolved) contract award. Delay by the Customer may subject the price quoted to escalation. Note that the delivery schedule is based on prompt (2 weeks or less) return of completely approved Shop Drawings.

Material Pricing Increase: In the event that DC Elevator incurs any cost increases from the imposition of any tariffs imposed on, or other supplier costs increases to, the products, components and materials provided within the scope of work from those at the time of contract quotation, the Customer agrees to adjust the contract price to reflect the tariff or material related cost increase. Due to the current volatility of the commodities markets primarily in the areas of steel, copper and lumber, our vendors cannot guarantee prices will not increase during the contract term. Any such costs increases will be documented and passed along.

Payment Terms:

- **Deposit:** 15% of Contract Sum, not subject to retention, due prior to mobilizing the job or ordering materials.
- **Production:** 25% of Contract Sum. Once drawings have been ordered and approved by the Customer, DC Elevator shall advise the customer as to the lead time for production. Lead time for production will begin upon receipt of payment not submittal of approval drawings.
- **Material Delivery:** 30% of Contract Sum. The installation for a job will not begin until the customer has fully paid for material delivery, production, and deposit. Should the agreed upon point not be ready to accept the materials at the agreed upon time, Customer shall be responsible for providing warehousing and insurance coverage for such materials, or we will warehouse the materials at DC Elevator's facilities (\$100.00/month), but in no event shall payment be unduly delayed.
- **Labor/Installation:** Monthly progress payments for material stored (on or off-site) and labor expended. In aggregate, 25% of the Contract Sum. DC Elevator reserves the right to suspend work if payments are not made as scheduled, without penalty, until payments are made current, and DC Elevator receives assurance that following payments will be made in a timely *Each device shall be paid to 95% prior to testing the elevator with authority having jurisdiction.
*DC Elevator shall be paid in full within thirty (30) days of final inspection of the elevator by the authority having jurisdiction.
*It shall remain the Customer's sole responsibility to have their consultant review and approve any invoices, as well as perform any jobsite inspections within 30 days of receiving an invoice.

Warranty: DC Elevator's acceptance is conditioned on the understanding that DC Elevator's warranty only covers defective material and workmanship, that the guarantee period shall not extend longer than one (1) year from the date of substantial completion of each elevator; and that it excludes ordinary wear and tear or improper use, vandalism, abuse, misuse, or neglect by others. Unless otherwise specified on our bid breakdown, DC Elevator's bid does not include any free maintenance or service during the warranty period.

Material Storage: The Customer shall provide suitable storage areas for materials and tooling. If adequate storage is not provided, Customer will be responsible for the cost to store materials off-site. After the materials are initially delivered to the jobsite, should the Customer request that DC Elevator relocate the equipment storage location, it will be an added cost to the base contract of \$3,000 per occurrence.

Consequential Damages Waiver: Under no circumstances shall either party be liable for special, indirect, or consequential damages of any kind including, but not limited to, loss of profits, loss of goodwill, loss of business opportunity, additional financing costs or loss of use of any equipment or property.

Customer's Requirements:



*The Customer to provide a legal motor room including a code compliant mainline disconnect switch and a legal shaft way.

*Any structural requirements are the responsibility of others.

*Permanent power of the proper characteristics.

*Clear and safe access into and out of the building, motor room, and storage areas

*Any repairs required to the hoistway structural support beams will be the responsibility of the Customer.

*If ride quality standards are specified, Customer will need to perform PMT readings to establish the current baseline if this data is not provided by the consultant. Rail alignments are limited to an allowance of 8 team hours per device, any additional adjustments or replacements are subject to a change order.

Working Hours: Regular working hours are defined as Monday – Friday, (7:00AM – 3:30PM), except holidays. Any requests for overtime work will be an added cost to our agreement, subject to DC Elevator's standard billing rates. Customer will be responsible for paying the overtime premium portion only for services covered under the scope of the agreement. This includes but is not limited to Category 1 and 5 testing, emergency power testing, fire system testing, preventative maintenance, and repairs, if such services are covered under the scope of the agreement.

Insurance: DC Elevator offers the following insurance limits. Should larger limits be required, it will be an added cost to DC Elevator's price:

*General Liability: \$1M, \$2M aggregate

*Auto: \$1M per occurrence

*Workers Comp: \$1M per occurrence

*Umbrella: \$10M

When "Additional Insureds" must be named, it is understood that coverage for acts/omissions and/or negligence of the Additional Insureds is not included. Participation in any OCIP or any other insurance program, unless acknowledged prior to bid, will be an added cost to DC Elevator's price. No bond or other surety is included, although such can be provided at an extra cost, if needed. If a bond is provided, no retainage shall be withheld from any payments.

Force Majeure: Notwithstanding any other provision in the contract to the contrary, neither party shall be liable to the other party for any loss, damage or delay due to any cause beyond either party's reasonable control, including but not limited to acts of government, strikes, lockouts, labor disputes, theft, weather, natural or man-made disaster, civil commotion, mischief, or act of God.

Liquidated Damages and Delays – Modernization/Installation Agreement: DC Elevator shall not be responsible for any delays caused by the Customer, delays relating to access to the workspace not as a result of any action or omission of DC Elevator or any of its subcontractors or vendors, and/ or delays caused by time periods waiting for inspectors to come to review DC Elevator's work, if all such work is completed and accepted at the time of such inspection and if the delay in inspection is not the result of any action or omission of DC Elevator or any of its subcontractors or vendors. DC Elevator does not waive DC Elevator's right to an equitable adjustment in price, as evidenced in a Change Order, in the event of delay, acceleration, interference, or other reasons beyond DC Elevator's control. For project delays solely caused by DC Elevator, there will be a buffer of 2 weeks per elevator on the overall project schedule, prior to any liquidated damages being enforced. Liquidated damages shall be capped at \$500/business day and assessed on the overall project schedule. No progress payments shall be withheld due to these delays. Liquidated damages will only be evaluated at the time of substantial completion and addressed through the final retainage payment. If DC Elevator is forced to leave the project for reasons outside of their control, Customer shall pay DC Elevator a remobilization fee of \$3,000 per occurrence.

Liquidated Damages – Maintenance Agreement: Capped at \$150 per occurrence and at a maximum of 50% of the monthly price of any maintenance agreement, if included.

Maintenance Agreement Price Adjustment: Annual contract price adjustment of any maintenance agreement, if included, will be determined by DC Elevator.

Violations: DC Elevator will not accept any responsibility for civil penalties that pre-date the agreement.

Termination – Modernization/Installation Agreement: In the event the agreement is terminated, DC Elevator shall be paid



for all material furnished or manufactured, and labor performed up to the date of termination, including reasonable profit and overhead.

Safety Policy: DC Elevator agrees to abide by the Customer's safety policy if it is not in conflict with DC Elevator's safety policy. Customer agrees to provide DC Elevator ready safe access to all areas of the building where work is located, and agrees to keep those areas free from water, stored materials, or debris.

Discounts: DC Elevator does not offer any sort of discounts, including but not limited to occupancy discounts, volume discounts, advanced payment discounts, and hardship discounts. Any decrease in price must be commensurate with a decrease in scope and agreed to in a written change order signed by both parties.

Liens: If DC Elevator does not receive any payment from the Customer, whether progress payment, final payment or retention, DC Elevator shall retain its statutory and common law rights to any mechanic's and material-men's liens, as well as any payment or other bonds.

Collection Proceedings: In the event, collection proceedings must be initiated for any amounts due to Contractor that have not been paid, it will be the responsibility of the Customer to pay all additional court costs, attorney fees, interest accrued, as well as any fees associated with collection proceedings. A finance charge of 1.5% will be added to all unpaid balances over thirty (30) days. A transaction fee of 3% will be added to any payments made by credit card.



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Proposal Request

PROJECT: (name and address)
Central Hardin High School Phase 2
Elizabethtown, KY

CONTRACT INFORMATION:
Contract For:
General Construction
Date:
01-29-2024

Architect's Project Number: 2019111
Proposal Request Number: 26
Proposal Request Date: 08-27-2025

OWNER: (name and address)
Hardin County Board of Education
65 W. A. Jenkins Road
Elizabethtown, KY 42701

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

CONTRACTOR: (name and address)
Codell Construction Company
4475 Rockwell Rd.
Winchester, KY 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 (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 pricing to modernize the Area H Elevator at CHHS for Phase 2. Most of the parts have been hard to find or obsolete. Update operating equipment, cab upgrades to make it functional. As well as upgrade the cab to match the new elevators installed on Phase 1.

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: D. Robert Deal, AIA, President

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