Loudon County Commission

Loudon, Tennessee

Monday, November 7, 2022

Courthouse Annex

5:30 pm

<u>AGENDA</u>

Special Called Workshop

1) Change Orders for the Courthouse



Change Order

PROJECT: (Name and address)
Loudon County Courthouse
Renovation Phase 1 - Exterior Shell &
Masonry Renovation
601 Grove Street
Loudon, TN 37774

OWNER: (Name and address)

100 River Road, Suite 110

County of Loudon

Loudon, TN 37774

Date: February 23, 2022

CONTRACT INFORMATION:

Contract For: General Construction

ARCHITECT: (Name and address)
Brewer Ingram Fuller Architects, Inc.
111 N. Concord Street
Knoxville, TN 37919

Date: October 26, 2022

Change Order Number: 6

CHANGE ORDER INFORMATION:

CONTRACTOR: (Name and address) Johnson & Galyon, Inc. 1130 Atlantic Avc. Knoxville, TN 37917

THE CONTRACT IS CHANGED AS FOLLOWS:

The Contract Time will be unchanged by tbd () of The new date of Substantial Completion will be TBD

(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.)

Change Order 6 incorporates the following change(s):

PCO 05 - Lentils added to windows \$18,178 PCO 06 - Repair mortar wash at ledges of corbelled brick \$3,717 Total Add This Change \$21,895

The original Contract Sum was
The net change by previously authorized Change Orders
The Contract Sum prior to this Change Order was
The Contract Sum will be increased by this Change Order in the amount of
The new Contract Sum including this Change Order will be

\$ 3.062,470.00 \$ 398,517.00 \$ 3,460,987.00 \$ 21,895.00 \$ 3,482,882.00

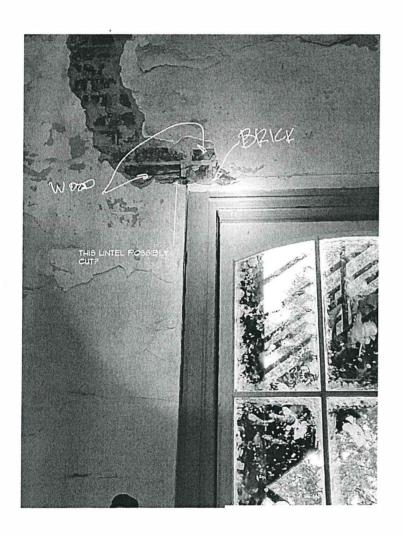
NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

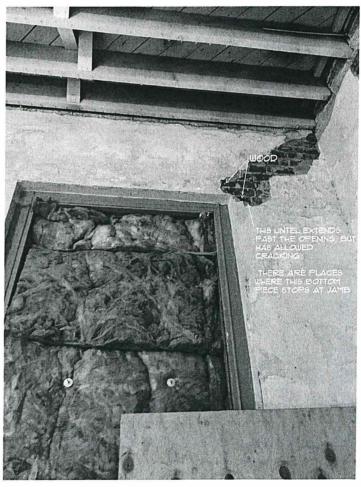
NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

Brewer Ingram Fuller Architects, Inc.	Johnson & Galyon, Inc.	County of Loudon
ARCHITECT (Firm name)	CONTRACTOR (Firm name)	OWNER (Firm name)
ARCHITECT (Firm name)	Alue Sumery	
signaturie ()	SIGNATURE	SIGNATURE
Lee Ingram, AIA, LEED AP	Roug Kennedy, CEO	
PRINTED NAME AND TITLE	PRINTED NAME AND TITLE	PRINTED NAME AND TITLE
October 27, 2022	10/26/22	
DATE	DATE	DATE

Loudon County Courthouse Change Order No. 6 \$18,178 Cost Item

Examples of 15 original wood window lintels that have been determined by the Structural Engineer to be defective. Brick is basically bearing on window frame. In some cases, the wood lintel does not exist.







PCO Worksheet #5

Date: 10/17/2022 Job #: 2210

Job Name: Loudon Co. Location: 601 Grove Street

PCO #5

Add steel lintels to all windows that do not have them per Addendum 2 detail, (15) windows total

Notes: Galvanized lentils already onsite.

identified.

Phase C	Description	Qty	Units	Labor	Mat'l	Labor	Material	MISC	PO SUB	TOTAL
to	Demo brick, install (2) lentils to ops of (15) windows and relay or ck.						1		\$16,765	\$16,76
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	-				Sub Totals				\$16,765	\$16,76
G	eneral Conditions							Labor		
Te	ools - Truck - Eq - Storage							Labor Burden	35.00%	
	rawing Reproduction							Material		
Di								Sales Tax	9.50%	
	onds - Insurance							CONTROL OF MACHINE AND THE PARTY OF THE PART		C1C 7C
Вс	onds - Insurance ileage - Travel							Misc. / PO / Sub		\$16,76
Bo Mi			\$34					Misc. / PO / Sub General Condition	18	\$10,70
Bo Mi Bo	ileage - Travel		\$34 \$34					Charles and a service of the service	ns.	
Bo Mi Bo	ileage - Travel uilder's Risk 0.20%							General Condition	8.00%	

3901 Papermill Dr. Ste. A Knoxville, Tennessee 37909 Phone (865) 281-9196 FAX (865) 281-8733



estimating facsimile

To: Lee Shoffner Email: Ishoffner@JohnsonGalyon.com

Co: Johnson & Galyon **Phone:** (865) 686-3779

From: Roderick Skinner Date: 10/17/2022

Re: L C Courthouse COR #5 Pages: 1

Amount Due: \$16,764.75 for the following scope of work. (Total of 15 windows @ \$1,117.65 per window).

PLEASE SEE ATTACHED.

- 1. Cut out brick and install lintels above windows.
- 2. Relay brick above lintels and window.

Loudon County Courthouse Hourly Work

1 bricklayer @ 6 hours @ \$34.92 per hour =	\$209.52
2 mason tender @ 12 hours @ \$22.00 per hour =	\$264.00
1 supervisor @ 6 hours @ \$38.52 =	\$231.12
Material	\$243.50
Tax	\$23.74
Equipment	\$0.00
Sub Total	\$971.88
Overhead @ 10%	\$97.18
Profit @ 5%	\$48.59
Total	\$1,117.65

Respectfully Wasco Inc.

Roderick Skinner

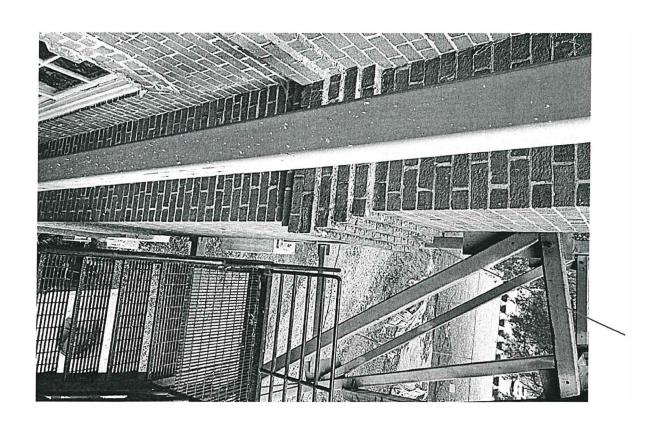
Masonry Excellence and Engineering

The following bid is subject to and conditioned upon the usage of the AIA A401 Document Standard Form of Agreement Between Contractor and Subcontractor, AIA Document A101 Standard Form of Agreement Between Owner and Contractor or a subcontract form otherwise acceptable to WASCO, Inc.

WASCO

1138 SECOND AV	ING ADDRESS: P.O. BO ENUE, NO. • NASHVILL # 615-726-2643 • VOIC	E, TENNESSEE 37208	DATE: /v//	
GENERAL CONTRACTOR:	Johnson	+ Galyan		
JOB NAME & NUMBER:			,	
NAME & TITLE OF PERSON				
DESCRIPTION OF CHANG				
above window	s and re-lay	brick back. (lear area of	work
	LABOR R #OF PEOPLE	EQUIRED HRS. PER PERSON	NUMBER OF HO	OURS WORKED OVERTIME
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LABOR	2_	G	6	10 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
OPERATOR				
SUPERVISION	1	6	4	
MATERIAL DESCRIPTION Brick Mortar Sand		MATERIALS USED	OUANTITY USED 5 0 2 bags 3 5gallon la	Lckets DAYS USED
SCAFFOLD 7		. 1		DATS USED
MIXER	outringes, 4 jacks, 4	braces, 7 Boar 05	6	
FORK LIFT			P 1	
MASONRY SAW			1	
TRUCK (HAUL TRASH, ETC	· ,			
MISC. EQUIPMENT		Muc pan, girnder		
BY:	PARTIES VERIFYING AB Johnson G Galyay		C. Benja	1 Foreman

Rev. 4/01





Loudon County Courthouse, Change Order No. 6, \$3,717 Cost Item Examples of brick ledge areas with exposed corings due to loss of mortar wash.



PCO Worksheet #6

Date: Job#: 10/25/2022 2210

Job #: Job Name:

Loudon Co.

Location:

601 Grove Street

PCO #6

Repair mortar wash at ledges of the corbeled brick

bands.

Notes:

	Description C	Qty Units	Labor	Mat'l	Labor	Material	MISC	PO	SUB	TOTAL
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				Sub Totals	S11 - 507				\$3,428	\$3.428
				Sub Totals					\$3.428	\$3,428
	General Conditions			Sub Totals	40.40		Labor			\$3,428
	Tools - Truck - Eq - Storage			Sub Totals			Labor Burden		\$3.428 35.00%	\$3,428
	Tools - Truck - Eq - Storage Drawing Reproduction			Sub Totals	98.40		Labor Burden Material		35.00%	\$3,428
	Tools - Truck - Eq - Storage Drawing Reproduction Bonds - Insurance			Sub Totals			Labor Burden Material Sales Tax			
	Tools - Truck - Eq - Storage Drawing Reproduction Bonds - Insurance Mileage - Travel		1 100 40	Sub Totals			Labor Burden Material Sales Tax Misc. / PO / Sut		35.00%	\$3,428
	Tools - Truck - Eq - Storage Drawing Reproduction Bonds - Insurance Mileage - Travel Builder's Risk 0.20%	\$7	. 100	Sub Totals			Labor Burden Material Sales Tax Misc. / PO / Sul General Conditi		35.00%	
	Tools - Truck - Eq - Storage Drawing Reproduction Bonds - Insurance Mileage - Travel Builder's Risk 0.20% General Liability 0.20%	\$7	. 100	Sub Totals	VI - 20		Labor Burden Material Sales Tax Misc. / PO / Sut General Conditi Contingency		35.00% 9.50%	\$3,428 \$14
	Tools - Truck - Eq - Storage Drawing Reproduction Bonds - Insurance Mileage - Travel Builder's Risk 0.20%			Sub Totals	V - 40		Labor Burden Material Sales Tax Misc. / PO / Sul General Conditi		35.00%	\$3,428



ITEMIZATION OF WORK

(Change Order Request)

Proje		Project														
2210	1	y Courthouse	9													
Subo	ontractor/Supplier:	WASCO	Inc.													
PCO/COR Number: COR #6		Additional Cost		Date Itemized:		10/18/2022		Page		1 of 1		1	Pages			
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