

# Loudon County Commission

Loudon, Tennessee

Monday, November 7, 2022

Courthouse Annex

5:30 pm

## AGENDA

### Special Called Workshop

- 1) Change Orders for the Courthouse

# AIA<sup>®</sup> Document G701™ – 2017

## Change Order

<b>PROJECT:</b> <i>(Name and address)</i> Loudon County Courthouse Renovation Phase 1 - Exterior Shell & Masonry Renovation 601 Grove Street Loudon, TN 37774	<b>CONTRACT INFORMATION:</b> Contract For: General Construction  Date: February 23, 2022	<b>CHANGE ORDER INFORMATION:</b> Change Order Number: 6  Date: October 26, 2022
<b>OWNER:</b> <i>(Name and address)</i> County of Loudon 100 River Road, Suite 110 Loudon, TN 37774	<b>ARCHITECT:</b> <i>(Name and address)</i> Brewer Ingram Fuller Architects, Inc. 111 N. Concord Street Knoxville, TN 37919	<b>CONTRACTOR:</b> <i>(Name and address)</i> Johnson & Galyon, Inc. 1130 Atlantic Ave. Knoxville, TN 37917

**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.)*

Change Order 6 incorporates the following change(s):

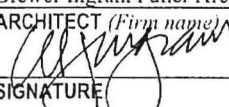
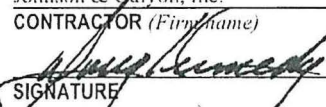
PCO 05 - Lentils added to windows \$18,178  
 PCO 06 - Repair mortar wash at ledges of corbelled brick \$3,717  
 Total Add This Change \$21,895

The original Contract Sum was	\$ 3,062,470.00
The net change by previously authorized Change Orders	\$ 398,517.00
The Contract Sum prior to this Change Order was	\$ 3,460,987.00
The Contract Sum will be increased by this Change Order in the amount of	\$ 21,895.00
The new Contract Sum including this Change Order will be	\$ 3,482,882.00

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

**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.**

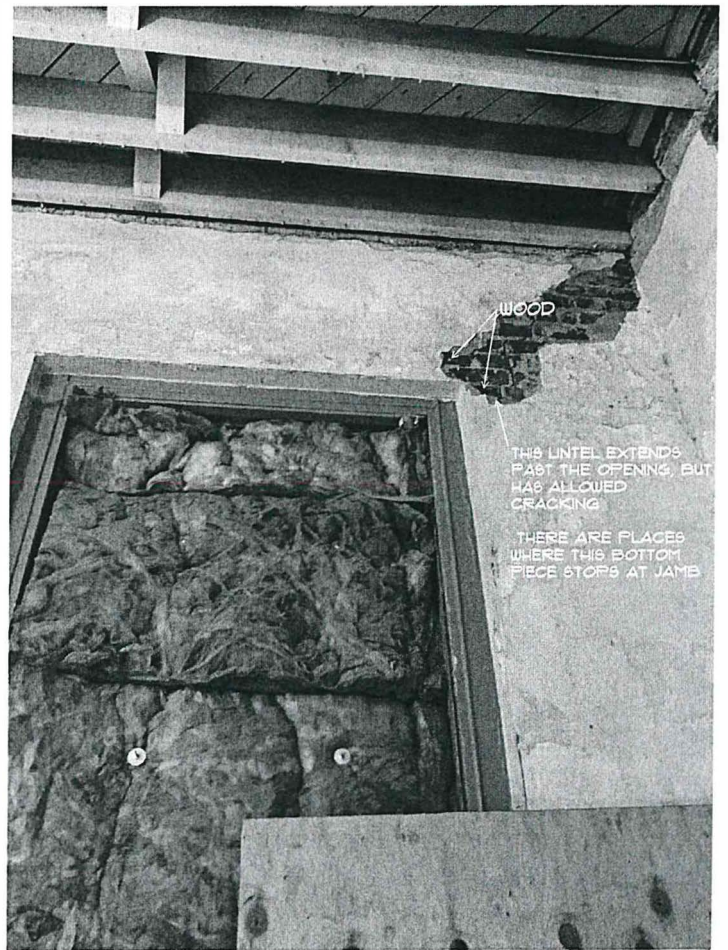
Brewer Ingram Fuller Architects, Inc.	Johnson & Galyon, Inc.	County of Loudon
ARCHITECT <i>(Firm name)</i>	CONTRACTOR <i>(Firm name)</i>	OWNER <i>(Firm name)</i>
		
SIGNATURE	SIGNATURE	SIGNATURE
Lee Ingram, AIA, LEED AP	Doug Kennedy, CEO	
PRINTED NAME AND TITLE	PRINTED NAME AND TITLE	PRINTED NAME AND 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 identified.

Notes: Galvanized lintels already onsite.

Phase	Description	Qty	Units	Labor	Mat'l	Labor	Material	MISC	PO	SUB	TOTAL
04200	Demo brick, install (2) lintels to tops of (15) windows and relay brick.									\$16,765	\$16,765
<b>Sub Totals</b>										\$16,765	\$16,765
<b>General Conditions</b>								<b>Labor</b>			
Tools - Truck - Equip - Storage								Labor Burden 35.00%			
Drawing Reproduction								<b>Material</b>			
Bonds - Insurance								Sales Tax 9.50%			
Mileage - Travel								Misc. / PO / Sub \$16,765			
Builder's Risk 0.20% \$34								General Conditions \$67			
General Liability 0.20% \$34								Contingency			
<b>General Conditions Total \$67</b>								Fee 8.00% \$1,347			
										<b>Total</b>	<b>\$18,178</b>



# WASCO

INC.

MAILING ADDRESS: P.O. BOX 280657  
1138 SECOND AVENUE, NO. • NASHVILLE, TENNESSEE 37208  
615-244-9090 • FAX # 615-726-2643 • VOICE MAIL # 615-244-9191

CHANGE ORDER REQUEST # \_\_\_\_\_

DATE: 10/12/22

GENERAL CONTRACTOR: Johnson & Galyan

JOB NAME & NUMBER: Loudon County Courthouse

NAME & TITLE OF PERSON AUTHORIZING CHANGE: \_\_\_\_\_

DESCRIPTION OF CHANGE: Cut out brick and install 2-4' x 4' Lenti's above windows and re-lay brick back. Clear area of work

	LABOR REQUIRED		NUMBER OF HOURS WORKED	
	# OF PEOPLE	HRS. PER PERSON	TOTAL HOURS	OVERTIME
MASON	1	6	6	
LABOR	2	6	6	
OPERATOR				
SUPERVISION	1	6	6	

### MISC. LABOR DESCRIPTION

MATERIAL DESCRIPTION	MATERIALS USED	QUANTITY USED
Brick		50
Mortar		2 bags
Sand		3 5gallon buckets

	EQUIPMENT USED	HOURS USED	DAYS USED
SCAFFOLD	2 outriggers, 4 jacks, 4 Braces, 7 Boards	6	
MIXER		1	
FORK LIFT			
MASONRY SAW		1	
TRUCK (HAUL TRASH, ETC.)			
MISC. EQUIPMENT	wheel barrow, mud pan, grinder	1	

### SIGNATURES & TITLES OF PARTIES VERIFYING ABOVE INFORMATION:

COMPANY NAME: Johnson & Galyan  
BY: \_\_\_\_\_  
(TITLE)  
DATE: \_\_\_\_\_

WASCO, INC.  
BY: RL BENNY / Foreman  
(TITLE)  
DATE: 10/12/22



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: 10/25/2022  
 Job #: 2210  
 Job Name: Loudon Co.  
 Location: 601 Grove Street

PCO #6      Repair mortar wash at ledges of the corbeled brick bands.      Notes:

Phase	Description	Qty	Units	Labor	Mat'l	Labor	Material	MISC	PO	SUB	TOTAL
04200	Repair mortar wash									\$3,428	\$3,428
<b>Sub Totals</b>										\$3,428	\$3,428
<b>General Conditions</b>								<b>Labor</b>			
Tools - Truck - Eq - Storage								Labor Burden      35.00%			
Drawing Reproduction								<b>Material</b>			
Bonds - Insurance								Sales Tax      9.50%			
Mileage - Travel								Misc. / PO / Sub      \$3,428			
Builder's Risk      0.20%      \$7								General Conditions      \$14			
General Liability      0.20%      \$7								Contingency			
<b>General Conditions Total      \$14</b>								Fee      8.00%      \$275			
										<b>Total</b>	<b>\$3,717</b>





**ITEMIZATION OF WORK**  
(Change Order Request)

Project #:	Project name:
22104	Loudon County Courthouse

Subcontractor/Supplier:	WASCO Inc.
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PCO/COR Number: COR #6	Additional Cost	Date Itemized:	10/18/2022	Page	1 of 1 Pages
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Item	Description	Material			Equipment / Unit Price			Labor				
		Qty	Unit	Unit Cost	Extension	Qty	Unit	Unit Cost	Extension	Qty	Unit	Unit Cost
1	Mortar wash brick ledges				\$ -			\$ -	1326.0	lft	2.25	\$ 2,981.25
2					\$ -			\$ -				\$ -
3					\$ -			\$ -				\$ -
4					\$ -			\$ -				\$ -
5					\$ -			\$ -				\$ -
6					\$ -			\$ -				\$ -
7					\$ -			\$ -				\$ -
8					\$ -			\$ -				\$ -
9					\$ -			\$ -				\$ -
10					\$ -			\$ -				\$ -
11					\$ -			\$ -				\$ -
12					\$ -			\$ -				\$ -
13					\$ -			\$ -				\$ -
14					\$ -			\$ -				\$ -
15					\$ -			\$ -				\$ -
16					\$ -			\$ -				\$ -
17					\$ -			\$ -				\$ -
18					\$ -			\$ -				\$ -
19					\$ -			\$ -				\$ -
20					\$ -			\$ -				\$ -

	Materials Subtotal	\$ -	Unit prices in this column shall include taxes	Labor Subtotal	\$ 2,981.25
	0.00% % Sales Tax	\$ -		labor Burden %	0%
	Materials Total	\$ -	Equipment Total	Labor Total	\$ 2,981.25
Subtotal of Costs of Materials + Equipment + Labor					\$ 2,981.00

Math functions embedded in this worksheet do not round off. Final cost does round off to the closest 0 Integer.

<b>NOTES</b>	<b>SUBTOTAL OF ALL COSTS</b>   \$ 2,981.00
Additional Cost of \$3,428.00 to provide mortar washed bevel on some of the ledges at the corbeled brick bands per GC request.	15.00% Fee \$ 447.00
	<b>SUBTOTAL OF ALL COSTS + OH&amp;P</b>   \$ 3,428.00
Math functions round off to the closest 0 Integer.	Bond Costs (If applicable) \$ -
	<b>TOTAL OF ALL COSTS</b>   \$ 3,428.00