

FIRST AMENDMENT TO
CDBG CONSTRUCTION AGREEMENT

This First Amendment to the CDBG Construction Agreement (the “First Amendment”) is entered into this ____ day of _____, 2025, by and between **STRUCTURAL SYSTEMS REPAIR GROUP, LLC**, an Ohio limited liability company authorized to do business in Kentucky, with a principal office of 2831 Stanton Avenue, Cincinnati, Ohio (the “Contractor”) and the **CITY OF COVINGTON, KENTUCKY**, a Kentucky city of the home rule class with a principal place of business at 20 W. Pike Street, Covington, Kentucky 41011 (the “City”).

WHEREAS, pursuant to Commissioners Order No. ORD-252-24, the City entered into an agreement dated November 4, 2024, with Contractor relating to the stabilization and weatherization of the property known as the “Duveneck House” at 1226 Greenup Street, Covington, Kentucky, (the “Agreement”); and

WHEREAS, while taking measurements to prepare drawings for the project, the structural engineer found additional foundation repairs needed to complete the stabilization of the property; and

WHEREAS, the Contractor has provided an updated proposal for the stabilization repairs based on the drawings received from Advantage Structural Engineers dated November 27, 2024.

NOW THEREFORE, in consideration of the promises, covenants and obligations herein contained, the parties mutually agree as follows:

- I. Section 1 of the Agreement is hereby amended and restated in full to read as follows:
 - 1. Compensation. That for and in consideration of the payment of a sum not to exceed **\$167,990.00** (the “Contract Price”) to be paid by the City according to the terms set forth in Paragraph 4 of this Agreement, the Contractor agrees to perform the Work provided herein.

II. Section 6 of the Agreement is hereby amended and restated in full to read as follows:

6. Contract Times. The Work will be complete and ready for “Final Payment” by April 1, 2025, in accordance with the PROJECT SPECIFICATIONS.

III. EXHIBIT A - PROJECT SPECIFICATIONS/ SCOPE OF WORK/ CONTRACTOR’S BID of the Agreement is hereby replaced with Exhibit A attached hereto.

IV. That except as has been modified by Sections I through III of this First Amendment, the Agreement shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto, have subscribed their names below:

CITY OF COVINGTON, KENTUCKY

Ronald L. Washington, Mayor

STRUCTURAL SYSTEMS REPAIR GROUP, LLC

By: _____

Its: _____



Estimate Number: 324347

December 6, 2024

Attn: Walter Mace
859-835-9117
wmace@covingtonky.gov

Subject: 1226 Greenup St, Covington, KY – SSRG Proposal – 12.6.24

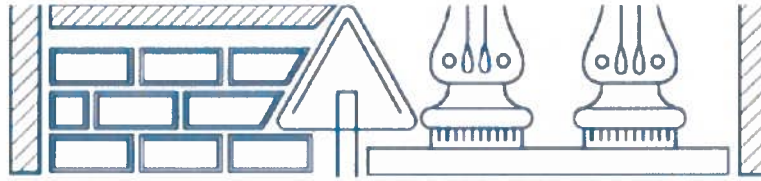
Walter,

Thank you for giving us an opportunity to quote the stabilization repairs at 1226 Greenup St, Covington, KY. Below is updated pricing based on the drawings received from Advantage Structural Engineers dated 11/27/2024. All differences in scope have been noted in **BLUE**:

Stabilization Scope of Work:

Includes all necessary Safety, Labor, Equipment and Materials for the below described scope items

1. *South Exterior Wall (No Changes)*
 - a. Shore 2nd Floor as Required for Exterior Wall Repairs
 - b. Remove Exterior Siding as Required for Wall Repairs
 - c. Install New Exterior Wall Studs, Adequately Connect to 2nd Floor Framing
 - d. Replace Siding Previously Removed with Similar Materials
2. *North Foundation Wall*
 - a. Shore Portion of Exterior Wall Above Foundation Wall Collapse
 - b. Remove Foundation Stone Debris
 - c. Excavate Along Outside of Foundation at Collapsed Portion of Wall
 - d. Excavate, Rebar, & Pour New Strip Foundation in Front of Shotcrete Portion of Wall (Interior) & Under Collapsed Portion of Wall
 - e. Install 12" CMU Wall, Fully Grouted to Underside of Floor Framing & Exterior Wall Framing
 - f. Backfill Behind CMU Wall in Front of Shotcrete Portion of Wall with ~~Gravel~~ or Leanfill
 - g. Install Waterproofing on Exterior of CMU Wall Under Exterior Wall, Backfill to Original Grade
 - h. Rebuild Exterior Wall Framing as Required to Rest on New CMU Foundation Wall
 - i. ~~Install (2) 2x8 Sill Plate to Replace Compromised Wood Sill~~
 - j. Sister Existing 1st Floor Joists for Solid Bearing on New CMU Foundation Wall
 - k. Infill Existing Opening in Side Wall with 8" CMU
3. *Shallow Foundations*
 - a. Shore Exterior Wall & Floor Framing as Required for New Shallow Foundations (35 LF)
 - b. Excavate, Rebar, & Pour New Strip Foundation (35 LF)
 - c. Install 6" & 12" CMU, Fully Grouted to Support Existing Floor Framing
 - d. Install 2x6 Sill Plates & 2x12 RIM Joists to Reconnect Floor Framing to New Foundation
4. *Back Area Investigation/Repair*
 - a. Shore Roof Framing as Required for Access
 - b. ~~Demo Exterior Wall & Floor Framing as Required to Investigate Footing Situation~~
 - c. ~~Excavate, Rebar, & Pour New Strip Foundation & Stem Wall (15 LF) (Moved to Item #3)~~
 - d. Install New Exterior Wall Framing & Sheathing ~~(15 LF)~~ (30 LF)
 - e. Install Roof Rafter Sisters & Sheathing as Required to Fasten Roof to New Wall
 - f. Patch Back Area of New Roof with Asphalt Shingles



Estimate Number: 324347

- 5. *2nd Floor Front Room Leveling (No Changes)*
 - a. Remove Floor Sheathing on 2nd Floor in Front Room
 - b. Sister New 2x6 Members to Top of Existing Floor Joists to Create Level 2nd Floor
 - c. Install New Floor Sheathing on 2nd Floor in Front Room
- 6. Includes Permits & Engineering

Total Original Price for Above Scope of Work: \$103,643.00
Total Revised Price for Above Scope of Work: \$137,239.00

13 Point Stabilization Scope of Work:

Includes all necessary Safety, Labor, Equipment and Materials for the below described scope items

- 1. Cleanout Building of Misc Debris
- 2. Install Plywood Window Covers on All Windows
- 3. Replace Deteriorated Floor Sheathing as Required Throughout Building
- 4. Replace Missing Siding with Similar Material for Watertight Exterior
 - a. Siding to be Installed Directly to Studs Similar to Existing Construction

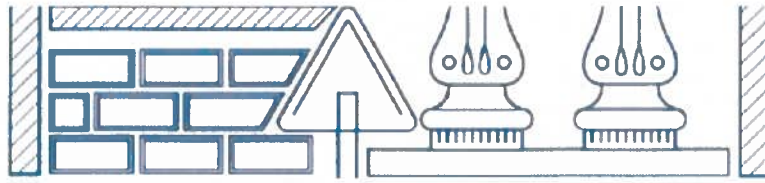
Total Price for Above Scope of Work: \$30,751.00

If you have any questions feel free to contact me at any time.

Sincerely,

Casey Culhane
Project Manager
C: 614-915-5885
CCulhane@ssrg.com

Attachments: Exclusions & Clarifications



Estimate Number: 324347

Exclusions:

1. All work that is not listed above
2. Temporary protection
3. Protection of finishes
4. Painting and other finishes, unless noted otherwise above
5. Abatement or remediation
6. Prevailing wage rates
7. Pumping, dewatering, or by-pass pumping
8. Bonds and Builder's Risk insurance
9. Traffic control, flagmen, and barricades
10. Testing and Inspections
11. Landscaping, re-seeding or grading
12. Weather protection and temporary heat
13. Window cleaning and/or protection
14. Tenting of work area
15. Relocating any equipment, mechanical and or electrical items

Clarifications:

1. Assumes free, clear and unrestricted access to all work areas concurrently
2. Assumes one mobilization
3. Assumes all scopes of work are contracted without modification to scope or quantities, if modifications are made, pricing is subject to change
4. Assumes all scopes of work to be performed concurrently
5. On site water and electric to be used and provided by others
6. Assumes site storage
7. Sales taxes included
8. General cleaning is included, but final cleaning is excluded
9. Assumes normal working hours
10. SSRG may require as much as 60 day notice prior to required mobilization date
11. This proposal is valid for 30 days