



# AIA® Document G731™ – 2019

## Change Order, Construction Manager as Adviser Edition

**PROJECT: (name and address)**

Sweet Home Central School District  
Capital Improvement Project  
Phase 1

**CONTRACT INFORMATION:**

Contract For: C200 - Site Work

**CHANGE ORDER INFORMATION:**

Change Order Number: 200-007

**OWNER: (name and address)**

Sweet Home Central School District  
1901 Sweet Home Road  
Amherst, New York 14228

Date: 12/16/20

**ARCHITECT: (name and address)**

Young + Wright Architectural  
50 Elk Street / Suite 400  
Buffalo, New York 14210

Date: 10/12/22

**CONSTRUCTION MANAGER: (name and address)**

Campus Construction Management Group, Inc.  
6225 Sheridan Drive  
Williamsville, New York 14221

**CONTRACTOR: (name and address)**

Zoladz Construction Co., Inc.  
13600 Railroad Street / P.O. Box 157  
Alden, New York 14004

**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.)*

**Sweet Home Central School District**
**Capital Improvement Project - Phase 1**
**SED No. 14-02-07-06-4-001-008 - Service Center - Transportation Addition**

F.O. 00088 - Provide all Work, complete, to remove approximately 20 truck loads of contaminated soil found during removal of the underground Fuel Storage Tanks - Diesel Tank

Add: \$ 82,494.00

F.O. 00092 - Provide all wWork, complete, to remove approximately 100 tons of contaminated soil found during removal of of the underground fuel oil tank at the parking lot at the south side of the building - Oil/Water Separator

Add: \$106,543.00

**FO-00108 - Unsuitable Soils – Included in Zoladz Base Bid**

Unsuitable Soil included in base bid = 3,000cy (unit price of \$1,031.80/ 20 cubic yards of unsuitable soil)

Unsuitable Soils removed in the project = 603cy

3,000cy – 603cy = 2,397cy remaining in contract = Credit of \$123,661.23

Credit: \$123,661.23

Total for Change: \$65,375.77

Less Allowance C200-01-002: - \$10,186.00

Total Add to Contract: \$ 55,189.77

New Contract Total: \$2,243,695.25

|                                                                          |                 |
|--------------------------------------------------------------------------|-----------------|
| The original Contract Sum was                                            | \$ 2,141,266.48 |
| Net change by previously authorized Change Orders                        | \$ 47,239.00    |
| The Contract Sum prior to this Change Order was                          | \$ 2,188,505.48 |
| The Contract Sum will be increased by this Change Order in the amount of | \$ 55,189.77    |
| The new Contract Sum including this Change Order will be                 | \$ 2,243,695.25 |

The Contract Time will be increased by Zero (0) days.  
The Contractor's Work shall be substantially complete on

**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, CONSTRUCTION MANAGER, CONTRACTOR, AND OWNER.**

Young + Wright Architectural  
**ARCHITECT** (Firm name)

**SIGNATURE**  
Jeffrey Hazel - RA  
**PRINTED NAME AND TITLE**

**DATE:**

Zoladz Construction Co., Inc.  
**CONTRACTOR** (Firm name)

**SIGNATURE**  
Mark Marcheson,  
Project Manager  
**PRINTED NAME AND TITLE**

**DATE:**

Campus Construction Management Group  
**CONSTRUCTION MANAGER** (Firm name)

**SIGNATURE**  
Megan E. Sykes - Senior Project Manager  
**PRINTED NAME AND TITLE**

**DATE:**

Sweet Home Central School District  
**OWNER** (Firm name)

**SIGNATURE**  
Michael Ginestre,  
Superintendent of Schools  
**PRINTED NAME AND TITLE**

**DATE:**



**2019-903 Sweet Home CSD Capital Project - Phase 1  
Field Order (T&M) #00088 (Change Order Request)**

**FO-00088** **CREATED ON: 5/19/2022** **DUE BY: 5/19/2022**

**Issued By:** David Vawter  
Campus Construction Management  
1241 Pittsford-Victor Road  
Pittsford, NY 14534

**Issued To:** mark marcheson  
Zoladz Construction Co., Inc.  
13600 Railroad Street  
Alden, NY 14004  
(716)937-6575  
(716)937-6575

**Regarding:** Remove Contaminated Soils due to underground storage tanks

**Status:** Pending Complete

**Owner Authorization:** Sweet Home Central School District - Donald Feldmann

**Contract:** C200 - Site Work - Zoladz Construction - C200 - Site Work - Zoladz Construction - Zoladz Construction Co., Inc. (#012)

**Justification:** Unforeseen Field Condition

**Issue (CIC):**

**Due By Notes:**

**Activity:**

**CONSTRUCTION CHANGE AUTHORIZATION:** Proceed with the described changes to the Contract Documents immediately on Time and Material basis. Submit final costs and/or change in Contract Time for inclusion in a subsequent Change Order.

**DETAILS**

**Spec. Section:**

**Drawing Reference:**

**DESCRIPTION OF INTERPRETATION OR CHANGE**

Provide all Work, complete, to remove approximately 20 truck loads of contaminated soil found during removal of the underground Fuel Storage Tanks. Utilize the Project allowance for unsuitable Soils. Once this allowance is utilized a separate field order shall be issued.

**COMPLETION NOTES**

**COMMENTS**

**ATTACHMENTS**

| Attachment Name | Date Uploaded |
|-----------------|---------------|
|-----------------|---------------|

**E-MAIL RECIPIENTS**

| Company                        | Person          | Phone          | Email                     |
|--------------------------------|-----------------|----------------|---------------------------|
| Campus Construction Management | Tyler Conhiser  | 7168580354     | tconhiser@campuscmg.com   |
| Campus Construction Management | Michael Perkins |                | mperkins@campuscmg.com    |
| Campus Construction Management | Diane Stotz     | (716) 250-1606 | dstotz@campuscmg.com      |
| Campus Construction Management | David Vawter    |                | dvawter@campuscmg.com     |
| Young + Wright Architectural   | Jeff Hazel      | 7168421800     | jhazel@youngandwright.com |
| Zoladz Construction Co., Inc.  | mark marcheson  | (716)937-6575  | markm@zoladz.com          |

**Status History:** Draft: 05/19/2022 12:25 PM, Issued: 05/19/2022 12:27 PM, Acknowledged: 08/03/2022 05:59 PM, Closed: 08/03/2022 06:04 PM

**2019-903 Sweet Home CSD Capital Project - Phase 1  
PROPOSAL #00084**

|                             |                                                                                                                               |                             |                                                                                                                               |
|-----------------------------|-------------------------------------------------------------------------------------------------------------------------------|-----------------------------|-------------------------------------------------------------------------------------------------------------------------------|
| <b>Prop-00084</b>           |                                                                                                                               | <b>CREATED ON: 8/3/2022</b> |                                                                                                                               |
| <b>Issued By:</b>           | mark marcheson<br>Zoladz Construction Co., Inc.<br>13600 Railroad Street<br>Alden, NY 14004<br>(716)937-6575<br>(716)937-6575 | <b>Issued To:</b>           | Megan Sykes<br>Campus Construction Management<br>1241 Pittsford-Victor Road<br>Pittsford, NY 14534                            |
| <b>Regarding:</b>           | Impacted soil and water surrounding the old diesel tanks                                                                      | <b>Status:</b>              | Approved                                                                                                                      |
| <b>Owner Authorization:</b> |                                                                                                                               | <b>Contract:</b>            | <u>C200 - Site Work - Zoladz Construction - C200 - Site Work - Zoladz Construction - Zoladz Construction Co., Inc. (#009)</u> |
| <b>Value:</b>               | \$82494.48                                                                                                                    | <b>Justification:</b>       | N/A                                                                                                                           |
| <b>Issue (CIC):</b>         |                                                                                                                               |                             |                                                                                                                               |
| <b>Field Order:</b>         | <u>FO-00088 - Remove Contaminated Soils due to underground storage tanks</u>                                                  |                             |                                                                                                                               |
| <b>Change Order:</b>        |                                                                                                                               |                             |                                                                                                                               |

**DESCRIPTION OF PROPOSAL**

Upon removal of the Diesel tank we encountered impacted soil and water from the deisel tank leak.

**COMMENTS**

ARCHITECT  
Signature: \_\_\_\_\_

By: \_\_\_\_\_ Date: \_\_\_\_\_

CONTRACTOR  
Signature: \_\_\_\_\_

By: \_\_\_\_\_ Date: \_\_\_\_\_

CM  
Signature: \_\_\_\_\_

By: \_\_\_\_\_ Date: \_\_\_\_\_

OWNER  
Signature: \_\_\_\_\_

By: \_\_\_\_\_ Date: \_\_\_\_\_

**ATTACHMENTS**

| Attachment Name                                    | Date Uploaded       |
|----------------------------------------------------|---------------------|
| <u>diesel spill Invoice.pdf</u>                    | 08/03/2022 06:09 PM |
| <u>Diesel trucking scale tix and manifests.pdf</u> | 08/03/2022 06:09 PM |
| <u>Home Depot_000149.pdf</u>                       | 08/03/2022 06:09 PM |
| <u>Invoice 18184 from The Pump Doctor.pdf</u>      | 08/03/2022 06:09 PM |
| <u>NOCO_000152.pdf</u>                             | 08/03/2022 06:09 PM |
| <u>Rain for Rent_000150.pdf</u>                    | 08/03/2022 06:09 PM |
| <u>The Environmental group.pdf</u>                 | 08/03/2022 06:09 PM |
| <u>wm invoice.pdf</u>                              | 08/03/2022 06:09 PM |

**E-MAIL RECIPIENTS**

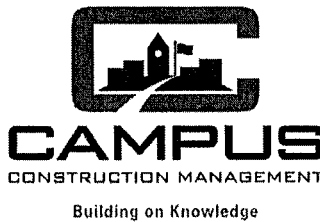
| Company                        | Person         | Phone         | Email                |
|--------------------------------|----------------|---------------|----------------------|
| Campus Construction Management | Megan Sykes    |               | msykes@campuscmg.com |
| Zoladz Construction Co., Inc.  | mark marcheson | (716)937-6575 | markm@zoladz.com     |

**Status History:** Draft: 08/03/2022 06:09 PM, Issued: 08/03/2022 06:14 PM, Acknowledged: 08/05/2022 01:04 PM, Approved: 10/12/2022 01:58 PM

DIESEL SPILL EXTRA

|           |             |
|-----------|-------------|
| 5/18/2022 | \$1,156.68  |
| 5/19/2022 | \$6,273.14  |
| 5/20/2022 | \$6,048.89  |
| 5/23/2022 | \$16,374.05 |
| 6/9/2022  | \$52,641.74 |

|       |             |
|-------|-------------|
| Total | \$82,494.48 |
|-------|-------------|



October 11, 2022

Ms. Coons  
N.Y.S. Education Department  
Division of Education Facilities Planning  
Room 1060, Education Building Annex  
Albany, NY 12234

**Re: Sweet Home Central School District  
Capital Improvement Project 2019 Phase 1**

Sweet Home Service Center – Bus Garage  
1741 Sweet Home Rd  
Amherst, NY 14228

SED #14-02-07-06-4-001-008

Dear Ms. Coons:

The enclosed change order exceeds the NYS bidding threshold of \$35,000, and as such the following justification to proceed via change order is being provided.

**Background:**

This change order addresses contaminated soils uncovered surrounding the oil/water separator and underground diesel tank.

**Contaminated Soils - Oil/Water Separator**

On July 8, 2021, The Pump Doctor was retained by Michael A. Ferrauilo Plumbing and Heating to remove contaminated soil and one Oil/Water Separator. The contaminated soils were reported to New York State Department of Environmental Conservation ("NYSDEC"). NYSDEC assigned Spill #2103285. While The Pump Doctor was retained from Michael A Ferrauilo Plumbing and Heating, a total of 5 soil samples were secured from the site: Bottom, North, South, East and West. The samples were submitted to Eurofins Test America Buffalo at 10 Hazelwood Drive, Amherst, New York 14228. The impacted soil was transported by EnSol Inc. 661 Main Street, Niagara Falls, New York 14301 and disposed of at the Tonawanda Landfill, East Park Road, Tonawanda, New York 14150.

Due to the amount of Impacted Soil, Michael A. Ferrauilo Plumbing handed the remainder of the job over to Zoladz Construction. The Pump Doctor was then retained by Zoladz Construction, a contractor to the Sweet Home Transportation Center to assist with the Impacted Soil and removal of the Oil/Water Separator. June 2, 2022 The Pump Doctor assisted Zoladz construction with final cleanup around the Oil/Water Separator. All Impacted materials were disposed of at Waste Management in Chaffe, NY 14030.



Campus Construction Management Group Inc.  
Building on Knowledge

6225 Sheridan Drive, Suite 100, Williamsville, NY 14221 • P: 716.239.4884 • F: 716.783.7571 • [www.campuscmg.com](http://www.campuscmg.com)



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### **Contaminated Soil - Diesel Tank**

The Pump Doctor Inc. was retained by Zoladz Construction to remove both the 12,000 gallon and 8,000-gallon UST'S NYSDEC PBS# 9-024538. On May 16th, 2022, The Pump Doctor personnel excavated to uncover and remove both 12,000 and 8,000-gallon UST'S. Upon excavation of the tanks The Pump Doctor encountered ground water leaking into the diesel tank and contaminated soil surrounding the tank. The release was reported to New York State Department of Environmental Conservation ("NYSDEC"). NYSDEC assigned Spill #2201387 with a spill date of May 16, 2022. All impacted soil was removed, and all water was pumped into a frac tank for holding. Total contaminated soil removed was 508.59 tons. Total water disposed was 4000 gallons. A total of 4400 gallons of water/fuel was pumped out of the diesel tank. The 12,000 -gallon steel UST was disposed of at Twin Village Recycling Co.4153 Broadway, Depew, NY 14043. All impacted soil was disposed of at Waste Management in Chaffee NY. The frac tank water was removed by Environmental Service group for disposal and NOCO pumped out 4,400 gallons of fuel/water from inside the diesel tank.

### **Unsuitable Soils – Included in Zoladz Base Bid**

Encorus Group documented the unsuitable soils that Zoladz encountered during construction and Campus CMG tracked quantities accordingly. In total 603 cubic yards of unsuitable soils were removed from site. The bid documents allocated for the first 3,000 cy to be in the site contractor's base contract. Anything that exceeds 3,000 cy will be compensated via allowance draw from the \$15,000 allowance set up for unsuitable soils. Therefore, a credit for the 2,397 cy of unsuitable soils that did not need to be removed under the base bid should be applied to the costs incurred to remediate the contaminated soils.

### **Change Order Justification:**

The work had to be performed under the current Site contract due to the NYSDEC remediation plan that was implemented, all removals and remediation were done under the guidance of NYSDEC and can be verified Spill #2201387 and Spill #2103285.

The following break-down includes all costs associated with the remediation work via change order.

**Contaminated Soil - Oil/Water Separator = \$106,543 (FO #00092)**

**Contaminated Soil - Diesel Tank = \$82,494 (FO #00088)**

**Unsuitable Soils – Included in Zoladz Base Bid = Credit of \$123,661.23**

- Unsuitable Soil included in base bid = 3,000cy (unit price of \$1,031.80/ 20 cubic yards of unsuitable soil)
- Unsuitable Soils removed in the project = 603cy
- 3,000cy – 603cy = 2,397cy remaining in contract = Credit of \$123,661.23

### **Total for Change = \$65,376**

Remaining Allowance C200-01 = \$10,186

Total for CO 200-007 = \$55,190



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As a result of the total additional cost, loss of time and coordination, proceeding via change order will be financially beneficial to the owner. Utilizing a contractor that is already mobilized and familiar with the project conditions will avoid the additional costs and timeline increases incurred by bidding.

If you have any additional questions or concerns, please do not hesitate to contact me.

Sincerely,

Campus Construction Management Group, Inc.



Megan Sykes  
Senior Project Manager

Cc: Donald Feldmann - Sweet Home Central School District  
Jeff Hazel – Y+W Architectural  
Nick Humphrey / Michael Perkins / Diane Stotz



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