

2025-0356

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

ORDINANCE NO. 25-12-5

An ordinance approving and authorizing the execution of Change Order No. 1 for the Edward A. Dufresne Community Center Chiller Replacement/Upgrade (Project No. GB240701), to decrease the contract amount by \$30,990.93.

WHEREAS, Ordinance No. 24-7-16 adopted on July 22, 2024, by the St. Charles Parish Council, approved and authorized the execution of a Professional Services Agreement with Huseman & Associates, L.L.C., to perform engineering services for the Edward A. Dufresne Community Center Chiller Replacement/Upgrade (Project No. GB240701), in the not to exceed amount of \$58,420.00; and,

WHEREAS, Ordinance No. 25-4-8 adopted on April 21, 2025, by the St. Charles Parish Council, approved and authorized the execution of a Contract with ARC Mechanical Contractors, Inc. for the Edward A. Dufresne Community Center Chiller Replacement/Upgrade (Project No. GB240701), in the amount of \$1,007,800.00; and,

WHEREAS, St. Charles Parish and ARC Mechanical Contractors, Inc. have mutually agreed to decrease the contract amount of \$30,990.93.

THE ST. CHARLES PARISH COUNCIL HEREBY ORDAINS:

SECTION I. That Change Order No. 1 for the Edward A. Dufresne Community Center Chiller Replacement/Upgrade (Project No. GB240701), to decrease the contract amount by \$30,990.93 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: MOBLEY, FONSECA, WILSON, SKIBA, PILIE, COMARDELLE, O'DANIELS,
FISHER, DEBRULER
NAYS: NONE
ABSENT: NONE

And the ordinance was declared adopted this 15th day of December, 2025, to become effective five (5) days after publication in the Official Journal.

CHAIRMAN: _____

SECRETARY: _____

DLVD/PARISH PRESIDENT: December 16, 2025

APPROVED: ☒ DISAPPROVED: _____

PARISH PRESIDENT: _____

RETD/SECRETARY: December 19, 2025

AT: 8:45 am RECD BY: _____

SECTION 00806

CHANGE ORDER

No. 01 (Final)

DATE OF ISSUANCE: November 13, 2025

EFFECTIVE DATE: November 13, 2025

OWNER: ST. Charles Parish

CONTRACTOR: ARC Mechanical Contractors, Inc.

Contract: SCP - Edward A. Dufresne Community Center Chiller Replacement/Upgrade

Project: Edward A. Dufresne Community Center Chiller Replacement/Upgrade

OWNER's Contract No.: GB240701

ENGINEER's Contract No.: 2401502

ENGINEER: Huseman & Associates, LLC.

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

Description: *See attached example on how to fill in this information*

1. Revise the Following Work Item Quantities:
 - a. Contract Item #1: Credit for Scope revisions related to RFI #01 and revised S103 dated 8/13/2025. Piles reduced from (13) piles to (7) piles and reduction in concrete scope. Drill and epoxy new fence post anchor bolts at existing slab pockets. Additional days for delays
The quantity is to be changed to *define quantity and units. (-\$30,990.93)*

Reason for Change Order: List a reason for each Line Item listed above. *See attached example on how to fill in this information*


1. Revise Work Item Quantities
 - a. Concrete and piles scope of work was reduced due to location of existing underground pipe to allow for better access for future repairs as needed.

Attachments: (List documents supporting change)
Work Change Directive #01

CHANGE IN CONTRACT PRICE:
Original Contract Price \$1,007,800.00
Net Increase (Decrease) from previous Change Orders No. <u> - </u> to <u> - </u> : \$ 0.00
Contract Price prior to this Change Order: \$1,007,800.00
Net increase (decrease) of this Change Order: \$30,990.93
Contract Price with all approved Change Orders: \$976,809.07


CHANGE IN CONTRACT TIMES:
Original Contract Times: Substantial Completion: _____ Ready for final payment: _____ (days or dates)
Net change from previous Change Orders No. <u> - </u> to No. <u> - </u> : Substantial Completion: _____ Ready for final payment: _____ (days)
Contract Times prior to this Change Order: Substantial Completion: _____ Ready for final payment: _____ (days or dates)
Net increase (decrease) this Change Order: Substantial Completion: _____ Ready for final payment: _____ (days)
Contract Times with all approved Change Orders: Substantial Completion: _____ Ready for final payment: _____ (days or dates)

RECOMMENDED:

By: 
ENGINEER (Authorized Signature)

Date: 11-14-2025

APPROVED:

By: 
OWNER (Authorized Signature)

Date: 12-17-25

ACCEPTED:

By: 
CONTRACTOR (Authorized Signature)

Date: 11/18/2025

SECTION 00805

WORK CHANGE DIRECTIVE

No. 1

DATE OF ISSUANCE: 08/21/2025

EFFECTIVE DATE: 08/21/2025

Owner: St. Charles Parish

Contractor: ARC Mechanical Contractors Inc.

Contract: SCP - Edward A. Dufresne Community Center Chiller Replacement/Upgrade

Project: Edward A. Dufresne Community Center Chiller Replacement/Upgrade

Owner's Contract No.: GB240701 Engineer's Contract No.: 2401502

ENGINEER: Huseman & Associates, LLC.

Contractor is directed to proceed promptly with the following change(s):

Description: Credit for scope revisions related to RFI #01 and revised S103 dated 8/13/2025.
Piles reduced from (13) piles to (7) piles and reduction in concrete scope. Drill and epoxy new
fence post anchor bolts at existing slab pockets. Additional days for delays.

Attachments: (List documents supporting change) RFI No. PCO #01REV-Credit

Purpose for Work Change Directive:

Directive to proceed promptly with the Work described herein, prior to agreeing to changes on Contract Price and Contract Time, is issued due to: *(check one)*

- ☐ Non-agreement on pricing of proposed change.
☒ Necessity to proceed for schedule or other project reasons.

Estimated Change in Contract Price and Contract Times (non-binding, preliminary):

Contract Price: \$30,990.93 [increase] [decrease]

Contract Time 0 days [increase] [decrease]

Basis of estimated change in Contract Price:

- ☐ Lump Sum ☐ Unit Price
☒ Cost of the Work ☐ Other

Recommended:
By: FEDRO GOMEZ, P.E.
Engineer (Authorized Signature)

Limited Authorization By*:
By: Matthew Jewell
Owner's Representative*

Received:
By: Scott Postrecher
Contractor (Authorized Signature)

Title: Sr. Mechanical Engineer

Title: Parish President

Title: Vice President of Operations

Date: 08-21-2025

Date: 8/28/25

Date: 8-27-2025

*Owner's Representative is not authorized to finalize a Change Order nor does the Work Change Directive substitute the Change Order process as more fully set out in the General Conditions of the Construction Contract.

Approved by Funding Agency (if applicable)

By: _____ Date: _____
Title: _____

Construction Contract Change Order
SUMMARY

RFI No: (or COR, CPR, etc.)
Date:

PCO #01REV1-Credit
25-Aug-25

Project No. GB240701
Project Name: SCP - Dufresne Community Center Chiller Replacement

Contractor Name: ARC Mechanical Contractors, Inc.

Description of Work: Credit for for Scope Revisions related to RFI#01 and Revised S103 Dated 8/13/2025.
Piles reduced from (13) piles to (7) piles and reduction in concrete scope. Drill & epoxy new fence post anchor bolts at existing slab pockets. Additional days for delays.

General Contractor Direct Costs - Breakdown No. 1
(See attached breakdown)

Total General Contractor Cost
(General Contract Direct Cost plus OH&P)

15 %
(Max: 15%)

\$2,994.84
\$3,444.07

Subcontractor Cost Breakdowns (See attached.)		A	B	C
Subcontractor Name	Breakdown No.	Total Direct Cost	OH&P (Max 15%)	Total A+(A X B)
Arnold Boudreaux Concrete, LLC.		\$ (25,435.00)	%	-\$25,435.00
Osborne Contractors, LLC.		\$ (9,000.00)	%	-\$9,000.00
			%	
			%	
			%	
			%	
			%	
			%	
			%	

Subcontractor Direct Costs Total
(Sum column A)

Subcontractor Direct Costs + Subcontractor OH&P
(Sum column C)

General Contractor OH&P on Subcontractor Direct Cost at
(Sum column A times General Contractor OH&P rate.)

%
(Max: 10%)

-\$34,435.00

Total Subcontractor Costs
(Subcontractor Direct Costs + OH&P + General Contractor OH&P)

-\$34,435.00

Change Order Subtotal
(Sum of Total General Contractor Costs and Total Subcontractor Costs)

-\$30,990.93

Performance and Payment Bond at
(Change Order Subtotal times Performance and Payment Bond rate)

%

Amount will be ☐ increased ☒ decreased ☐ unchanged by
(Sum of Change Order Subtotal and Performance and Payment Bond)

-\$30,990.93

Days will be ☐ increased ☐ decreased ☒ unchanged by
(Attach supporting data such as meteorological reports)

Construction Contract Change Order
BREAKDOWN

Project No.: GB240701

RFI No. (or COR, CPR, etc.)

PCO #01REV1-Credit

Project Name: SCP - Dufresne Community Center Chiller Replacement

Date: 25-Aug-25

Contractor/Subcontractor Name: ARC Mechanical Contractors, Inc.

Direct Cost of Work:

A. Labor		Hourly Wage Rate	Hours	Total Cost
1	Project Manager	71.20	2	\$142.40
2	Journeyman	63.58	16	\$1,017.28
3	Apprentice	49.26	16	\$788.16
4				
5				
6				
7				
		Add Labor Burden @	%	
		Add Fringe @	%	

LABOR TOTAL \$1,947.84

B. Material		Unit Price	Unit	Units	Total Cost
1	Hilti HY200 Epoxy	87.25	each	12	\$1,047.00
2					
3					
4					
5					
6					
7					
(Copies of invoices may be required.)		Add Tax @	%		

MATERIAL TOTAL \$1,047.00

C. Equipment		Unit Rate	Unit	Units	Total Cost
1					
2					
3					
4					
5					
6					
7					
(Copies of invoices may be required.)		Add Tax @	%		

EQUIPMENT TOTAL

TOTAL DIRECT COST FOR THIS BREAKDOWN:
(Sum A, B & C)

\$2,994.84

Construction Contract Change Order
BREAKDOWN

Project No.: GB240701

RFI No. (or COR, CPR, etc.)

PCO #01 Credit

Project Name: SCP - Dufresne Community Center Chiller Replacement

Date:

25-Aug-25

Contractor/Subcontractor Name: Arnold Boudreaux Concrete

Direct Cost of Work :

A. Labor		Costs	Units	Total Cost
Check here if explained on the Comment Sheet				
1	Foreman	(38.00)	80	-\$3,040.00
2	Concrete Finisher	(29.00)	80	-\$2,320.00
3	Concrete Finisher	(29.00)	80	-\$2,320.00
4	Concrete Finisher	(29.00)	80	-\$2,320.00
5				
6				
7				
Add Labor Burden @			%	
Add Fringe @			%	

LABOR TOTAL - \$10,000.00

B. Material		Unit Price	Unit	Units	Total Cost
1	Sandfill	(500.00)	lot	1	-\$500.00
2	Concrete	(4,000.00)	lot	1	-\$4,000.00
3	Form Materials	(2,000.00)	lot	1	-\$2,000.00
4	Metal stay form	(935.00)	lot	1	-\$935.00
5	Styrofoam Fill	(2,000.00)	lot	1	-\$2,000.00
6					
7					
(Copies of invoices may be required.)		Add Tax @		%	

MATERIAL TOTAL - \$9,435.00

C. Equipment		Unit Rate	Unit	Units	Total Cost
1	Pumps	(1,500.00)	wk	2.00	-\$3,000.00
2	Machinery	(1,500.00)	wk	2	-\$3,000.00
3					
4					
5					
6					
7					
(Copies of invoices may be required.)		Add Tax @		%	

EQUIPMENT TOTAL - \$6,000.00

TOTAL DIRECT COST FOR THIS BREAKDOWN: - \$25,435.00
(Sum A, B & C)

Construction Contract Change Order
BREAKDOWN

Project No.: GB240701

RFI No. (or COR, CPR, etc.):

FCO #01-REV1 Credit

Project Name: SCP - Dufresne Community Center Chiller Replacement

Date: 25-Aug-25

Contractor/Subcontractor Name: Osborne Contractors, LLC.

Direct Cost of Work :

A. Labor		Check here if explained on the Comment Sheet	↓	Costs	Units	Total Cost
1	Labor Deduct per Pile	<input type="checkbox"/>		(1,500.00)	6	-\$9,000.00
2		<input type="checkbox"/>				
3		<input type="checkbox"/>				
4		<input type="checkbox"/>				
5		<input type="checkbox"/>				
6		<input type="checkbox"/>				
7		<input type="checkbox"/>				
			Add Labor Burden @		%	
			Add Fringe @		%	
LABOR TOTAL						-\$9,000.00

B. Material		Unit Price	Unit	Units	Total Cost
1		<input type="checkbox"/>			
2		<input type="checkbox"/>			
3		<input type="checkbox"/>			
4		<input type="checkbox"/>			
5		<input type="checkbox"/>			
6		<input type="checkbox"/>			
7		<input type="checkbox"/>			
(Copies of invoices may be required.)		Add Tax @		%	
MATERIAL TOTAL					

C. Equipment		Unit Rate	Unit	Units	Total Cost
1		<input type="checkbox"/>			
2		<input type="checkbox"/>			
3		<input type="checkbox"/>			
4		<input type="checkbox"/>			
5		<input type="checkbox"/>			
6		<input type="checkbox"/>			
7		<input type="checkbox"/>			
(Copies of invoices may be required.)		Add Tax @		%	
EQUIPMENT TOTAL					

TOTAL DIRECT COST FOR THIS BREAKDOWN:

(Sum A, B & C)

-\$9,000.00

