



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 *JB*
FROM: Bret Highley *BH*
DATE: August 30, 2021
RE: Tier I 800 Student Elementary School *B*
BG 20-142, Change Order 07

Attached for the Board's review and approval is Change Order #07 in the amount of \$9,292.00 for Redlee Construction & Development, Inc.

On August 25, 2021 after the schedule progress meeting, a meeting was held regarding the above ceiling. It was discovered that the ductwork and data cable tray as designed could not pass over the beam that supports the movable partitions at the four locations in lower level area D classroom wing. In order for the ductwork and data cable tray to pass above the classroom ceiling grid as designed, the steel beams that support the four movable partitions must be raised to a higher elevation.

The current contract amount is \$12,678,305.88. With the addition of \$9,292.00 for this Change Order, that will bring the contract amount to \$12,687,597.88 with \$1,363,148.99 left in construction contingency.

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

Attachments:

- AIA Change Order Document
- FACPAC Change Order Form
- Email from Cate Noble Ward for Description and Justification
- RFP 09 from Studio Kremer Architects



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: 007

Date: 9-1-2021

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:

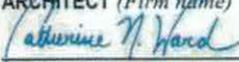
(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

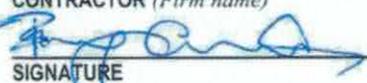
See Request for Proposal 09 for the scope included in this Change Order.

The original Contract Sum was	\$	12,647,841.73
The net change by previously authorized Change Orders	\$	30,464.15
The Contract Sum prior to this Change Order was	\$	12,678,305.88
The Contract Sum will be increased by this Change Order in the amount of	\$	9,292.00
The new Contract Sum including this Change Order will be	\$	12,687,597.88
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
 8-30-2021
DATE

Redlee Construction & Development, Inc.
CONTRACTOR (Firm name)

SIGNATURE
 Barry Clements, Project Manager
PRINTED NAME AND TITLE
 8-30-2021
DATE

Bullitt County Public Schools
OWNER (Firm name)

SIGNATURE
 Dr. Jesse Bacon, Superintendent
PRINTED NAME AND TITLE

DATE

FACPAC Contract Change Order Supplemental Information Form (Ref# 55453)

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	07
Time Extension Required	No
Date Of Change Order	9/1/2021
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	\$30,464.15
Remaining After Approved COs	\$1,372,440.99
Net All COs	\$39,756.15
Remaining After All COs	\$1,363,148.99

This Requested Change Order Amount \$9,292.00

+/-

Change In A/E Fee This Change Order \$483.18

+/-

Change In CM Fee This Change Order \$0.00

+/-

Remaining Construction Contingency \$1,363,148.99

Balance

Contract Change Requested By General Contractor

Contract Change Reason Code Found Condition

Change Order Description And Justification

During an above ceiling coordination meeting among the MEP construction trades, it was noted that ductwork as designed could not pass over the beam scheduled to support the movable partitions at four (4) locations at the lower level Area D classroom wing. In order for allow for the scheduled ductwork and data cable tray to pass above the classroom ceilings as designed, the steel beams that will support the four (4) movable partitions needs to be raised up to the underside of the floor deck. As a result, this caused an atypical installation of the movable partition connections above ceiling to connect to a steel beam at a higher elevation.

Two of the four steel support beams have already been installed at a lower height and the bearing plates for the all steel beams have also been installed. This change order accounts for work to relocate the four (4) steel beams and set new bearing plates as well as account for the extra material and labor required to install the operable partitions are the four (4) cited locations.

This condition is specific to the lower level as the space above ceiling is limited by the floor structure. At the remainder of the building, there is ample ceiling space to allow MEP trades

freedom to locate ducts and piping above all movable partition support beams. Approval of this change order allows for work to continue as designed without having to expose ductwork at the collaborative halls or provide soffits/bulkheads to drop the ceiling height below the designed 10'-0" height.

Cost Benefit To Owner

Work can commence with trades already on site to keep to the current construction schedule. If the beams are not relocated, then additional materials and trades are required to route ductwork outside of the classrooms in the corridors.

Contract unit prices have been utilized No 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	\$6,510.00	70.06%
Materials	\$1,570.00	16.90%
Profit and Overhead	\$1,212.00	13.04%
Bond Insurance		0.00%
Cost Breakdown Total:	\$9,292.00	

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.

**Change Order Supplemental Information Form Signature
Page (Online Form Ref# 55453)**

Catherine N. Ward
Architect

8-30-2021

Date

N/A
Construction Manager

Date

Lisa Lewis
Finance Officer

8-30-2021

Date

Local Board of Education Designee

Date



Highley, Bret <bret.highley@bullitt.kyschools.us>

OMES : Draft Change Order documents for Bret's Review

1 message

Cate Noble Ward <cate@studiokremer.com>
To: Bret Highley <bret.highley@bullitt.kyschools.us>
Cc: Jeremy Adams <jeremy@studiokremer.com>

Sat, Aug 28, 2021 at 2:35 PM

Bret,

I am going to wait to send all the paperwork until I get Redlee's updated Change Order Request. I have sent Barry the attached AIA G701 to sign and send back to me for my signature.

Take a look at the attached FACPAC Change order and let me know if you'd like me to make any edits. Here is my description in the FACPAC Change Order:

Change Order Description and Justification:

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Cost Benefit to the Owner:

Work can commence with trades already on site to keep to the current construction schedule. If the beams are not relocated, then additional materials and trades are required to route ductwork outside of the classrooms in the corridors.

I'm going to be away from my computer for the rest of the afternoon – but I can phone calls if you have any questions or comments on this.

Thanks!

Cate Noble Ward, AIA, LEED AP

Architect | Associate



studio kremer architects

1231 S Shelby St, Louisville KY 40203

TEL 502.499.1100 x2583

FAX 502.499.1101

studiokremer.com

3 attachments

-  **Change Order 07 - FACPAC Contract Change Order Supplemental Information Form.pdf**
78K
-  **RFP 09 - Area D Lower Level Above Ceiling Coordination (Issued 8-26-2021).pdf**
950K
-  **Change Order 07 - AIA G701-2017 – OMES - For Signature.pdf**
143K



August 26, 2021 Revised

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

Re: Old Mill Elementary School
RFP 09 – Lower Level Beam Locations

Cate,

Please see the following cost regarding the RFP 09 Narrative regarding (4) Lower Level beam locations and embed plates.

Southern		\$326.00
Masonomics		\$1,979.00
Alvarez Steel Erectors		\$1,700.00
Atlas		\$4,075.00
O/P		\$1,212.00
Total Cost		\$9,292.00

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

Respectfully,

Barry Clements

Barry Clements
Project Manager

Barry Clements

From: Kellie Castle <kellie@southernmetals.net>
Sent: Thursday, August 26, 2021 2:17 PM
To: Barry Clements
Subject: RE: OMES : RFP 09 - Lower Level Above Ceiling Coordination @ Movable Partition

Barry,
Price for the 4 plates and 2 embeds is 326.00. I will do my best to get them to you tomorrow.
Thanks!

Kellie Castle

Project Manager
Southern Metal Products, Inc.
5516 Popular Parks Blvd.
Louisville, ky 40232
(502)966-3179 Ex. 106



MASONOMICS

August 26, 2021

To: Redlee
Re: Old Mill School – RFP 09
Attn: Mr. Barry Clements

Dear Sir,

The requested cost for remedy of raising bearing plates already installed \$ 1,930.00 and is shown below.

Labor:	\$ 1,690 .00
Material:	\$ 120.00
Equipment:	<u>\$ 169.00</u>
Total:	\$ 1,979.00

Paul

Barry Clements

From: Javier <javieralvarez2326@gmail.com>
Sent: Thursday, August 26, 2021 4:57 PM
To: Barry Clements
Subject: Old Mill Elementary School

Price to install (4) flat plates on the ICF Walls with expansion bolts and raising (2) beams this included time and materiales and equipment price 1,700 Thank You

Sent from my iPhone



The Atlas Companies
 5101 Commerce Crossing Drive
 Louisville, Kentucky 40229-2100
 Phone: (502)-779-2100

Project: KY-20-141 - Old Mill Elementary
 Golden Wing Road
 Mt. Washington, Kentucky 40047

Prime Contract Change Order #004: CE #005 - RFP 09

TO:			
DATE CREATED:	8/26/2021	ATLAS PM:	Will Codell
REQUEST RECEIVED FROM:		REVISION:	0
REFERENCE:		CHANGE REASON:	Change Order
FIELD CHANGE:	No	CONTRACT FOR:	KY-20-14102:Old Mill Elementary
SCHEDULE IMPACT:		TOTAL AMOUNT:	\$5,298.00

DESCRIPTION:

Pricing for PRF 09 includes:

Area D Lower Level rooms 101/103, 102/104, 105/107 and 106/108 - Structural steel elevation change at 4 locations.

- Purchase and install extended all thread, approximately 3' at each location drop.
- Purchase and install angle bracing, as needed, to insure operable wall track does sway and is structurally rigid.

ATTACHMENTS:

CHANGE ORDER LINE ITEMS:

PCCO #004

#	Cost Code	Description	Type	Amount
1	02-10-2200 - Partitions	RFP 09 (Material)	MATERIALS \$1,675.00	-\$2,178.00
2	02-10-2200 - Partitions	PRF 09 (Labor)	MATERIALS \$2,400.00	-\$3,120.00
\$4,075.00 Subtotal:				-\$5,298.00
\$4,075.00 Grand Total:				-\$5,298.00

The original (Contract Sum)
 Net change by previously authorized Change Orders
 The contract sum prior to this Change Order was
 The contract sum would be changed by this Change Order in the amount of
 The new contract sum including this Change Order will be
 The contract time will not be changed by this Change Order.

~~\$946,367.00~~
~~\$7,441.00~~
~~\$953,808.00~~
~~\$5,298.00~~
~~\$959,106.00~~

SIGNATURE _____ DATE _____

REQUEST FOR PROPOSAL

PROJECT:	OLD MILL ELEMENTARY SCHOOL 199 Golden Wing Road Mt Washington, Kentucky 40047	REQUEST FOR PROPOSAL NO.:	09
OWNER:	Bullitt County Public Schools 1040 Highway 44 East Shepherdsville, KY 40165	DATE:	26-Aug-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:

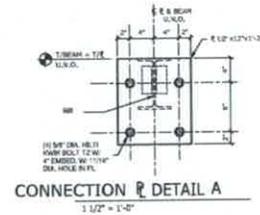
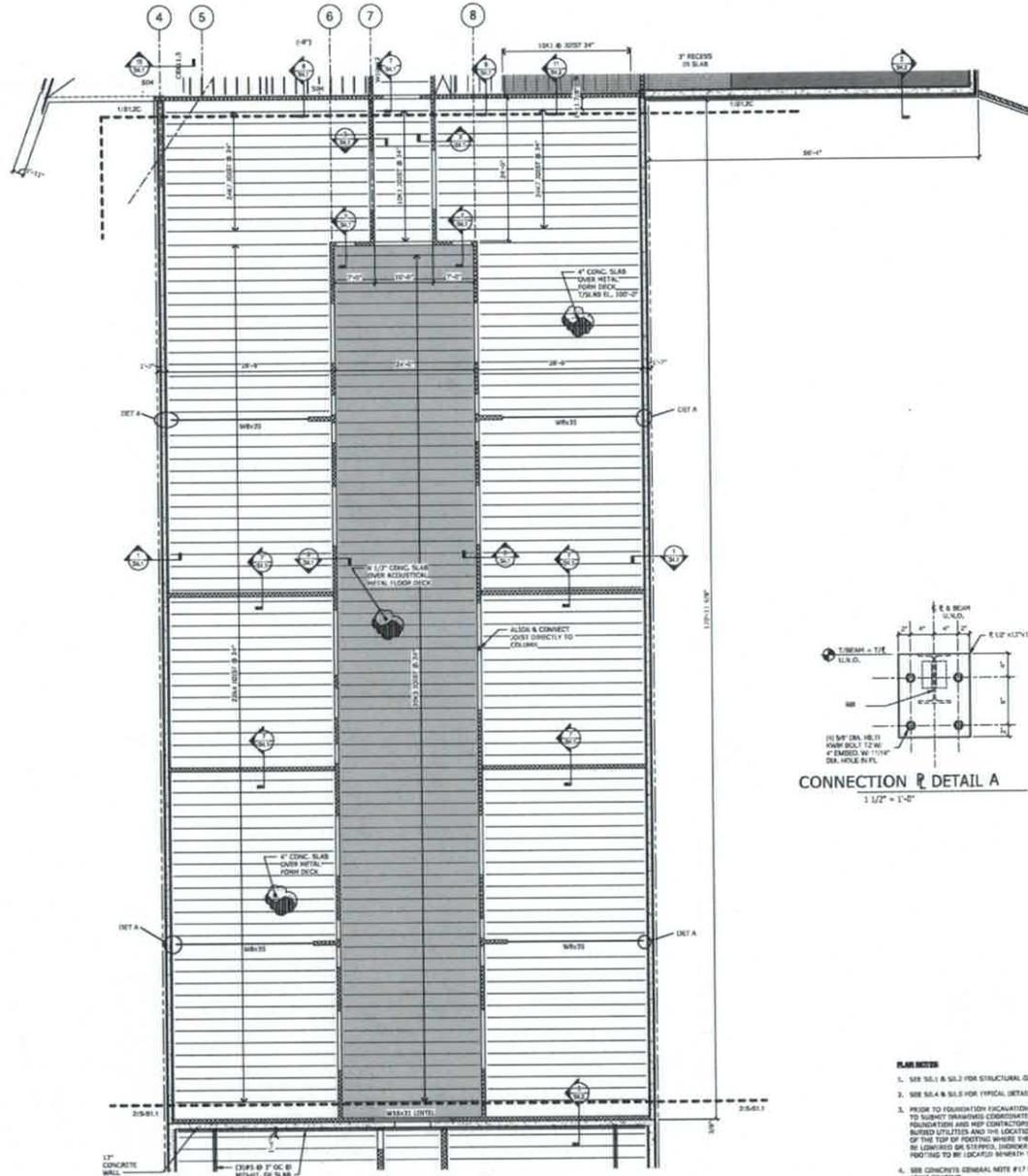
Provide price proposal for the following:

- Item 1:** Movable Partition manufacturer/installer to provide channel with 45-degree braced supports at four (4) movable partitions at Area D Lower Level. Partitions are located at Classrooms 101/103; 102/104; 105/107; 106/108
- Item 2:** Relocate two (2) W8x35 beams, already installed, to the underside of the floor deck at Classrooms 105/107 and 106/108. Provide steel plate connections at these locations as required.
- Item 3:** Relocate two (2) W8x35 beams, yet to be installed, to the underside of the floor deck at Classrooms 105/107 and 106/108. Provide steel plate connections at these locations as required.
- Item 4:** The four (4) W8x35 beams referenced in this RFP are included in the original project scope.
- Item 5:** Provide new steel plate connections as follows:
- Plate Connection at installed ICF Wall: See Detail "A" on drawing S1.2D, attached.
 - Plate Connection at installed CMU Wall: Re-use the existing embed plate at the new beam location. If the CMU wall is already installed, demolish a portion of wall to provide the new bearing.

Attachments:

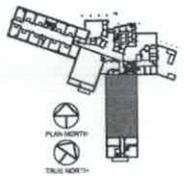
S1.2D

ISSUED:	26-Aug-2021	ARCHITECT:	studio kremer architects
CONTRACTOR:	Redlee Construction & Development	BY:	Cate Noble Ward, AIA



UPPER LEVEL FOUNDATION & FRAMING PLAN - AREA D
1/8" = 1'-0"

- REVISIONS**
- SEE S4.1 & S4.2 FOR STRUCTURAL GENERAL NOTES.
 - SEE S4.4 & S4.5 FOR TYPICAL DETAILS.
 - PLEASE TO FOUNDATION ENGINEERING CONTRACTOR TO VERIFY DIMENSIONS COORDINATED WITH THE FOUNDATION AND MEP CONTRACTORS SHOWING THE BURIED UTILITIES AND THE LOCATION AND DEPTH OF THE TOP OF FOOTING WHERE THE FOOTING IS TO BE LOCATED OR EXISTING, WORKER FOR THE FOOTING TO BE LOCATED WHERE THE UTILITIES.
 - SEE CONCRETE GENERAL NOTE #17 FOR CONCRETE JOINT SPACING.
 - SEE DETAILS FOR SCP AND CURB WALL REINFORCING.
 - SEE SHEET 25-A-10 FOR S4.1 & S4.2 & ADDITIONAL VERTICAL REINFORCING AT LEVELS BEARING WALLS. PROVIDE DETAILS IN FOOTINGS TO MATCH VERTICAL REINFORCING.
 - VERIFY SUPPLIER TO DESIGN 48"x12" JOIST S11 CAPABLE LOAD AND HANGING BASSET SOAKS. COORDINATE BY ARCHITECTURAL OVER AND SOAK SUPPLIER FOR FINAL POSITION AND WEIGHT.



INTEGRATED BID SET

UPPER LEVEL FRAMING PLAN - AREA D

Bullitt County Public Schools
New 800-Student Elementary School
Mt. Washington, NY 60887

BGM 20-142

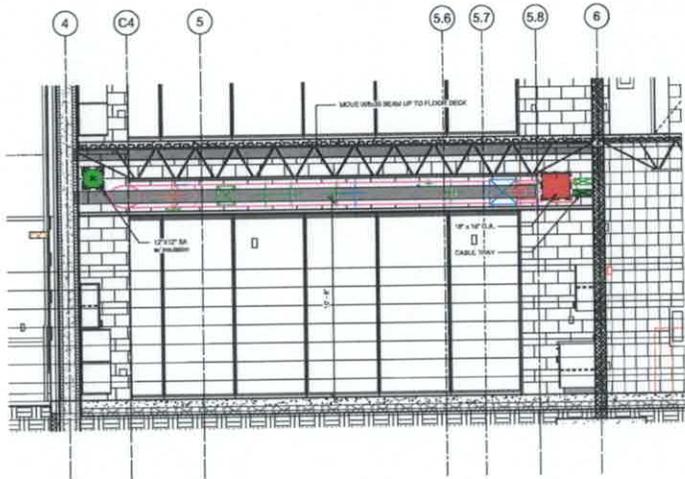
Date: 09/11/2009
Drawn: GM
Checked: JH
Reviewed: JF

SHEET # 2019-05

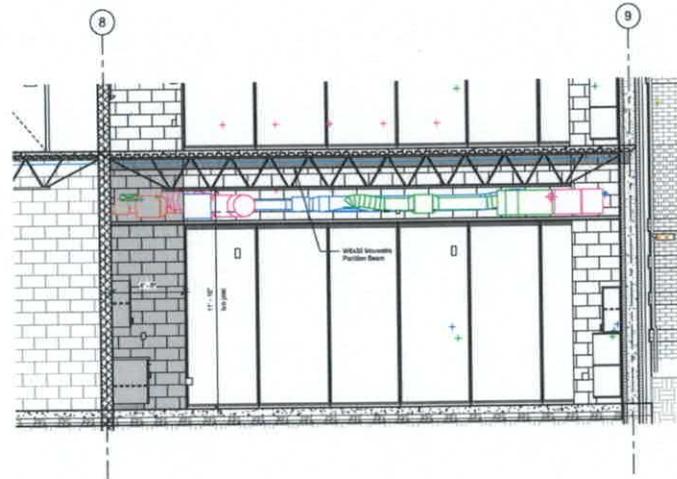
S1.2D

WV studio
WV studio architects
1233 S. 8th St. Lenoir, NY 42281
Tel: 800.494.1111 Fax: 800.494.1111

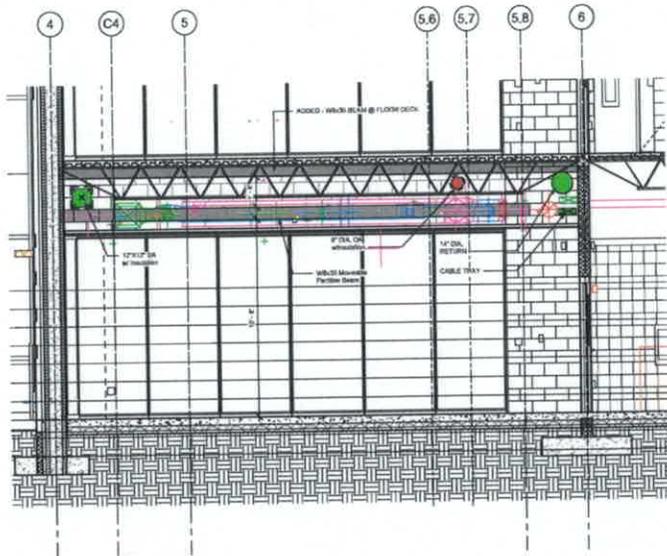
INTEGRATED BID SET
THIS DOCUMENT WAS PREPARED FOR CONTRACTORS USE DURING CONSTRUCTION. USE OF THIS DOCUMENT DOES NOT RELEASE CONTRACTORS FROM THEIR RESPONSIBILITY TO REVIEW, VERIFY, AND EXECUTE INFORMATION ISSUED IN ADDENDUM NO. 1.2.



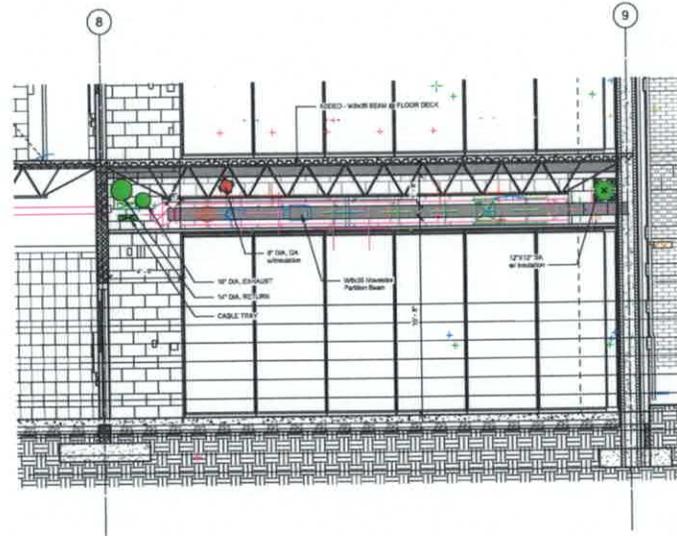
1 MOVEABLE PARTITION AT CLASSROOMS 101/103
38' - 11/2"



2 MOVEABLE PARTITION AT CLASSROOMS 102/104
38' - 11/2"



3 MOVEABLE PARTITION AT CLASSROOMS 105/107
38' - 11/2"



4 MOVEABLE PARTITION AT CLASSROOMS 106/108
38' - 11/2"



studio bunnell architects
1221 N. Boney R. Lankford, IV, 40222
Tel: 502.626.1100 Fax: 502.626.1101

INTEGRATED BID SET
THIS DOCUMENT WAS PREPARED FOR CONTRACTOR'S USE DURING CONSTRUCTION. USE OF THIS DOCUMENT DOES NOT RELEASE CONTRACTORS FROM THEIR RESPONSIBILITY TO REVIEW, VERIFY, AND ENGAGE INFORMATION ISSUED IN ADDENDA NO. 1, 2.



Lower Level D - Duct Routing
Bullitt County Public Schools
New 800-Sagecroft Elementary School
Mt. Washington, KY 40247

BGP 20-1-02
Date: 9-25-21
Drawn: CNW
Checked: CNW
Revisions:

SKA # 2019-00

ASK-28

INTEGRATED BID SET