



AIA® Document G701® – 2017

Change Order

PROJECT: *(Name and address)*
Chapman Career Center - Tech Upgrades
2500 Madison Ave. Covington, KY 41014

CONTRACT INFORMATION:
Contract For: General Construction
Date: August 16, 2024

CHANGE ORDER INFORMATION:
Change Order Number: 004
Date: February 13, 2026

OWNER: *(Name and address)*
Covington Independent Board of Education
25 East Seventh Street
Covington, KY 41011

ARCHITECT: *(Name and address)*
Emboss Design, PSC
906 Monmouth Street
Newport, KY 41071

CONTRACTOR: *(Name and address)*
Schrudde & Zimmerman, Inc.
1671 Park Road, Suite No. 11
Ft. Wright, KY 41011

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.)

Item 04-01 (CR#17)

Provide material and labor to install a high capacity air vent to existing heat pump piping system in mechanical room air separator. Unforeseen condition. Requested by Mechanical Engineer.

Cost Benefit to Owner: Required to improve operating performance of existing hydronic piping system.

ADD: \$2,800.00

Item 04-02 (CR#18)

Provide material and labor to repair and stabilize existing concrete topping at perimeter of Daycare and Carpentry. Requested by Architect and General Contractor.

Cost Benefit to Owner: Required to allow installation of new metal framing and wall panels.

ADD: \$7,044.00

TOTAL ADD: \$9,844.00

The original Contract Sum was	\$	4,688,788.66
The net change by previously authorized Change Orders	\$	135,221.00
The Contract Sum prior to this Change Order was	\$	4,824,009.66
The Contract Sum will be increased by this Change Order in the amount of	\$	9,844.00
The new Contract Sum including this Change Order will be	\$	4,833,853.66

The Contract Time will be increased by Five (5) days.

The new date of Substantial Completion will be August 16, 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: Mark Perry, Sr. Project Manager
(Printed name, title, and license number if required)

BY: Sherry Seger, Project Manager
(Printed name and title)

(Printed name and title)

2/13/2026
Date

02/13/2026
Date

Date

Schrudde & Zimmerman
inc.

GENERAL CONTRACTORS

TELEPHONE (859) 331-3160

1671 PARK ROAD
SUITE 11
FT. WRIGHT, KENTUCKY 41011

January 15, 2026

EMBOSS DESIGN
Attention: Mark Perry
906 Monmouth Street
Newport, KY 41071

Re: **CHAPMAN VOCATIONAL TECH UPGRADES**
Change Request #17 – High Capacity Air Vent

Dear Mark,

Per unforeseen conditions, the following is the cost to add high capacity air vent to heat pump piping system in mechanical room at air separator:

Hudson Piping	\$2,574.00
5% OH/Profit	\$129.00
3.6% Bond & Insurance	<u>\$97.00</u>
Total Proposal	\$2,800.00

Time Extension: 2 days

Respectfully Submitted,

Sherry Seger

Schrudde & Zimmerman, Inc.

HPI 1

Hudson Piping, Inc.

836 Walnut Street
Dayton, Kentucky 41074
(859) 581-7473
(859) 581-7575 (fax)

December 23, 2025

Schrudde & Zimmerman Inc.
1671 Park Road, Suite #11
Ft. Wright, KY 41011

Attn: Sherry Seger

Ref: Holmes – Chapman Center
High Capacity Air Vent
Hudson Piping Proposal 1885-K

Dear Sherry,

Hudson Piping Inc. respectfully requests a change to our contract for:

- Pricing below as requested to add new high capacity air vent (B&G 107A) to heat pump piping system in mechanical room at air separator
- Minimal repiping as necessary
- No insulation – none existing
- See attached backup

Total of the Proposal..... \$2,574.⁰⁰

If you have any questions, please let us know.

Respectfully submitted,



Randy Hudson
Hudson Piping Inc.
rhudson@hudsonpiping.com
859-581-7473

ESTIMATE SUMMARY

12/23/2025

A. LABOR: (from T.O. Sheets - straight time only)		TOTAL	
worker class	Pipefitter	8.00	\$ 104.21 = \$ 833.68
		hours	x rate =
worker class	Supervision		\$ 104.21 = \$ -
		hours	x rate =
A. TOTAL LABOR			\$ 833.68

ADD AIR VENT
HOLMES CHAPMAN

B. MATERIALS from list abover	PVF (from Takeoff Sheets)	\$ 1,380.00
	EXPENDIBLES	0.03 \$ 41.40

C. EQUIPMENT RENTALS			
	0	x \$ -	= \$0.00
	0	x \$ -	= \$0.00

B. & C. TOTAL EQ & MATERIAL \$ 1,421.40

TAX (on B & C) 6% \$ 85.28

D. OWNED EQUIPMENT 0 x \$ 200.00 = \$ -

hour,day,week x rate =

E. TRUCKING: 0 x \$ 85.00 = \$ -

hour,day,week x rate =

Subtotal (A,B,C,D & E): \$ 2,340.36

F. OVERHEAD: @ 0.0% (on items A,B,C,D,& E) \$ -

PROFIT: @ 10.0% (on items A,B,C,D,E, & F) \$ 234.04

Subtotal (A thru F): \$ 2,574.40

G. SUBCONTRACTOR	AMOUNT
-------------------------	---------------

Subtotal (G) \$ -

H. SUBCONTRACTOR MARKUP 10.0% \$ -

Subtotal \$ -

(markup is -- or < 10%)

TOTAL COST ((A thru F) plus G and H): \$ 2,574.40

I. MISCELLANEOUS ITEMS (allowable @ cost only)

1. Bond extension Total 0.00% Cost x \$0.00

2. Fees for permits, licenses, etc. \$0.00

TOTAL COST (I): \$ -

TOTAL COST (A thru F) + (G and H) + (I): \$2,574.40

Schrudde & Zimmerman inc.

GENERAL CONTRACTORS

TELEPHONE (859) 331-3160

1671 PARK ROAD
SUITE 11
FT. WRIGHT, KENTUCKY 41011

January 15, 2026

EMBOSS DESIGN
Attention: Mark Perry
906 Monmouth Street
Newport, KY 41071

Re: **CHAPMAN VOCATIONAL TECH UPGRADES**
Change Request #18 – Concrete repairs

Dear Mark,

Per unforeseen conditions, the following is the cost to repair concrete around perimeter of Daycare and Carpentry for installation of metal wall panels:

Buckeye Construction & Restoration	\$6,475.00
5% OH/Profit	\$324.00
3.6% Bond & Insurance	<u>\$245.00</u>
Total Proposal	\$7,044.00

Time Extension: 4 days

Respectfully Submitted,

Sherry Seeger

Schrudde & Zimmerman, Inc.

Sherry Seger

From: Nathan Peul <npeul@bcmco.com>
Sent: Thursday, January 15, 2026 10:20 AM
To: Sherry Seger
Subject: RE: Chapman Career Center - Concrete Repair Report

Sherry,

Following up from our conversation, we captured repairing the concrete edge of the topping slab where needed.

Larger structural concerns exist. Stalactites on the underside of the slab indicate excessive water penetration and the cracking is signs of deteriorated reinforcing steel. Left unrepaired, this can lead to further loss in strength and failure under extended, extreme cases. As time progresses, repairs become more complex, increasing cost. Under immediate conditions, BCR can not warranty the concrete repairs conducted. The excessive amount of water penetration will continue to cause further concrete delamination. These repairs will provide the immediate sound surface to anchor exterior materials, however further repairs are recommended in the near future.

BCR proposes the 2" topping slab to be removed, waterproofing to be installed with drainage board, and the topping slab be replaced. Internal drains could be added to increase efficiency and prevent the water from sheet draining off the sides of the slab. The current drainage scheme is what has led to the deterioration along the perimeter. BCR is experienced with working with design teams to design and solve problems like these, serving as a possible path forward.

If you have any additional questions, or would like to discuss further, please do not hesitate to reach out.

Respectfully,

Nathan Peul
Project Manager



Mobile: 513-525-4370

npeul@bcmco.com

<https://www.bcmco.com/>

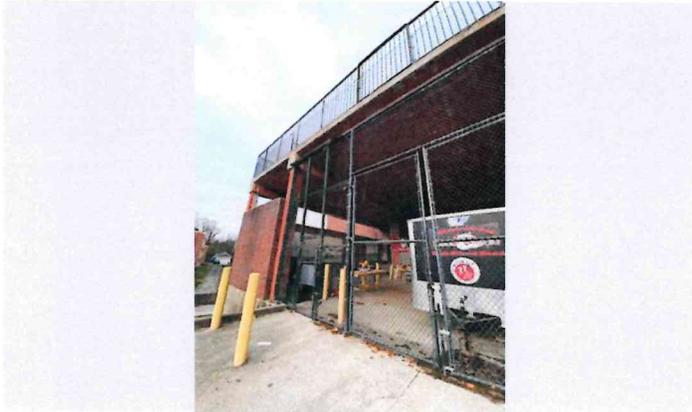
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HOLMES HIGHSCHOOL - CHAPMAN CAREER CENTER			
CONCRETE REPAIR CALLOUT			
PATCH #	TYPE	AREA	UOM
1	Beam Bottom	1	SF
2	Beam Bottom	1	SF
3	Beam Bottom	1	SF
4	Vertical	1	SF
5	Vertical	1	SF
6	Beam Bottom	1	SF
7	Beam Bottom	1	SF
8	Beam Bottom	1	SF
9	Vertical	2	SF
10	Vertical	2	SF
11	Vertical	2	SF
12	Vertical	3	SF
13	Vertical	1	SF
14	Vertical	1	SF
15	Vertical	3	SF
16	Vertical	1	SF
17	Beam Bottom	1	SF
18	Vertical	5	SF

TOTALS		
REPAIR	QTY	COST
Concrete Beam Repair (\$275/SF)	7 SF	\$ 1,925.00
Vertical Surface Concrete Repiar (\$125/SF)	22 SF	\$ 2,750.00
Epoxy Crack Injection (\$100/LF)	18 LF	\$ 1,800.00
TOTAL CONTRACT		\$ 6,475.00



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Jawn Fortner

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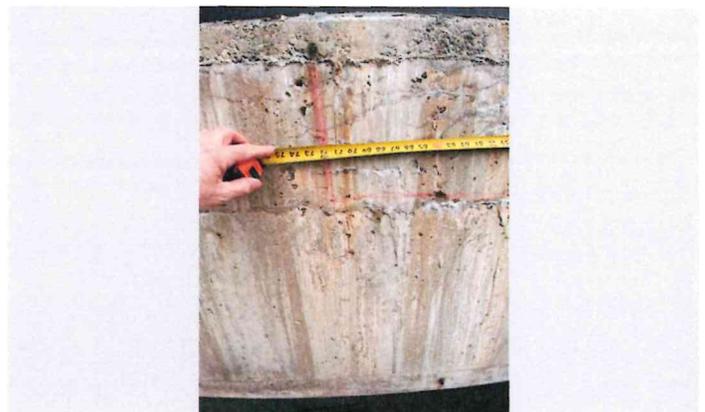
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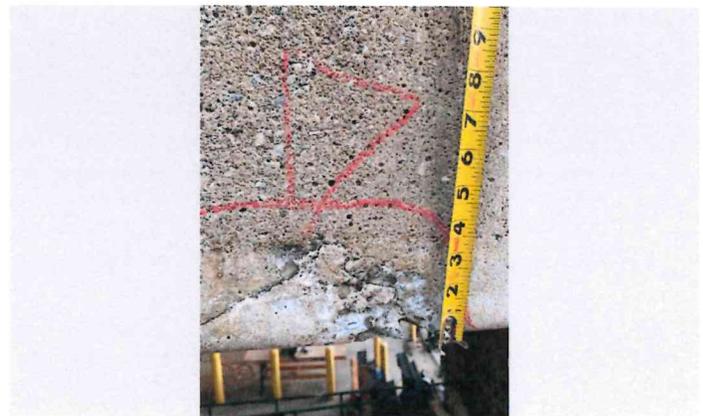
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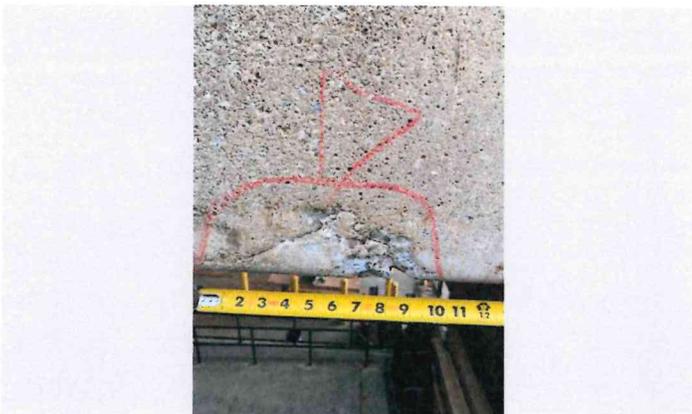
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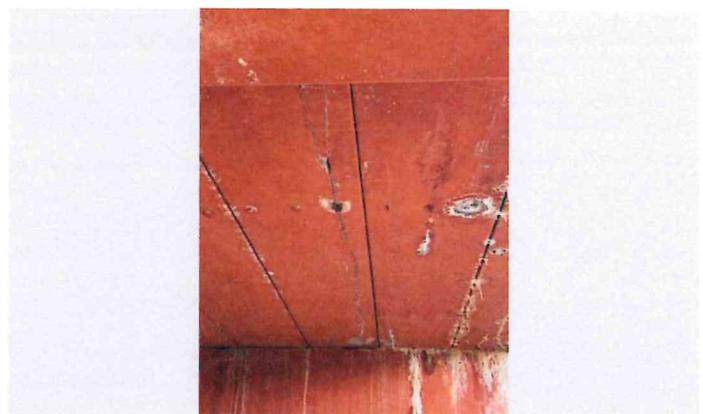
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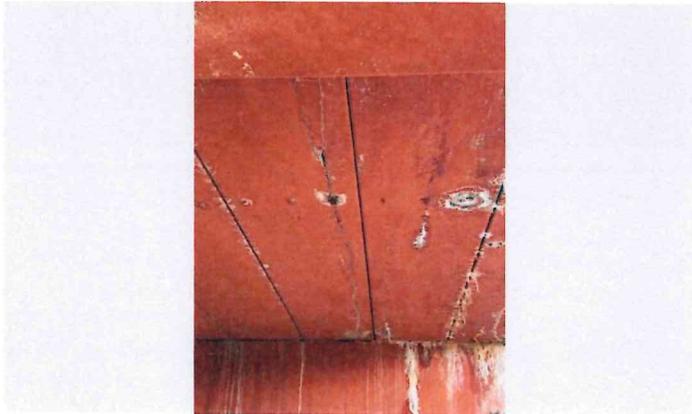
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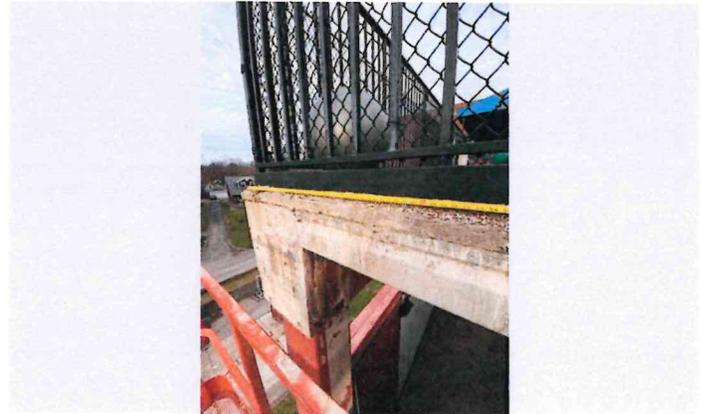
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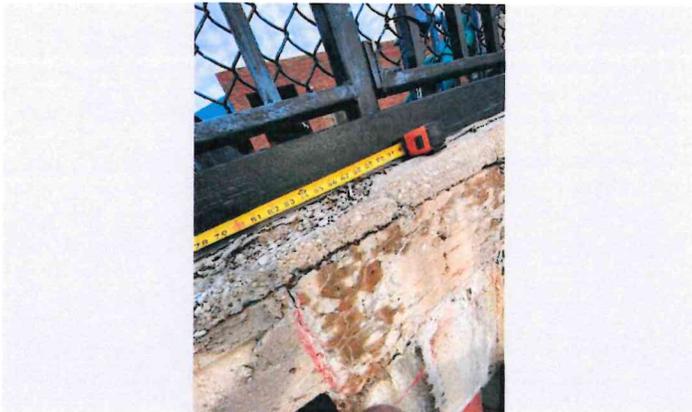
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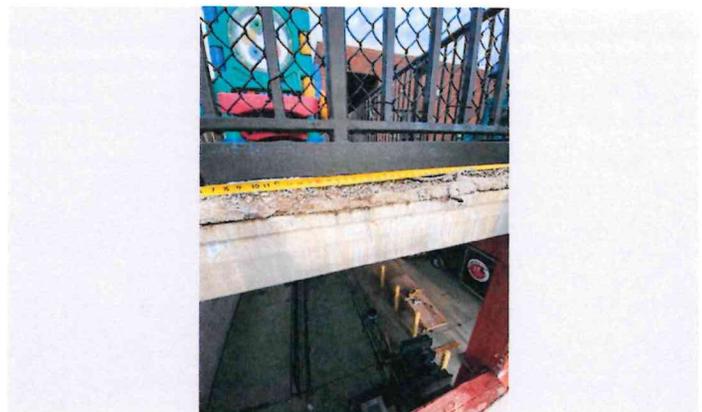
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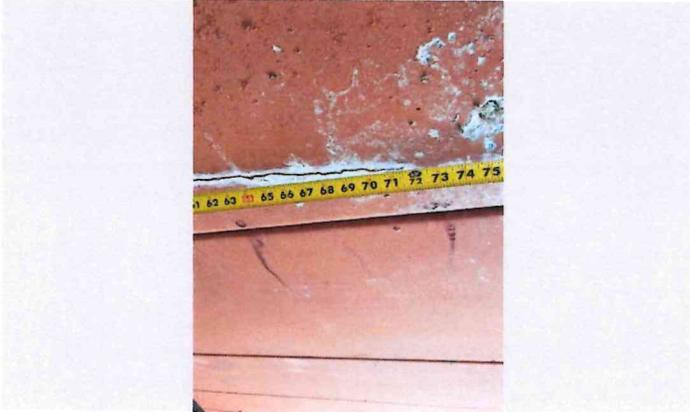
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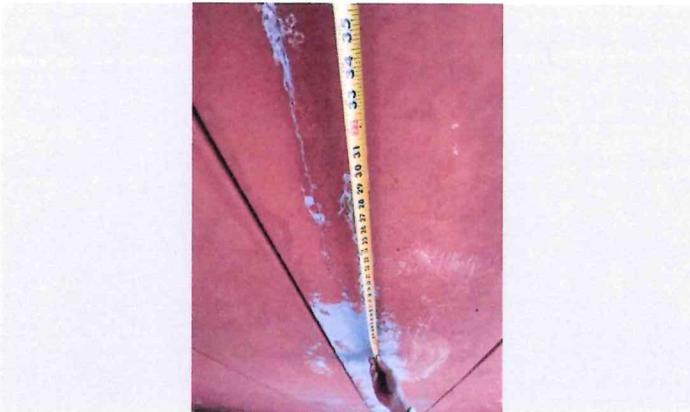
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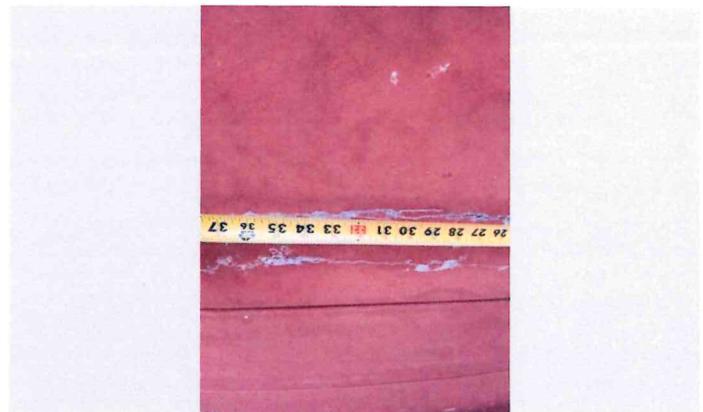
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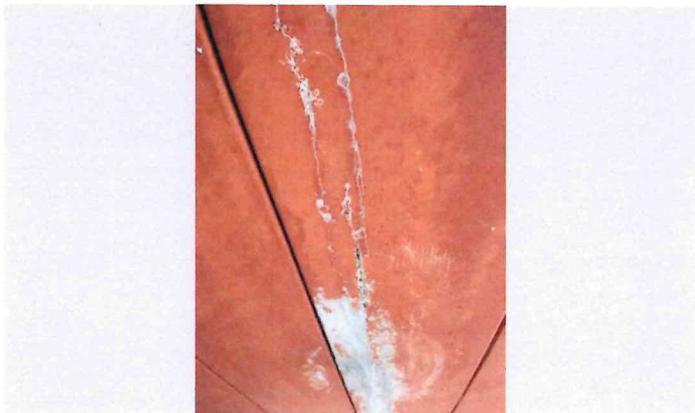
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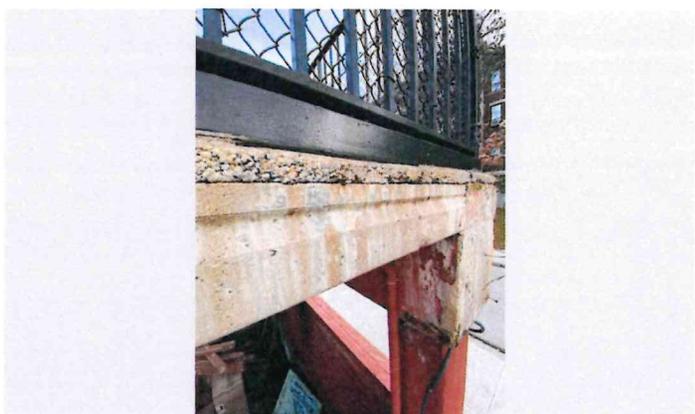
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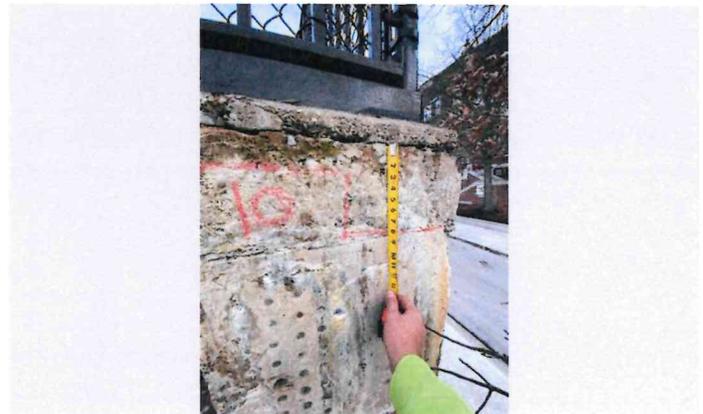
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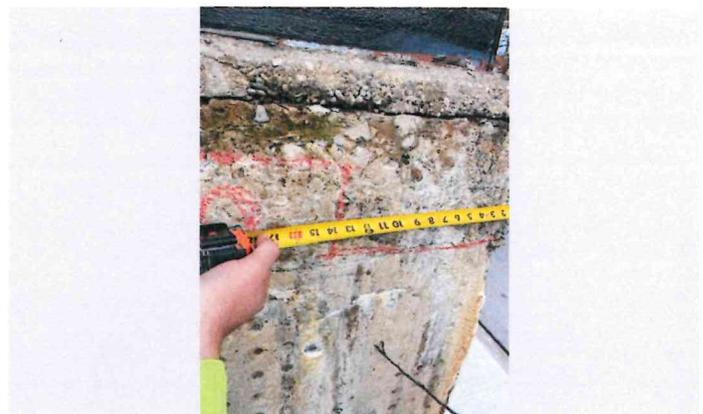
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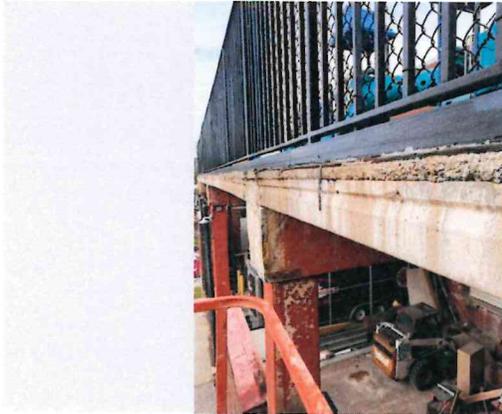
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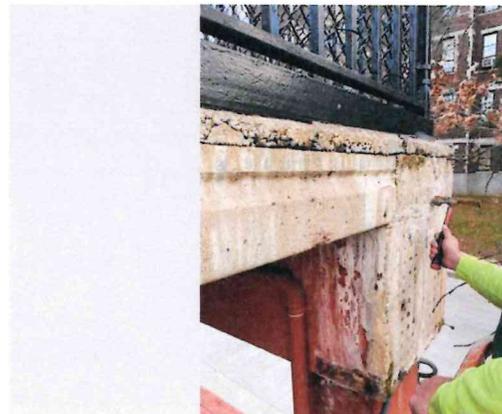
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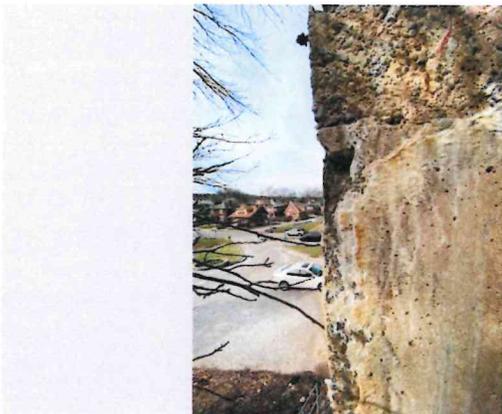
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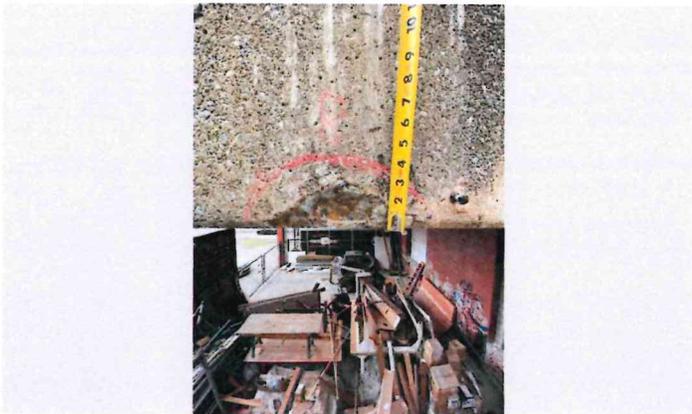
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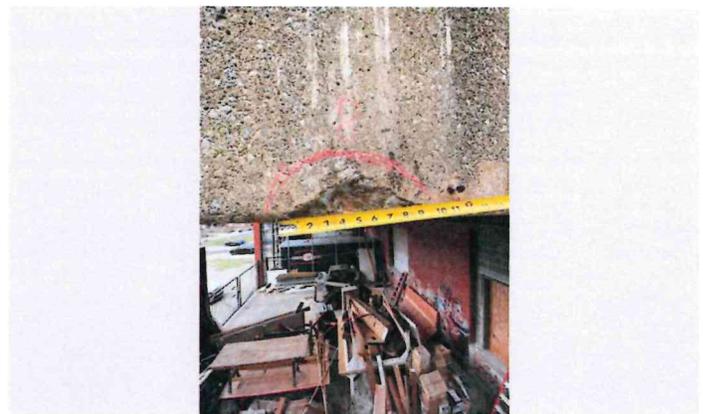
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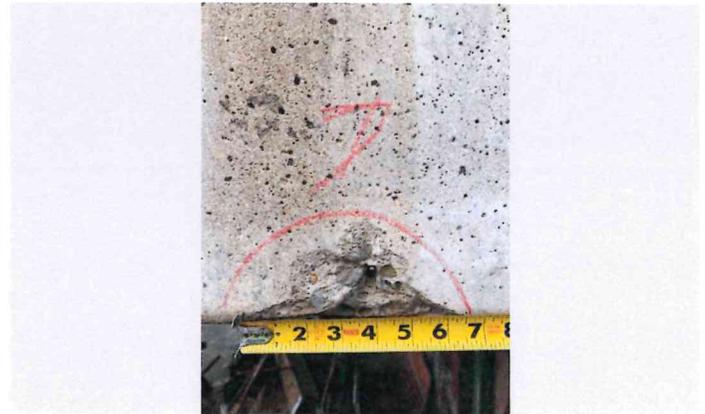
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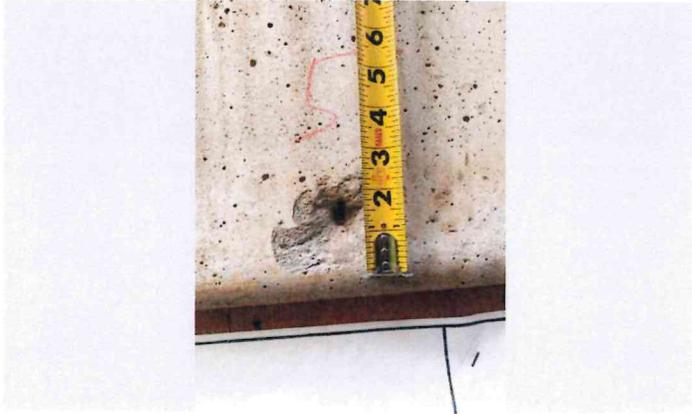
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Upload Date
12/22/2025 at 11:41 pm

Uploaded By
Jawn Fortner

File Name
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Album
Photos From Daily Log



Description

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12/22/2025 at 01:24 pm

Uploaded By
Jawn Fortner

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Album
Photos From Daily Log



Description

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Album
Photos From Daily Log



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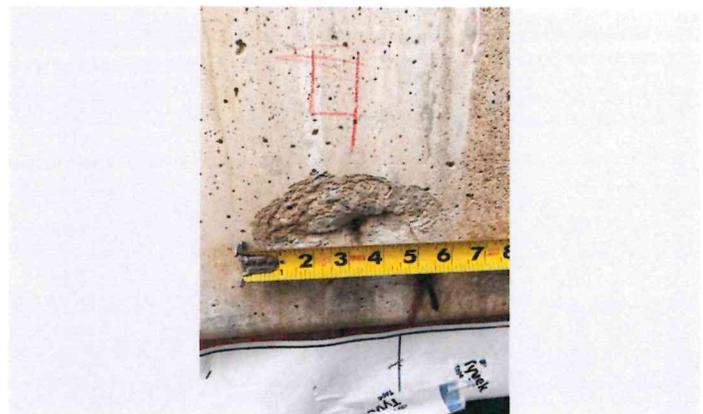
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Photos From Daily Log



Description

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Album
Photos From Daily Log



Description

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12/22/2025 at 01:09 pm

Uploaded By

Jawn Fortner

Upload Date

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Album

Photos From Daily Log



Description

Taken Date

12/22/2025 at 01:09 pm

Uploaded By

Jawn Fortner

Upload Date

12/22/2025 at 11:41 pm

File Name

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Album

Photos From Daily Log



Description

Taken Date

12/22/2025 at 01:03 pm

Uploaded By

Jawn Fortner

Upload Date

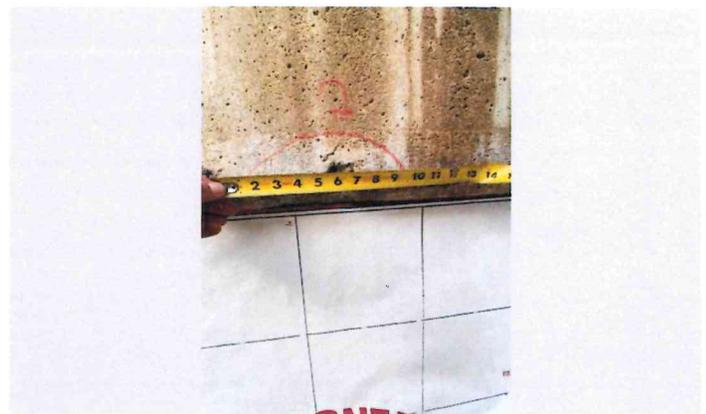
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Photos From Daily Log



Description

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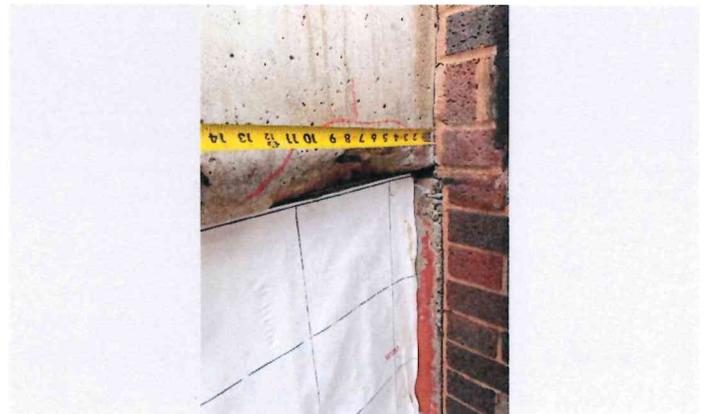
Photos From Daily Log



Description

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Album
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Description

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Upload Date
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Album
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HOLMES HIGH SCHOOL - CHAPMAN CAREER CENTER			
CONCRETE REPAIR CALLOUT			
PATCH #	TYPE	AREA	UOM
1	Beam Bottom	1	SF
2	Beam Bottom	1	SF
3	Beam Bottom	1	SF
4	Vertical	1	SF
5	Vertical	1	SF
6	Beam Bottom	1	SF
7	Beam Bottom	1	SF
8	Beam Bottom	1	SF
9	Vertical	2	SF
10	Vertical	2	SF
11	Vertical	2	SF
12	Vertical	3	SF
13	Vertical	1	SF
14	Vertical	1	SF
15	Vertical	3	SF
16	Vertical	1	SF
17	Beam Bottom	1	SF
18	Vertical	5	SF

TOTALS		
REPAIR	QTY	COST
Concrete Beam Repair (\$275/SF)	7 SF	\$ 1,925.00
Vertical Surface Concrete Repair (\$125/SF)	22 SF	\$ 2,750.00
Epoxy Crack Injection (\$100/LF)	18 LF	\$ 1,800.00
TOTAL CONTRACT		\$ 6,475.00