

TO: SOUTHERN NEVADA DISTRICT BOARD OF HEALTH DATE: September 26, 2024

**RE:** Construction Change Order Request between Southern Nevada Health District and KOR Building Group, LLC

## **PETITION #07-25**

That the Southern Nevada District Board of Health approve the construction change order request between the Southern Nevada Health District and KOR Building Group, LLC to build a Behavioral Health Clinic at 280 South Decatur Blvd.

## **PETITIONERS**:

Fermin Leguen, MD, MPH, District Health Officer Cassius Lockett, PhD - DDHO on behalf of DHO Kim Saner, Deputy District Health Officer-Administration Cassius Lockett, PhD - DDHO on behalf of DHO Kim Saner, Deputy District Health Officer-Administration Cassius Lockett, PhD - DDHO on behalf of DHO Kim Saner Cassius Lockett, PhD - DDHO on behalf of DHO Kim Saner Cassius Lockett, PhD - DDHO on behalf of DHO Kim Saner Cassius Lockett, PhD - DDHO on behalf of DHO Kim Saner Cassius Lockett, PhD - DDHO on behalf of DHO Kim Saner Cassius Lockett, PhD - DDHO on behalf of DHO Kim Saner Cassius Lockett, PhD - DDHO on behalf of DHO Kim Saner Cassius Lockett, PhD - DDHO on behalf of DHO Kim Saner Cassius Lockett, PhD - DDHO on behalf of DHO Kim Saner Cassius Lockett, PhD - DDHO on behalf of DHO Kim Saner Cassius Lockett, PhD - DDHO on behalf of DHO Kim Saner Cassius Lockett, PhD - DDHO on behalf of DHO Kim Saner Cassius Lockett, PhD - DDHO on behalf of Cassius Lockett, PhD - DDHO

### **DISCUSSION:**

The Southern Nevada Health District proposes to build a separate entrance for the Behavioral health Clinic and remodel the front reception area of 280 S Decatur. Additionally, change orders for the relocation of a condensate line and floor leveling were identified as needs during construction.

## **FUNDING:**

The total cost is \$157,495 from the general fund.

## RAFT AIA Document G701 - 2017

#### Change Order

PROJECT: (Name and address) CONTRACT INFORMATION: **CHANGE ORDER INFORMATION:** Behavioral Health Clinic Remodel Contract For: Behavioral Health Change Order Request Numbers: Clinic Remodel, Reference 001, 002, 003 C2400095 280 S. Decatur Blvd. Date: 7/1/2024 Las Vegas, Nevada 89107 Dates: 7/18/2024, 8/26/2024, and 8/26/2024; respectively **ARCHITECT:** (Name and address) **OWNER:** (Name and address) Southern Nevada Health District Broyles International, LLC doing **CONTRACTOR:** (Name and address) business as IZ Design Studio 7229 KOR Building Group, LLC 280 S. Decatur Blvd. West Sahara Avenue 2670 Chandler Avenue, Suite 10 Las Las Vegas, Nevada 89117 Vegas, Nevada 89120 Las Vegas, Nevada 89107

#### 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 Request #001 in the amount of \$7,518.00, attached hereto as Exhibit A and incorporated by reference herein Change Order Request #002 in the amount of \$2,391.00, attached hereto as Exhibit B and incorporated by reference herein Change Order Request #003 in the amount of \$147,587, attached hereto as Exhibit C and incorporated by reference herein

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

The Contract Time will be increased by 183 The new date of Substantial Completion will be 12/30/25 698,456.00 0.00 698,456.00 157,496.00 855,952.00

\$

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 CONTRACTOR AND OWNER.

KOR Building Group, LLC		Southern Nevada Health District		
CONTRACTOR (Firm name)		OWNER (Firm name)		
		By:		
SIGNATURE	Rebecca Fountain CEO/Owner	SIGNATURE	Fermin Leguen, MD, MPH District Health Officer	
PRINTED NAME AND TITLE		PRINTED NA	PRINTED NAME AND TITLE	
DATE		DATE		

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## **CHANGE ORDER REQUEST**

COR. No: C.O. Date: 001 7/18/2024 2412

Job No: Contact:

**KOR Building Group** 

2670 Chandler Ave #10

Las Vegas, NV 89120

From:

Dave Brown, PM

To: Southern Nevada Health District

280 S. Decatur Blvd Las Vegas, NV 89120

Owner Representative: Sean Beckham

CC: Kaycie Kohashi, KOR

**Project: Behavioral Health Clinic Remodel** 

Subject: COR #001 Relocation of the Condensate Lines

We respectfully request your review and approval of the following Change Request:

Description: Furnish all materials & equipment and perform all labor necessary to re-route an existing 1-1/4" condensate waste pipe to the nearest existing mop sink located in the janitors closet.

1. Material and labor to relocate condensate pipe.

\$ 6,381.00

2. GL Insurance (2%)

\$ 128.00

Added Changes Total: \$ 6,509.00 GC Overhead (10%): \$ 651.00 GC Profit (5%) \$ 358.00

**Grand Total** \$ 7,518.00

General Contractor reserves the right to analyze schedule at a later date and / or in the event that a series of changes (fragments) add up to an overall critical path schedule impact.



# EXHIBIT B CHANGE ORDER REQUEST

COR. No: C.O. Date: 002 8/26/2024

Job No: Contact:

**KOR Building Group** 

2670 Chandler Ave #10

Las Vegas, NV 89120

From:

2412 Alan Biddle, CM

To: Southern Nevada Health District

280 S. Decatur Blvd Las Vegas, NV 89120

Owner Representative: Sean Beckham

CC: Kaycie Kohashi, KOR

**Project: Behavioral Health Clinic Remodel** 

Subject: COR #002 Floor Levelling

We respectfully request your review and approval of the following Change Request:

Description: Furnish all material and labor to level the existing flooring/concrete throughout the Behavioral Health Clinic.

Material and labor to level flooring.

\$ 2,029.00

2. GL Insurance (2%)

\$ 41.00

Added Changes Total: \$ 2,070.00 GC Overhead (10%): \$ 207.00 GC Profit (5%): \$ 114.00

**Grand Total** \$ 2,391.00

General Contractor reserves the right to analyze schedule at a later date and / or in the event that a series of changes (fragments) add up to an overall critical path schedule impact.



## **EXHIBIT C CHANGE ORDER REQUEST**

COR. No: C.O. Date: 003 8/26/2024 2412

Job No: Contact:

**KOR Building Group** 

2670 Chandler Ave #10

Las Vegas, NV 89120

Alan Biddle, CM

To: Southern Nevada Health District

> 280 S. Decatur Blvd Las Vegas, NV 89120

Owner Representative: Sean Beckham

CC: Kaycie Kohashi, KOR

**Project: Behavioral Health Clinic Remodel** Subject: COR #003 BOH Entry & Casework

We respectfully request your review and approval of the following Change Request:

#### Scope of Work:

Provide selective demolition. Remove entry casework, damaged curb, existing concrete corner, and VCT flooring at vestibule.

From:

- Install concrete curb, handicap ramp, and ADA parking sign per plans.
- Frame new walls. Furnish and install drywall, tape, and texture to match.
- Repair ACT as needed.
- Furnish and install new doors, frames, and hardware per plan schedule.
- Relocate (3) electrical outlets, conduit, and boxes for (2) access card readers.
- Fabricate and install new casework in the reception area with countertops and acrylic panels.
- Paint walls, curbs, and striping per plans.
- Install new VCT tiles per plans.
- Project duration is estimated to be (4) weeks.
- Pay all permit/plan check fees and obtain permits for construction once approved.
- Clean up trash debris daily and remove from site for lawful disposal.
- Provide on-site supervision throughout the duration of construction.
- Provide final inspection reports and close-out documents to Owner.
- Day work. This is based upon the work being performed during normal day-time business hours, or as mutually agreed upon within an employee's normal 40-hour work week.
- Includes prevailing wage.

#### **Exclusions:**

- Temporary utilities or fees.
- Engineering/permittable drawings.
- Changes or additions to the scope of work per Owner's requests.
- Nightwork, overtime, holidays, and weekends.
- Concealed and unforeseen conditions.

#### **Change Order Request:**

1. Provide material and labor the tenant improvement to the BOH entry and modification of casework at \$ 122,765.00 the existing front entry.

Added Changes Total: \$ 122,765.00 GC Overhead (10%): \$ 12,276.00 GC Profit (5%): \$ 6,138.00 GL Insurance (2%): \$ 2,455.00 Bonds (2.8%): \$ 3,953.00

**Grand Total** \$ 147,587.00

General Contractor reserves the right to analyze schedule at a later date and / or in the event that a series of changes (fragments) add up to an overall critical path schedule impact.