



Bullitt County Public Schools

1040 Highway 44 East
Shepherdsville, Kentucky 40165

Phone: 502-869-8000
Fax: 502-543-3608
www.bullittschools.org

TO: Dr. Jesse Bacon
FROM: Bret Highley *ABH*
DATE: August 5, 2021
RE: New 800 Student Elementary School
Bid Package 1 – BG 20-142, Change Order #6

At this time, I am asking for the Board to approve Change Order #6 for Redlee Construciton and Development, LLC.

The State Building Permit offices (HBC) issued an update review letter on April 2, 2021 giving additional comments beyond the ones provided in December, 2020 when conditional approval for construction was granted. Attached is an email from Don Newberry (HBC) about the handling of this project. SKA and BCPS met with Don Newberry and Toya Spalding of HBC to resolve this issue. This change order is the result of those conversations.

The work described in the attached RFP, the change order request and HBC correspondence added additional cost to the project. This work must be incorporated into the project to meet code compliance per HBC. The cost of the change order is \$8,840.43.

Currently, there is \$1,372,440.99 in the BG 1 for construction contingency and after this request is granted there will be \$1,363,600.65 left in the constructional contingency.

If you have any questions, please call me at 502-921-3659.

Attachments:

- Email from Don Newberry
- FACPAC Contract Change Order
- AIA Document G701-2017
- RFP from Studio Kremer
- Redlee Construction Cost Breakdown/Description of Work



FACPAC Contract Change Order Supplemental Information Form (Ref# 55363)

Form Status: Saved

Tier 1 Project: 800 Student Elementary School

BG Number: 20-142

Status: Active

District: Bullitt County (071)

Phase: Project Initiation (View Checklist)

Contract: Redlee Construction & Development, Inc. , 0001, General Construction

Type: General Contractor

Proposed

Change Order Number	06
Time Extension Required	No
Date Of Change Order	8/9/2021
Change Order Amount To Date	Increase

Construction Contingency

Calculations below are project wide. Remaining negative Construction Contingency may require the submission of a revised BG1.

Current Approved Amount	\$1,402,905.14
Net Approved COs	\$-9,050.54
Remaining After Approved COs	\$1,411,955.68
Net All COs	\$30,464.15
Remaining After All COs	\$1,372,440.99

This Requested Change Order Amount \$8,840.43

+/-

Change In A/E Fee This Change Order \$459.70

+/-

Change In CM Fee This Change Order \$0.00

+/-

Remaining Construction Contingency \$1,363,600.65

Balance

Contract Change Requested By Code Enforcement Official

Contract Change Reason Code Code Compliance

Change Order Description And Justification

The State Building Permit office (HBC) issued an updated review letter on April 2, 2021 giving additional comments beyond the ones provided in December 2020 when Conditional Approval for Construction was granted. This reevaluation was the result of a variance request we made which "compelled (the State) to fully reevaluate this project." In the email from Mr. Newberry, attached, he apologized for how this project was handled by their office. As a result of their comments, Stair S101 revisions were required to meet their new interpretation of egress and building occupant capacities. SKA and BCPS met with Don Newberry, Toya Spalding of HBC to resolve this issue - this change order is the result of those conversations.

Work described in the attached RFP, Change Order Request and HBC correspondence added additional cost to the project. This work must be incorporated into the project to meet code compliance per HBC.

Cost Benefit To Owner

These changes are required for code compliance and must be completed following HBC Plan Review direction. The final building permit was issued once confirmation this work would be completed. The project has conditional approval to continue while these revisions are made.

Contract unit prices have been utilized Yes
to support the cost associated with this
change order.

Detailed Cost Breakdown

Contract unit prices have not been utilized, provide a detailed cost breakdown which separates labor, material, profit and overhead.

Detail Item	Amount	Percent of Total
Labor	\$5,027.75	56.87%
Materials	\$2,669.65	30.20%
Profit and Overhead	\$1,143.03	12.93%
Bond Insurance		0.00%
Cost Breakdown Total:	\$8,840.43	

Cost for this Change Order supported No
by an alternate bid or competitive price
quote

Explain Why

Costs were provided by trades already contracted to perform the work without the need for additional overhead, general conditions or schedule coordination. Contract Unit Prices were utilized where applicable.

Change Order Supplemental Information Form Signature
Page (Online Form Ref# 55363)


Architect

8-05-2021

Date

N/A

Construction Manager

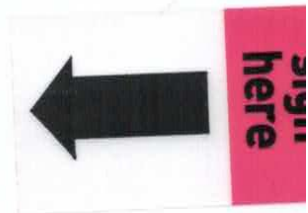
Date

Finance Officer

Date

Local Board of Education Designee

Date



Cate Noble Ward

From: Newberry, Don C (PPC) <don.newberry@ky.gov>
Sent: Friday, April 2, 2021 2:35 PM
To: Cate Noble Ward
Cc: Feck, Gary A (PPC); Spalding, Toya S (PPC)
Subject: Bullitt Co Elementary School Case 2009-000987
Attachments: 2009-000987 Bullitt Co Elem Sch Cond App 4-1-21.doc

Ms. Ward,

First I would like to apologize for the way this project has been handled and that we are compelled to fully reevaluate this project resulting in an undue delay in this review process. Further we acknowledge several omissions in our evaluation which we have worked hard to resolve. This and the need to evaluate the variance request you have made related to the storm shelter provisions, prompted us to hold a meeting to discuss this project. This meeting included the technical staff involved and Gary Feck the Division Director.

The positions taken in the latest review are the result of that meeting. We do understand the magnitude of some of these items and will take every step to help expedite a resolution to any issue you or your client may have. The majority of the issues relate to the design position taken on the assignment of occupancy loads in this building. This is not a new issue and has been discussed many times. The use of KDE design parameters is not recognized in the model codes. The responsible building official is therefore obligated to use calculated occupancy loads identified in the KBC. In addition, the program description of spaces does not influence the occupant capacities in the KBC. Each space must be evaluated like they could be occupied at the same time. This is part of the reason our conclusions for total occupant capacities differ so drastically from your egress design. The Departments position is that the Collaborative Halls in each classroom wing can be occupied at the same time as the adjacent classrooms. Therefore the occupant load and egress capacity and number of egress paths must be increased proportionately as required under the code.

Attached is a copy of the condition approval letter..

Ms. Ward,

I will be available to discuss these issues and the overall project at any time. Please give me a time and we can set up a meeting.

First I would like to apologize for the way this project has been handled and that we are compelled to fully reevaluate this project resulting in an undue delay in this review process. Further we acknowledge several omissions in our

evaluation which we have worked hard to resolve. This and the need to evaluate the variance request you have made related to the storm shelter provisions, prompted us to hold a meeting to discuss this project. This meeting included the technical staff involved and Gary Feck the Division Director.

Respectfully

Don Newberry

Technical Advisor

Department of Housing, Building, & Construction

Division of Building Code Enforcement

500 Mero St. FL 1

Frankfort KY 40601-1298

Phone: 502 782 0659

Cell: 502 330 9215

Fax: 502 573 1059

**AIA**[®]**Document G701™ – 2017****Change Order****PROJECT:** *(Name and address)*New BCPS Elementary School - 800-
Student
199 Golden Wing Road**CONTRACT INFORMATION:**

Contract For: General Construction

Date: November 09, 2020

CHANGE ORDER INFORMATION:

Change Order Number: 006

Date: August 9, 2021

OWNER: *(Name and address)*Bullitt County Public Schools
1040 Hwy 44 East
Shepherdsville, KY 40165**ARCHITECT:** *(Name and address)*Studio Kremer Architects
1231 S Shelby Street
Louisville, KY 40203**CONTRACTOR:** *(Name and address)*Redlee Construction & Development, Inc.
800 Stonecreek Pkwy, Suite 5A
Louisville, KY 40223**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.)*

See Request for Proposal 05 for the scope included in this Change Order.

The original Contract Sum was

\$ 12,647,841.73

The net change by previously authorized Change Orders

\$ 21,623.72

The Contract Sum prior to this Change Order was

\$ 12,669,465.45

The Contract Sum will be increased by this Change Order in the amount of

\$ 8,840.43

The new Contract Sum including this Change Order will be

\$ 12,678,305.88

The Contract Time will be increased by Zero (0) days.

The new date of Substantial Completion will be

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, CONTRACTOR AND OWNER.**

Studio Kremer Architects

ARCHITECT *(Firm name)***SIGNATURE**Catherine Noble Ward, AIA
PRINTED NAME AND TITLE

8-05-2021

DATE

Redlee Construction & Development, Inc.

CONTRACTOR *(Firm name)***SIGNATURE**Barry Clements, Project Manager
PRINTED NAME AND TITLE

8-5-21

DATE

Bullitt County Public Schools

OWNER *(Firm name)***SIGNATURE**Dr. Jesse Bacon, Superintendent
PRINTED NAME AND TITLE**DATE**

REQUEST FOR PROPOSAL

PROJECT:	OLD MILL ELEMENTARY SCHOOL 199 Golden Wing Road Mt Washington, Kentucky 40047	REQUEST FOR PROPOSAL NO.:	05
OWNER:	Bullitt County Public Schools 1040 Highway 44 East Shepherdsville, KY 40165	DATE:	27-Apr-2021
TO CONTRACTOR:	Redlee Construction & Development 800 Stonecreek Pkwy, Suite 5A Louisville, KY 40223	ARCHITECT:	Studio Kremer Architects 1231 S Shelby Street Louisville, KY 40203
		ARCHITECT'S PROJECT NO.:	2019-50 BG# 20-142

Please submit an itemized quotation for changes in the Contract Sum and/or Time incidental to proposed modifications to the Contract Documents described herein.

THIS IS NOT A CHANGE ORDER NOR A DIRECTION TO PROCEED WITH THE WORK DESCRIBED HEREIN

Description:

Provide price proposal for the following:

Item 1:

Extension of Stair S101 Enclosure:

Move south wall of S101 12-inches plan south. Extend all abutting construction to increase proportionally.

Abutting construction may include the following:

Concrete Foundation and Reinforcing

Brick Veneer

Elevated Concrete Floor Slab & Metal Deck

Pre-Cast Concrete Roof Construction

Scheduled Membrane Roofing, Insulation and Flashing Accessories

Scheduled Interior Finishes Including: ACT Ceiling, Paint, Gypsum Wall Finish, Flooring

Item 2:

Width increase of Metal Fire Stair at S101:

- The stair run Clear Width is to increase to 49-inches at each run - see revised dimensions clouded on ASK-26 (attached)
- Intermediate landing to have a clear width in the east/west direction of 49-inches.
- Scheduled Handrails and Guardrails to increase in length, proportionally.

Attachments:

ASK-26 - Revisions to Stair S101 Dimensions

ISSUED:	27-Apr-2021	ARCHITECT:	studio kremer architects
CONTRACTOR:	Redlee Construction & Development	BY:	Cate Noble Ward, AIA



STEEL GUARDRAIL @42" ABOVE
LANDING, PAINTED - 1/2" SQUARE
PICKETS @4" O.C.



July 26, 2021 Revised

Mrs. Cate Noble Ward
Studio Kremer Architects
1231 S. Shelby Street
Louisville, KY 40203

Re: Old Mill Elementary School
RFP 05 HBC Tornado Shelter Stair Revision

Cate,

Please see the following cost, and attached, regarding the RFP 05 narrative.

DeAmron	\$2,127.00
Masonomics	\$1,730.00
Southern Metals	\$1,550.00
TMP Construction – Unit Prices	\$77.20
TMP Construction – Non Unit Prices	\$825.20
Redlee	\$961.00
Carlton Roofing	\$427.00
O/P (not including unit prices)	\$1,143.03
Total Cost	\$8,840.43

As always, please feel free to call with any questions you may have.

Respectfully,

Barry Clements

Barry Clements
Project Manager

DE AM-RON BUILDING SYSTEMS, LLC.

P.O. Box 217, 6137 US 60 East
Owensboro, KY 42302
email: deamron@bellsouth.net
website: www.deamron.com

PROPOSAL

Phone: 270-684-6226
Fax: 270-684-6230
DATE: May 5, 2021



To: Redlee Construction & Development
800 Stonecreek Parkway, Suite 5A
Louisville, KY 40223

Attn: Barry Clements
Phone: 502-412-3777
Email: barry.clements@redleeconstruction.com

Subject to the following terms and conditions we propose to furnish the following described materials and/or services required for:

Bullitt Co 800 Student Elementary School
PROJECT

Mt Washington, KY
LOCATION

22 pcs., 4269 sq ft, 24" deep precast concrete double tees.

Including bearing pads.

Excluding erection, grouting and grouting materials, caulking and caulking materials, welding and welding materials, crane, unloading of panels, cleaning and / or patching of panels at jobsite, field measurements, openings, connection hardware, any and all jobsite forming, and jobsite inspections.

These panels will be made with standard gray Portland cement, normal weight concrete, and the heaviest piece will weigh approximately 14,504 pounds.

RFP 05

F.O.B. Job Site: \$71,877.00

Move South Wall of S101 12 inches South – Add: \$2,127.00

~~To Erect (one move ins) and Grouting of Keyways (standard sand cement grout) Add: \$33,000.00~~

The erection price excludes cold weather grouting.

page 1 of 2

EXPIRATION: This proposal expires thirty (30) calendar days from date issued unless executed by both parties or extended in writing.
INSTALLATION: If installed, price is based upon others providing firm and level roads for the crane and delivery trucks to maneuver under their own power. The picking radius of the crane shall not be over 50'. All overhead obstructions are removed by others. All work performed during a normal 40 hour work schedule. Cleaning and / or dewatering of footings is not by deAm-Ron. Any conditions otherwise can revise the price.

TAXES: Prices do not include any federal, state or local sales or other taxes, except specifically stated above. Any sales or value added taxes imposed, if any will increase the price to the extent of such taxes.

The foregoing proposal is hereby accepted this _____ day of _____, 20__ at the prices, upon the terms, and under the conditions named herein.

de AM-RON BLDG. SYSTEMS, LLC.

Contractor:

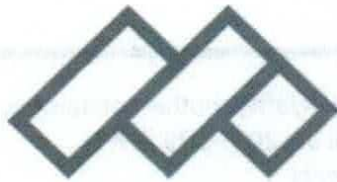
By:

By: Greg Clark

May 5, 2020

Date:

Date:



MASONOMICS

May 19, 2021

To: Redlee
Re: Old Mill School – RFP 05/ ASK-26
Attn: Mr. Barry Clements

Dear Sir,

The requested change to push south wall out 1' adds 1' of brickwork on each side of stairwell. Includes the brick ledge. 2'x32'8" of facebrick = 458 brick and 2x1'4" = 4 pcs 4" block. The cost is \$ 1,730.00 and is shown below.

Labor:	\$ 1,018.00
Material:	\$ 610.00
Equipment:	<u>\$ 102.00</u>
Total:	\$ 1,730.00

Paul

Barry Clements

From: Jeffrey Clark <Jeff@southernmetals.net>
Sent: Friday, April 30, 2021 9:39 AM
To: Barry Clements
Cc: Kellie Castle
Subject: RE: OMES : RFP 05 - HBC Revisions - Stair S101 Extension

Barry,

The additional cost of the wider stairs will be \$1,550. **Material only**

Jeff

From: Kellie Castle <kellie@southernmetals.net>
Sent: Thursday, April 29, 2021 8:11 AM
To: Jeffrey Clark <Jeff@southernmetals.net>
Cc: Ron Towles <ron@southernmetals.net>
Subject: FW: OMES : RFP 05 - HBC Revisions - Stair S101 Extension

See attached for changes in the stairwell for the Tornado Shelter.

From: Barry Clements <barry.clements@redleeconstruction.com>
Sent: Tuesday, April 27, 2021 4:19 PM
To: maas.tim04@twc.com; Kellie Castle <kellie@southernmetals.net>; Paul Clements <pclements@masonomicsinc.com>; Darren Collins <dcollins@carlonroofs.com>; projects@tmpbuilds.com; Chris Allen <callen@kv-flooring.com>; deamron@bellsouth.net
Cc: Jeremy Truax <JTruax@arrowelectric.com>; skipm@knightsmechanical.com; 'Brian Tharpe' <briant@knightsmechanical.com>; Mark Frank <mfrank@dalmatianfire.net>
Subject: FW: OMES : RFP 05 - HBC Revisions - Stair S101 Extension

All,
See attached RFP 05 regarding the widening of the Tornado Shelter stairwell and the layout of the exterior walls surrounding the stairwell. Let me know if there are any questions related to your scope.

The Architect has had a death in the family and wanted to get this out for pricing as soon as possible. I'll check with CMTA to see if there will be any mechanical adjustments.

Thanks,

Barry Clements
Redlee Construction & Development, Inc.
800 Stonecreek Parkway, Suite 5A
Louisville, KY 40223
(502) 936-0328 m
(502) 412-3777 o
(502) 412-7778 Fax
www.redleeconstruction.com



July 26, 2021

Attn: Barry Clements
Re: RFP - 05 - Old Mill Elementary

As per RFP 05, the following items are affected by the increased scope of work:

- Additional drywall, drywall finishing, flooring and acoustical ceiling grid and tile will be needed to accommodate the changes. Increase to area is approximately 24 SF.
- Drywall Material: \$130.00
- Drywall Labor: \$ 80.00
- Resilient Tile Material: \$ 40.08
- Resilient Tile Labor: \$ 23.52
- Base Material: 2 LF \$ 2.08 Resilient Base unit price \$2.60 x 2LF
- Base Labor: \$ 3.12
- Stair Tread Material: \$527.60
- Stair Tread Labor: \$ 24.00
- Acoustical Ceiling Material: 24 SF \$ 28.80 ACT-1 unit price \$3.00 x 24 SF
- Acoustical Ceiling Labor: \$ 43.20
- RFP 05 Additional Cost: ~~\$950.00~~

If you have any questions, please let me know.

Thanks,

Respectfully,

Mark S. Mitchell
Project Manager

Total unit price: \$77.20

Total other: \$825.20

Total: \$902.40

Barry Clements

From: Matthew Elder
Sent: Tuesday, May 25, 2021 6:24 PM
To: Barry Clements
Subject: Old Mill- PR #5- Concrete

PR #5 CONCRETE

MATERIAL	\$	350.00
LABOR	\$	611.00
	\$	961.00

Matthew S. Elder
Redlee Construction & Development, Inc.
800 Stonecreek Parkway, Suite 5A
Louisville, KY 40223
(502) 412-3777
(502) 412-7778 Fax
www.redleeconstruction.com

Barry Clements

From: Darren Collins <dcollins@carlonroofs.com>
Sent: Tuesday, May 4, 2021 7:26 AM
To: Barry Clements
Subject: RE: OMES : RFP 05 - HBC Revisions - Stair S101 Extension

\$427.00 Labor: 256.20 Material: 170.80

~~\$1177~~ increase for this. Sorry I answered the wrong email with this answer previously.

Darren Collins
Project Manager

Carlton Roofing & Sheet Metal, Inc
1430 Selinda Avenue
Louisville, KY 40213
O: 502.458.9898
C: 502.396.0679

From: Barry Clements <barry.clements@redleeconstruction.com>
Sent: Tuesday, April 27, 2021 4:19 PM
To: maas.tim04@twc.com; Kellie Castle <kellie@southernmetals.net>; Paul Clements <pclements@masonomicsinc.com>; Darren Collins <dcollins@carlonroofs.com>; projects@tmpbuilds.com; Chris Allen <callen@kv-flooring.com>; deamron@bellsouth.net
Cc: Jeremy Truax <JTruax@arrowelectric.com>; skipm@knightsmechanical.com; 'Brian Tharpe' <briant@knightsmechanical.com>; Mark Frank <mfrank@dalmatianfire.net>
Subject: FW: OMES : RFP 05 - HBC Revisions - Stair S101 Extension

All,

See attached RFP 05 regarding the widening of the Tornado Shelter stairwell and the layout of the exterior walls surrounding the stairwell. Let me know if there are any questions related to your scope.

The Architect has had a death in the family and wanted to get this out for pricing as soon as possible. I'll check with CMTA to see if there will be any mechanical adjustments.

Thanks,

Barry Clements
Redlee Construction & Development, Inc.
800 Stonecreek Parkway, Suite 5A
Louisville, KY 40223
(502) 936-0328 m
(502) 412-3777 o
(502) 412-7778 Fax
www.redleeconstruction.com

From: Cate Noble Ward <cate@studiokremer.com>
Sent: Tuesday, April 27, 2021 4:06 PM
To: Barry Clements <barry.clements@redleeconstruction.com>
Cc: Highley, Bret <bret.highley@bullitt.kyschools.us>; Steven Ward <steven@studiokremer.com>; Jeremy Adams