



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

OWNER: (Name and address)
Bullitt County Public Schools
1040 Hwy 44 East
Shepherdsville, KY 40165

CONTRACT INFORMATION:
Contract For: General Construction

Date: November 09, 2020

ARCHITECT: (Name and address)
Studio Kremer Architects
1231 S Shelby Street
Louisville, KY 40203

CHANGE ORDER INFORMATION:
Change Order Number: 007

Date: 9-1-2021

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

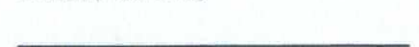
PRINTED NAME AND TITLE

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)**


Architect

8-30-2021

Date

N/A

Construction Manager

Date


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:

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 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 <javialvarez2326@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



PCCO #004

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	02-10-2200 - Partitions	PRF 09 (Labor)	MATERIALS	\$2,400.00
				\$4,075.00 Subtotal:
				\$4,075.00 Grand Total:

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:

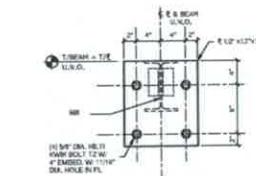
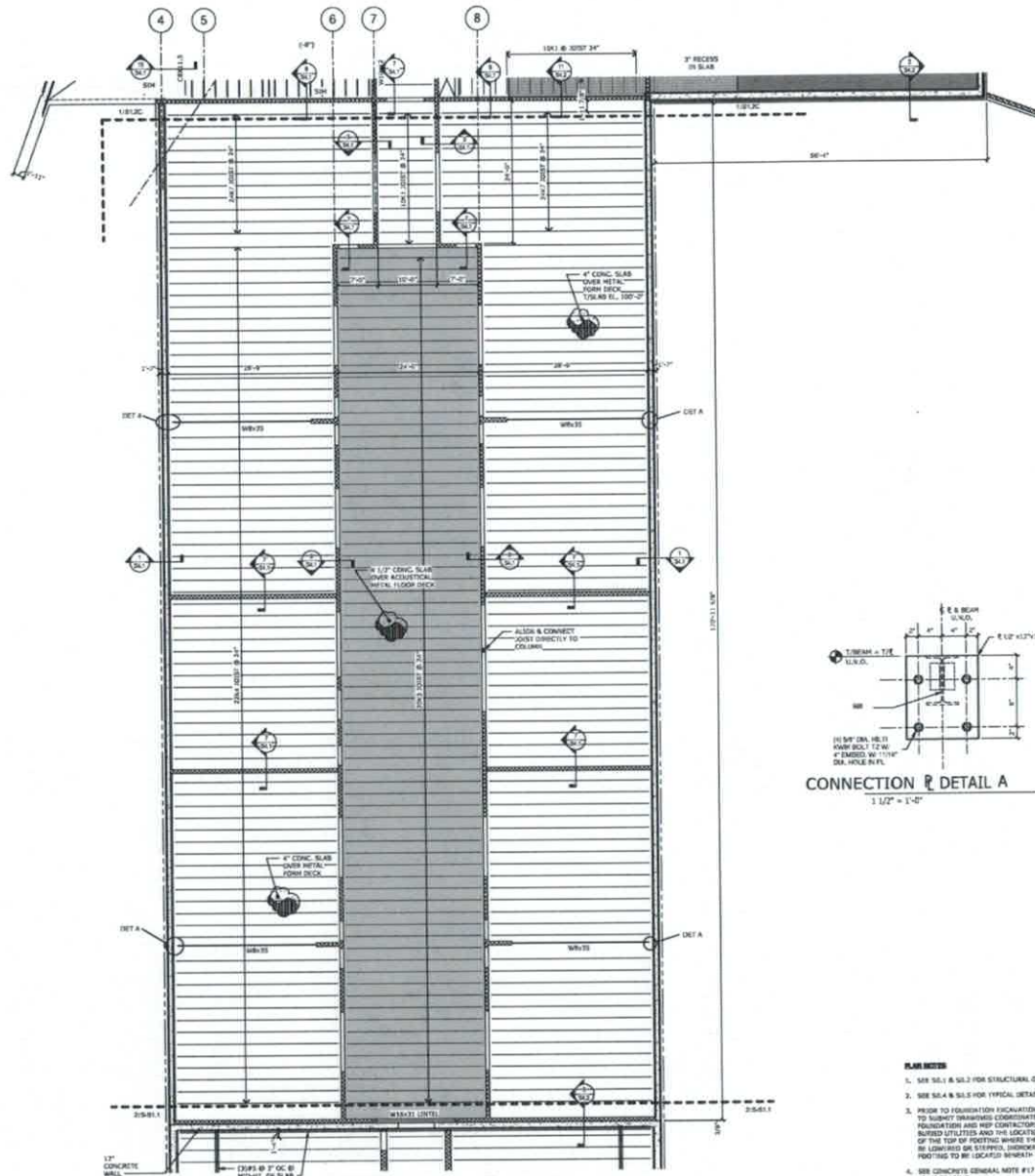
Provide price proposal for the following:

- 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

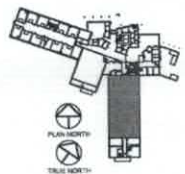
ISSUED:	26-Aug-2021	ARCHITECT:	studio kremer architects
CONTRACTOR:	Redlee Construction & Development	BY:	Cate Noble Ward, AIA



CONNECTION & DETAIL A
1/8\" = 1'-0"

PLAN NOTES

1. SEE S4.1 & S4.2 FOR STRUCTURAL GENERAL NOTES.
2. SEE S4.1 & S4.2 FOR TYPICAL DETAILS.
3. PRIOR TO FOUNDATION EXCAVATION CONTRACTOR TO SURVEY TRANSMISSION COORDINATES WITH THE FOUNDATION AND SEE CONTRACTORS DETERMINE THE BURIED UTILITIES AND THE LOCATION AND DEPTH OF THE TOP OF FOOTING WHERE THE FOOTING IS TO BE LOCATED OR STOPPED, WORKER FOR THE FOOTING TO BE LOCATED WHERE THE UTILITIES.
4. SEE CONCRETE GENERAL NOTE #17 FOR CONCRETE JOINT SPACING.
5. SEE DETAILS FOR RCJ AND CRU WALL REINFORCING.
6. SEE SHEET S4.1A LAYOUTS & ADDITIONAL VERTICAL REINFORCING AT LISTS, BRACING ENDS, PROVIDE DETAILS INTO FOOTINGS TO MATCH VERTICAL REINFORCING.
7. ADVISE SUPPLIER TO DESIGN 48x12 JOIST S41 (INCLUDE LOAD AND BRACING BASED ON S41, COORDINATE BY ARCHITECTURAL, DMS AND GDM, SUPPLIER FOR FINAL POSITION AND WEIGHT.



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



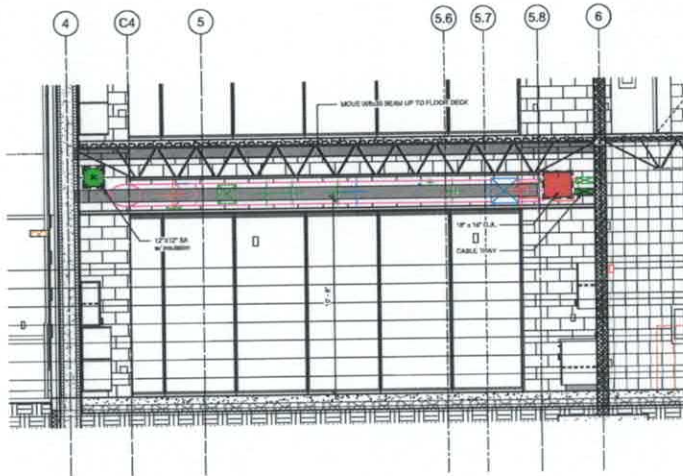
STUDIO architects
1223 E. 9th St. Suite 100, KY 40203
TEL: 502.491.1111 FAX: 502.491.1111

INTEGRATED MD
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.

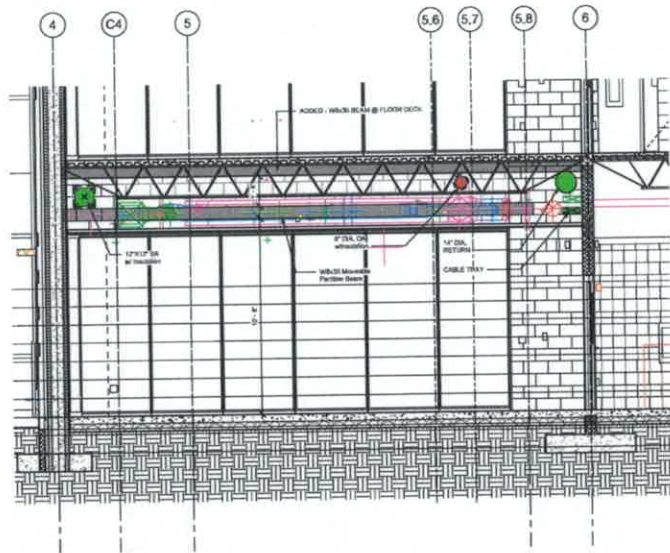


UPPER LEVEL FRAMING PLAN - AREA D
Bullitt County Public Schools
New 800-Student Elementary School
Mt. Vernon, KY 40347

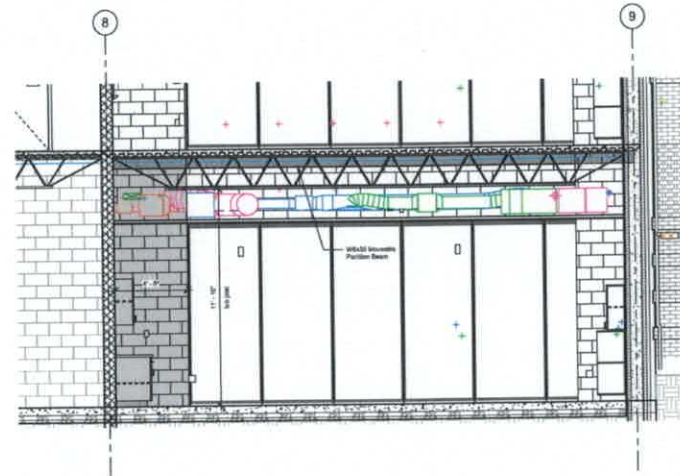
INTEGRATED MD SET
BGR 20-142
Date: 09/11/2009
Drawn: JAM
Checked: JAM
Reviewed: JAM
SHA #: 2019-00
S1.2D



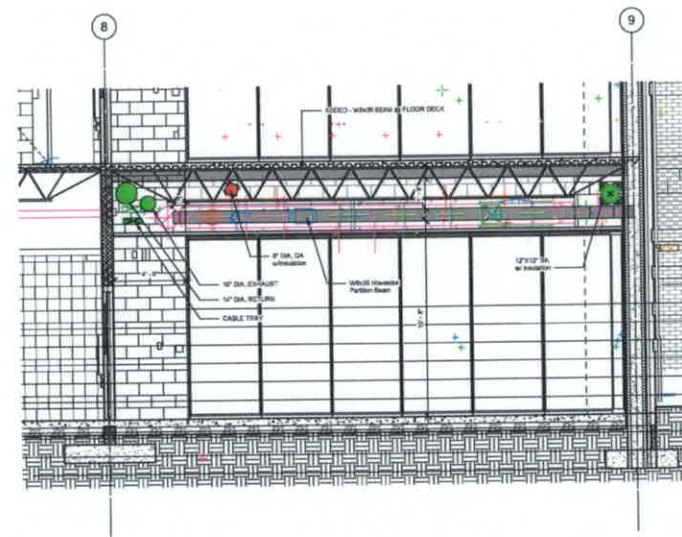
① MOVEABLE PARTITION AT CLASSROOMS 181/183
3/8" = 1'-0"



① MOVEABLE PARTITION AT CLASSROOMS 185/187
3/8" = 1'-0"



① MOVEABLE PARTITION AT CLASSROOMS 192/194
3/8" = 1'-0"



① MOVEABLE PARTITION AT CLASSROOMS 196/198
3/8" = 1'-0"