

2022-0288

INTRODUCED BY: MATTHEW JEWELL, PARISH PRESIDENT  
(GENERAL GOVERNMENT BUILDINGS)

ORDINANCE NO. 22-10-5

An ordinance approving and authorizing the execution of Change Order No. 1 for St. Charles Parish Courthouse 2nd Floor Renovation, (Project No. GBCH0518), to increase the contract amount by \$256,228.00 and increase the contract time by 14 days.

**WHEREAS,** Ordinance No. 18-5-9 adopted on May 21, 2018, by the St. Charles Parish Council approved and authorized the execution of a Professional Services Contract with Murray Architects, Inc., for the design and construction management of the renovation of the second floor within the St. Charles Parish Courthouse Building in Hahnville; and,

**WHEREAS,** Ordinance No. 22-6-11, adopted on June 20, 2022, by the St. Charles Parish Council approved and authorized the execution of a contract with NFT Group LLC, for St. Charles Parish Courthouse 2<sup>nd</sup> Floor Renovation, (Project No. GBCH0518), in the amount of \$6,179,000.00; and,

**WHEREAS,** it is necessary to issue a change order to provide for the removal of the column that would have been in Courtroom 182 and provide for a clear unobstructed view within that courtroom; and,

**WHEREAS,** it is necessary to amend the Contract resulting in an increase in the approved contract price of \$6,179,000.00 resulting in a final Contract Price of \$6,435,228.00.

**THE ST. CHARLES PARISH COUNCIL HEREBY ORDAINS:**

**SECTION I.** That Change Order No. 1 for St. Charles Parish Courthouse 2nd Floor Renovation, (Project No. GBCH0518), to increase the contract amount by \$256,228.00 and increase the contract time by 14 days is hereby approved and accepted.

**SECTION II.** That the Parish President is hereby authorized to execute said Change Order on behalf of St. Charles Parish.

The foregoing ordinance having been submitted to a vote, the vote thereon was as follows:

YEAS: BILLINGS, FONSECA, DARENSBOURG GORDON, CLULEE, GIBBS,  
BELLOCK  
NAYS: DUFRENE  
ABSENT: FISHER, FISHER-CORMIER

And the ordinance was declared adopted this 17th day of October, 2022, to become effective five (5) days after this publication in the official journal.

ACTING

CHAIRMAN: Beth Betting  
SECRETARY: Michelle Dupontato  
DLVD/PARISH PRESIDENT: October 18, 2022  
APPROVED: ✓ DISAPPROVED: \_\_\_\_\_

PARISH PRESIDENT: Matthew Jewell  
RETD/SECRETARY: October 24, 2022  
AT: 11:15 am RECD BY: [Signature]

RECORDED IN THE ST. CHARLES PARISH  
CLERK OF COURT OFFICE

ON October 24, 2022  
AS ENTRY NO. 471684

IN MORTGAGE/CONVEYANCE BOOK  
NO. 2016 FOLIO 762

**SECTION 00806**

**CHANGE ORDER**

No. One(1)

DATE OF ISSUANCE September 20, 2022 EFFECTIVE DATE September 20, 2022

OWNER St. Charles Parish  
CONTRACTOR NFT Group, LLC  
Contract: St. Charles Parish Courthouse 2<sup>nd</sup> Floor Renovation  
Project: St. Charles Parish Courthouse 2<sup>nd</sup> Floor Renovation  
OWNER's Contract No. GBCH0518 ARCHITECT's Contract No. 1639  
ARCHITECT Murray Architects, Inc.

You are directed to make the following changes in the Contract Documents:

**Description:**

1. Delete the Following Work Items: Total of Deducted Items = *(-\$0.00)*
2. Add the Following Work Items:
  - a. New Contract Item #: *Roof Structural Steel Clarification*  
Addition of \$ 256,228.00 (L.S.). See attached cost estimate for details.  
Total of Added Work Items = *(+\$256,228.00)*
3. Revise the Following Work Item Quantities:  
Total of Change in Work Items Quantity = *(+/- \$0.00)*

**Reason for Change Order:**

1. Deleted Work Items – Not Applicable
2. Add Work Items
  - a. Issue a change order to provide for the removal of column that would have been in Courtroom 182 and provide for a clear span within that courtroom.
3. Revise Work Item Quantities – Not Applicable

**Attachments:** (List documents supporting change)

NFT Group, LLC RFC #004R2 Attached

CHANGE IN CONTRACT PRICE:
Original Contract Price \$ <u>6,179,000.00</u>
Net Increase (Decrease) from previous Change Orders No. <u>  </u> to <u>  </u> : \$ <u>0.00</u>
Contract Price prior to this Change Order: \$ <u>6,179,000.00</u>
Net increase (increase) of this Change Order: \$ <u>256,228.00</u>
Contract Price with all approved Change Orders: \$ <u>6,435,228.00</u>

CHANGE IN CONTRACT TIMES:
Original Contract Times: Substantial Completion: <u>May 31, 2023</u> Ready for final payment: <u>                    </u> (days or dates)
Net change from previous Change Orders No. <u>  </u> to <u>  </u> : Substantial Completion: <u>0</u> Ready for final payment: <u>                    </u> (days)
Contract Times prior to this Change Order: Substantial Completion: <u>330 days</u> Ready for final payment: <u>                    </u> (days or dates)
Net increase (increase) this Change Order: Substantial Completion: <u>14 days</u> Ready for final payment: <u>                    </u> (days)
Contract Times with all approved Change Orders: Substantial Completion: <u>June 14, 2023</u> Ready for final payment: <u>                    </u> (days or dates)

RECOMMENDED:

By: [Signature]  
ARCHITECT (Authorized Signature)

Date: 9/26/2022

APPROVED:

By: [Signature]  
OWNER (Authorized Signature)

Date: 10/24/22

ACCEPTED:

By: [Signature]  
CONTRACTOR (Authorized Signature)

Date: 9.23.22



ST CHARLES PARISH COURTHOUSE 2<sup>ND</sup> FLOOR RENOVATION

NFT PROJECT No. 2022-02

**RFC #004R2**

NFT Group, LLC 831 Elysian Fields Ave - C. New Orleans, Louisiana 70117

Phone: 504-330-2189

Date: 09/08/22

**RFC #004R2 – RFI #017 – Roof Structural Steel Clarification**

Attached please find our *Request For Change #004R2 – RFI #017 – Roof Structural Steel Clarification* in the amount of:

*Add \$256,228.00 (Two Hundred Fifty-Six Thousand Two Hundred Twenty-Eight Dollars and Zero Cents)*

*And*

*Add 14 (Fourteen) Calendar Days*

NFT is submitting this RFC which includes the additional cost associated with demolition of additional column and fabrication and installation of additional roof steel. This RFC is above and beyond our base contract scope; therefore, NFT is submitting this proposed change order request for review and approval.

Included in this Change is all labor and equipment as required to complete the following:

1. Remove additional existing column in the Courthouse.
2. Fabricate and erect additional roof structural steel for reinforcement.
3. Only those items outlined above.

Schedule:

- NFT is requesting 14 (Fourteen) additional calendar days associated with this RFC.

Qualifications:

1. This RFC cover sheet shall become a part of the Change Order.
2. This RFC is valid until 09/15/22.

Please advise immediately if you require any additional information and feel free to call if you have any questions.

Sincerely,  
NFT Group, LLC

*Matt Valentine*  
Matt Valentine

**Recommend Change Request**



Project: St. Charles Parish Courthouse 2nd Floor Renovation  
 St Charles Parish  
 NFT Job No: 2022-02

Date: 09/08/2022  
 RFI / Dwg / ASI/PR : #017

## Construction Contract Change Order Pricing Schedule

RFC 004R2

Description of Change: See attached cover sheet

### A. Contractor's Cost of Work :

#### 1. Labor

Assigned Personnel or Work Crews	Rate	Quantity	Units	
PM	\$75.00	2	HR	\$ 150.00
Superintendent	\$65.00	80	HR	\$ 5,200.00
Add Labor Burden				36.25% \$ 1,939.38

Labor Total \$ 7,289.38

#### 2. Material

Material Required for Change	Unit Price	Quantity	Units	
N/A			LS	\$ -
			CY	\$ -
Add Sales Tax				9.45% \$ -

Material Total \$ -

#### 3. Equipment

Equipment Required for Change	Unit Price	Quantity	Units	
			LS	\$ -
Add Sales Tax				9.45%

Equipment Total \$ -

Contractor's Cost of Work Total \$ 7,289.38

Contractor's Overhead and Profit 10.0% \$ 728.94

Section A Total \$ 8,018.31

### B. Subcontractor's Costs : (See Supporting Worksheet)

Subcontractor's Direct Cost		\$ 233,739.81
Subcontractor's Overhead and Profit	10.0%	\$0.00
General Liability on Subcontractor's Total Cost	0.000%	\$ -
Contractor's Overhead and Profit on Subcontractor's Direct Cost Only <u>OR</u>	0.0%	\$ -
Contractor's Overhead and Profit on Subcontractor's Direct Cost and OH&P (AIA A201 7.2.3.2)	2.5%	\$ 5,843.50

Section B Total \$ 239,583.31

Change Order Subtotal (Section A + B) \$ 247,601.62

Bond	2.50%	\$ 6,190.04
Builder's Risk	0.90%	\$ 2,284.12
OCP	0.06%	\$ 152.27

Total Cost of Proposed Change Order

\$ 256,228

Contract Days added to Project Schedule

14 Calendar Days



Project: St. Charles Parish Courthouse 2nd Floor Renovation  
St Charles Parish

Date: 8/22/22

Subcontractor Cost Breakdown

RFC 004R2

Cost of the Work :

Subcontractor	Cost of the Work	OH&P	Cost
RNGD	\$226,239.81		\$226,239.81
Insul-Tech	\$7,500.00		\$7,500.00
Subcontractor Totals	\$233,739.81	\$0.00	\$233,739.81



Date: 9/8/2022

**Change Order Request #001**Client: NFT Group  
Attn: Matt ValentineProject: St. Charles Parish Courthouse  
RNGD Job Number: 5122203

Ref: Additional Column Removal

**Description of Scope and Clarifications:**

Material, fabrication, and erection associated with the steel support scope for the removal of additional concrete column as shown on S1.2, S1.3, S2.1, and S2.2. All material furnished prime painted. All scope, exclusions, and clarifications from original pricing apply.

**Price Breakdown****LABOR:**

Item	Description	QTY.	UNIT	RATE	ITEM TOTAL
1	Project Manager	40	HRS	\$107.00	\$4,280.00
2	Shop Foreman	121	HRS	\$68.00	\$8,228.00
3	Shop Hours	364	HRS	\$40.00	\$14,560.00
4	Field Superintendent	148	HRS	\$96.00	\$14,208.00
5	Ironworker	887	HRS	\$40.00	\$35,480.00
Labor Subtotal:					<b>\$76,756.00</b>

**MATERIAL & CONSUMABLES:**

Item	Description	QTY.	UNIT	RATE	ITEM TOTAL
1	Steel Material (raw steel, bolts, epoxy)	1	LS	\$81,182.00	\$81,182.00
2	Shop Drawings	1	LS	\$2,200.00	\$2,200.00
3	Primer	1	LS	\$1,200.00	\$1,200.00
4	Concrete Drilling (Tools & Bits)	1	LS	\$3,500.00	\$3,500.00
5	Consumables (safety, welding, grinding, etc.)	1	LS	\$1,528.00	\$1,528.00
Taxes				9.45%	\$8,468.15
Material & Consumables Subtotal:					<b>\$98,078.15</b>

**EQUIPMENT:**

Item	Description	QTY.	UNIT	RATE	ITEM TOTAL
1	Crane (Operated)	24	HRS	\$250.00	\$6,000.00
2	Crane Mob (In & Out)	2	EA	\$2,500.00	\$5,000.00
3	Rigging	1	LS	\$950.00	\$950.00
4	Welding Machine	2	WK	\$150.00	\$300.00
5	Scaffolding	1	LS	\$3,000.00	\$3,000.00
Taxes				9.45%	\$1,441.13
Equipment Subtotal:					<b>\$16,691.13</b>

**NON-TAXABLE:**

Item	Description	QTY.	UNIT	RATE	ITEM TOTAL
1	Fuel	310	GL	\$5.50	\$1,705.00
2	Freight/Delivery/Trucking	1	LS	\$3,500.00	\$3,500.00
Non-Taxable Subtotal:					<b>\$5,205.00</b>

Total Costs		<b>\$196,730.27</b>
Overhead	5%	\$9,836.51
Profit	10%	\$19,673.03
Total Change Request		<b>\$226,239.81</b>

**mvalentine@nftgr.com**

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**From:** Ross Blanchard <rblanchard@thinkrngd.com>  
**Sent:** Thursday, September 8, 2022 10:29 AM  
**To:** Ryan Noland  
**Cc:** mvalentine@nftgr.com; 'Nauman Thomas'; jhayes@nftgr.com  
**Subject:** RE: SCPC Additional Column Breakdown

This adds 2 weeks to get the steel out the door. (1 week for drawings then an additional week in fabrication for the extra scope)

Adds 15 days to the install for the second location.

So total adds about 5 weeks to overall duration cradle to grave.

Ross Blanchard

**RNGD | Renegade Thinking. Revolutionary Results.**  
*A Palmisano Company*  
Office: 504.620.8022  
Cell: 504.239.7677

NEW ORLEANS | NASHVILLE

[THINKRNGD.COM](http://THINKRNGD.COM)

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**From:** Ryan Noland <rnoland@nftgr.com>  
**Sent:** Thursday, September 8, 2022 10:24 AM  
**To:** Ross Blanchard <rblanchard@thinkrngd.com>  
**Cc:** mvalentine@nftgr.com; 'Nauman Thomas' <nthomas@nftgr.com>; jhayes@nftgr.com  
**Subject:** RE: SCPC Additional Column Breakdown

[EXTERNAL SENDER]

So how many additional days do you need?



831 Elysian Fields Ave - C  
New Orleans, LA 70117  
Ryan Noland  
(C) [504-644-7742](tel:5046447742)  
(O) [504-330-2189](tel:5043302189)  
[www.nftgr.com](http://www.nftgr.com)

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**From:** Ross Blanchard <rblanchard@thinkrngd.com>  
**Sent:** Thursday, September 8, 2022 10:02 AM  
**To:** Ryan Noland <rnoland@nftgr.com>  
**Cc:** [mvalentine@nftgr.com](mailto:mvalentine@nftgr.com); Nauman Thomas <nthomas@nftgr.com>; [jhayes@nftgr.com](mailto:jhayes@nftgr.com)  
**Subject:** RE: SCPC Additional Column Breakdown



Ryan,

Original Scope Durations

Drawings: Complete

Procurement and Fabrication: 4 Weeks

Install Column Steel: 15 Working Days

Install Floor Build-Out: 7 Working Days

Added Scope Durations

Drawings: Submittal provided 5 working days from release (plus any approval time)

Procurement and Fabrication: 5 Weeks

\*Assuming all larger beams are available so all material can be procured at once.

\*Assuming new drawings are turned around within 48 hours.

\*May be possible to improve on this by a week but need to get drawings out of the way and see how the shop is moving before we commit.

Install Column Steel 1: 15 Days

Install Column Steel 2: 15 Days

Install Floor Build-Out: 7 Days

Let me know if you have any questions.

Thanks,

Ross Blanchard

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Office: 504.620.8022

Cell: 504.239.7677

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[THINKRNGD.COM](http://THINKRNGD.COM)

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**From:** Ryan Noland <[rnoland@nftgr.com](mailto:rnoland@nftgr.com)>

**Sent:** Thursday, September 8, 2022 9:03 AM

**To:** Ross Blanchard <[rblanchard@thinkrngd.com](mailto:rblanchard@thinkrngd.com)>

**Cc:** [mvalentine@nftgr.com](mailto:mvalentine@nftgr.com); Nauman Thomas <[nthomas@nftgr.com](mailto:nthomas@nftgr.com)>; [jhayes@nftgr.com](mailto:jhayes@nftgr.com)

**Subject:** Re: SCPC Additional Column Breakdown

[EXTERNAL SENDER]

What's the time impact? I assume we need additional time to detail and erect?

831 Elysian Fields Ave - C

New Orleans, LA 70117

Ryan Noland

(C) 504-644-7742

[www.nftgr.com](http://www.nftgr.com)

On Sep 8, 2022, at 8:53 AM, Ross Blanchard <[rblanchard@thinkrngd.com](mailto:rblanchard@thinkrngd.com)> wrote:



## INSULATION TECHNOLOGIES, INC.

120 HERMAN DR. • BELLE CHASSE, LA 70037 • (504) 362-1550 • FAX (504) 362-1685

### PROPOSAL

August 30, 2022

NFT Group, LLC

Attn: Matthew Valentine mvalentine@NFTGR.com

Re: St. Charles Parish Court House

It is with pleasure that Insulation Technologies, Inc. submits this quotation to perform the following scope of work for the above referenced project according to the plans & specifications by Murray Architects dated January 4, 2022.

**SCOPE:** Provide all labor, supervision, materials, equipment, hauling and disposal to perform the below listed demolition:

Demo and dispose of concrete roof slab for columns (4).  
Demo and dispose of concrete column.

**EXCLUSIONS:** Any and all demolition, removal, cutting or patching for all other trades that are not specifically called out in the above scope of work.

Disconnecting, Make Safe, Air Gapping of all utilities before start of demolition. (Properly licensed trade contractors to perform this work.)

Permits, temporary fencing, temporary walls and dust partitions, any finish protection, domestic water, temporary electric, core drilling, temporary bathroom facilities, salvage of any type, all layouts, shoring/bracing, weather proofing.

Any remediation, abatement, and/or removal of contaminated or hazardous materials not listed in above scope of work including but not limited to mold, asbestos, lead, PCB, mercury, and tanks above or below ground.

**Standard Stipulations on all projects:**

- Work will be performed in a timely and workmanlike manner in accordance with federal, state and local regulations.
- All layouts will be performed by the appropriate subcontractor or the general contractor.
- Water and power (if required) to be provided by Owner / General Contractor
- Owner / General Contractor will provide staging area for truck, trailer and dumpster
- General Contractor to provide clear access to work areas
- All salvage items for the owner will be protected by others prior to work beginning
- Work to be performed under single mobilization.
- If payment and performance bond is required, please add 1.8% to price
- If this project has certified payroll, prevailing wages, enterprise zone stipulations, DBE or special accounting program to complete the job, additional cost may apply.
- A sample insurance certificate is attached. If other wording or coverage is required additional charges may apply.

P. O. BOX 98 • HARVEY, LA 70059

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## INSULATION TECHNOLOGIES, INC.

120 HERMAN DR. • BELLE CHASSE, LA 70037 • (504) 362-1550 • FAX (504) 362-1685

- This proposal is valid for 30 days

Base Bid Demo Price: \$7,500.00

Insulation Technologies, Inc. wishes to express its appreciation for allowing us to submit this proposal. We hope our qualifications and price are acceptable. This proposal is contingent upon a mutually agreed upon contract including timely payment procedures. This document will become Attachment A of said contract.

Sincerely,

INSULATION TECHNOLOGIES, INC.

*Mike Lohman*

Mike Lohman

P.O. BOX 98 • HARVEY, LA 70059

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