



441 Page Street • P.O. Box 427 • Troy, North Carolina 27371-0427
(910) 576-6511 FAX (910) 576-2044

TO: Board of Education
FROM: Dale Ellis
DATE: March 4, 2013
SUBJ: CONSENT AGENDA ITEM (Roof Project Change Order)

Enclosed is the change order recently discussed for the roof projects at both middle schools. This change order will exhaust contingency funds and an additional \$70,000. This figure will be paid from QSCB funds and not from any other district sources.

The net effect will be less QSCB funding to spend on any future projects. I recommend the change order to be approved as the roofs are, and should be, our number 1 priority.

AIA® Document G701™ – 2001

Change Order

PROJECT (Name and address):	CHANGE ORDER NUMBER: 001	OWNER: <input checked="" type="checkbox"/>
East and West Middle Schools Roof Replacement	DATE: February 21, 2013	ARCHITECT: <input checked="" type="checkbox"/>
East Middle School 1834 S. US 220-Alt Hwy Biscoe, NC 27209		CONTRACTOR: <input checked="" type="checkbox"/>
West Middle School 129 Hwy 109 South Mt. Gilead, NC 27306		FIELD: <input type="checkbox"/>
		OTHER: <input type="checkbox"/>
TO CONTRACTOR (Name and address):	ARCHITECT'S PROJECT NUMBER: 12C-137	
Lafave's Construction Co., Inc. P.O. Box 8146 Landis, NC 28088	CONTRACT DATE: October 9, 2012	
	CONTRACT FOR: Roof Replacement	

THE CONTRACT IS CHANGED AS FOLLOWS:

(Include, where applicable, any undisputed amount attributable to previously executed Construction Change Directives)
Provide masonry through wall flashing replacement or hat channel subframing and flush seam metal wall panel cladding over existing masonry walls as indicated in the drawings attached to email dated January 8, 2013.

East Middle: \$61,084.00
West Middle: \$63,722.00
Refund of Contingency Allowance: \$40,000.00
Refund of Unused Quantity Allowances: \$13,990.00
Total: \$70,816.00

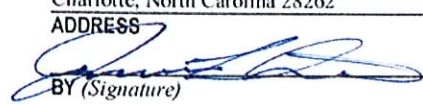
The original Contract Sum was	\$	1,479,823.00
The net change by previously authorized Change Orders	\$	0.00
The Contract Sum prior to this Change Order was	\$	1,479,823.00
The Contract Sum will be increased by this Change Order in the amount of	\$	70,816.00
The new Contract Sum including this Change Order will be	\$	1,550,639.00

The Contract Time will be unchanged by Zero (0) days.

The date of Substantial Completion as of the date of this Change Order therefore is November 11, 2013

NOTE: This Change Order does not include changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which 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.

REI Engineers	Lafave's Construction Co., Inc.	Montgomery County Schools
ARCHITECT (Firm name)	CONTRACTOR (Firm name)	OWNER (Firm name)
1927 J.N. Pease Place, Suite 201, Charlotte, North Carolina 28262	P.O. Box 8146, Landis, NC 28088	441 Page Street, Troy, North Carolina 27371
ADDRESS	ADDRESS	ADDRESS
		
BY (Signature)	BY (Signature)	BY (Signature)
Jeremiah Webster	Joe Lafave	Bill Mingin
(Typed name)	(Typed name)	(Typed name)
February 21, 2013		
DATE	DATE	DATE



LaFave's Construction Company, Inc.

General Contractors

February 19, 2013

Mr. Jeremiah Webster
REI Engineers
1927 JN Pease Place, Suite 201
Charlotte, NC 28262

REVISED

Reference: East & West Middle Schools Re-roof

Dear Jeremiah:

Per your request, please find below the extra costs associated with adding Metal Wall Panels and Masonry work to install through wall flashings. This proposal is based on the locations as indicated per the drawings sent via e-mail dated 1-8-13. The metal wall panel pricing includes McElroy Metals Marquee-Lok 1"x12", 24 ga. Flush Wall Panels, all required hat channels for panel attachment, and associated misc. trim. The masonry work is to include removal and replacement of the brick veneer to allow for the installation of flashing primer, self-adhering rubber through wall flashing, mastic, termination bar with stainless steel screws, stainless steel receiver flashing, removal of waste materials to an offsite location and brick cleaning. All new brick and mortar is to match existing as close as possible using Richtex #739 / Field, and Richex #737 / Accent, depending on availability.

The options you requested are as indicated below. Please let us know how you wish to proceed. If you should have any questions, please feel free to call at any time.

East Montgomery Middle School:

Furnish all labor and materials to install masonry flashing and metal wall panels as indicated above:

Add: \$61,084.00

West Montgomery Middle School:

Furnish all labor and materials to install masonry flashing and metal wall panels as indicated above:

Add: \$63,722.00

Sincerely,

Ken Cooley
LaFave's Construction Company, Inc.