

August 28, 2023

OLDHAM COUNTY BOARD OF EDUCATION

CONCERN

Consider Approval of Change Order #5 and Change Order #6 for the Site/Access Improvements at Various Elementary Schools Project.

DISCUSSION

Change Order #5 (attached) proposes additional cost to the Site/Access Improvements at Various Elementary Schools project for the adjustment of concrete steps and handrails at Centerfield ES due to site conditions, and the adjustment of turf at Buckner ES due to site conditions.

Change Order #6 (attached) proposes the removal of the pour in place surface at Buckner ES.

The pour in place surface will be replaced with turf and mulch as site conditions allow.

RossTarrant Architects and Brent Bohannon, Director of Facilities Management, recommends approval of Change Order #5 in the amount of an additional \$8,471.00 to the Parco Constructors Group, LLC contract, and Change Order #6 in the **deductive amount of \$55,560.00** from the DWA Recreation contract.

RECOMMENDATION

Approve Change Order #5 in the amount of an additional \$8,471.00 and #6 in the **deductive amount of \$55,560.00** for the Site/Access Improvements at Various Elementary Schools Project for submission to the Kentucky Department of Education, District Facilities Branch, Division of District Support and hereby authorize the Director of Facilities Management to execute the necessary documentation.

On a motion by _____, seconded by _____, the Board approved approved Change Order #5 in the amount of an additional \$8,471.00 and #6 in the **deductive amount of \$55,560.00** for the Site/Access Improvements at Various Elementary Schools Project for submission to the Kentucky Department of Education, District Facilities Branch, Division of District Support and hereby authorize the Director of Facilities Management to execute the necessary documentation. (,)


Suzanne Hundley, Board Chair


Jason Radford, Superintendent/Secretary



CHANGE ORDER

DATE: 8/14/2023 CO #: Five (05)
TO: Parco Constructors Group, LLC PROJECT: Oldham County Elementaries
PO Box 99339 - Site/Access Improvements
Louisville, Kentucky 40269 Oldham County, Kentucky
BG 22-453
RTA 2240

CONTRACT DATE: January 16, 2023 CONTRACT FOR: General Construction

THE CONTRACT IS CHANGED AS FOLLOWS:

(Include, where applicable, any undisputed amount attributable to previously executed Construction Change Directives.)

1. PR-007: Add concrete step and adjust hand rails based on field conditions differing from surveyed condition.
2. PR-006: Adjust synthetic turf boundary at Buckner ES to correspond with found field conditions and add hardwood mulch to replace deducted PIP surfacing.

TOTAL AMOUNT OF THIS CHANGE ORDER: **\$8,471.00**

The original Contract Sum was	\$1,378,000.00
The net change by previously authorized Change Orders	(\$441,590)
The Contract Sum prior to this Change Order was	\$940,575.63
The Contract Sum will be increased by this Change Order in the amount of	\$8,471.00
The new Contract Sum including this Change Order will be	\$949,046.63
The Contract Time will be Unchanged by	0 days
The Date of Substantial Completion as of the date of this Change Order is therefore	October 6, 2023

NOTE: This Change Order does not include changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which 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.

Rosstarrant Architects, Inc.
101 Old Lafayette Avenue
Lexington, Kentucky 40502

ARCHITECT (Firm name and address)

BY (Signature)

Kevin A. McCalla

(Typed or printed name)

8/14/2023

DATE

Parco Constructors Group, LLC
PO Box 99339
Louisville, Kentucky 40269

CONTRACTOR (Firm name and address)

BY (Signature)

David M Duncan

(Typed or printed name)

08/14/2023

DATE

Oldham County Board of Ed.
6165 W Hwy 146
Crestwood, Kentucky 40014

OWNER (Firm name and address)

BY (Signature)

(Typed or printed name)

DATE

FACPAC Contract Change Order

Supplemental Information Form (Ref# 58450)

Form Status: Saved

Tier 3 Project: Site/Access Improvements at Various Elementary Schools
 BG Number: 22-453 District: Oldham County (HB678)
 Status: Active Phase: Project Initiation (View Checklist)

Contract: Parco Constructors Group, LLC, 0001, General Contractor
 Type: General Contractor Proposed

Change Order Number 5
 Time Extension Required No
 Date Of Change Order 8/14/2023
 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	\$68,900.00
Net Approved COs	\$-459,225.37
Remaining After Approved COs	\$528,125.37
Net All COs	\$-428,953.37
Remaining After All COs	\$497,853.37

This Requested Change Order Amount \$8,471.00

+/-

Change In A/E Fee This Change Order \$576.03

+/-

Change In CM Fee This Change Order \$0.00

+/-

Remaining Construction Contingency \$497,853.37

Balance

Contract Change Requested By General Contractor; Local Board of Education

Contract Change Reason Code Expansion of Scope; Found Condition

Change Order Description And Justification

PR-007: Add concrete step and adjust hand rails based on field conditions at Centerfield ES.

PR-008: Adjust synthetic turf boundary and add hardwood mulch at existing trees at Buckner ES.

Cost Benefit To Owner

Construction adjusted to meet existing field conditions and scope adjusted in anticipation of future projects.

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	\$4,332.00	51.14%
Materials	\$3,034.20	35.82%
Profit and Overhead	\$1,104.80	13.04%
Bond Insurance		0.00%
Cost Breakdown Total:	\$8,471.00	

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

Change Order Supplemental Information Form Signature Page (Online Form Ref# 58450)



8/15/2023

Architect

Date

N/A

Construction Manager

Date

Finance Officer

Date

Local Board of Education Designee

Date

Parco Constructors Group, LLC

General Contractor

2521 Ridgemar Court
P.O. Box 99339
Louisville, Kentucky 40299
(502) 266-7877
Fax (502) 266-9114

July 6, 2023

Mr. Kevin McCalla
RossTarrant Architects
101 Old Lafayette Ave
Lexington KY 40502
office: (859) 254-4018
email: kmccalla@rosstarrant.com

Re: Oldham Co. Elem. Site Improvements
RossTarrant RFI Response Centerfield
Elementary Elevation Changes
PCG COR 007-2303

Dear Kevin:

Pursuant to your request for pricing to add additional step and apron at Centerfield Elementary. The cost for the referenced work is in the amount of **\$2,822.00**. Please see attached back up and breakdown below.

Breakdown:	Material	Labor	Equipment	Total
Added Step & Apron	\$295.00	\$1,360.00	\$248.00	\$1,903.00
Replacement Handrail	\$551.20	\$0.00	\$0.00	551.20
Subtotal				2,454.20
15% OH/P				<u>367.80</u>
Total Amount				\$2,822.00

Please call if you have any questions or need additional information.

Respectfully



David Duncan
Estimator/Project Manager
o: 502.266.7877
m: 502.710.9465
e: dave@parcoconstruction.com

PARCO
CONSTRUCTORS GROUP, LLC



Cc: Brian Parsley
Lesa Miller

Parco Constructors Group
Parco Constructors Group

brian@parcoconstruction.com
lesa@parcoconstruction.com

Parco Constructors Group; LLC

PO BOX 99339
Louisville, KY 40299
Office: (502) 266-7877
Fax: (502) 266-9114

Request for Information

To: Kevin McCalla Request Date: 6/8/2023 Request No. RFI-05
RossTarrant Architects
Response Required By: RossTarrant Architects

Attention: RossTarrant Architects
Project: Oldham County Site Improvements
Dwg. #: SD2.2 & SD4.1
Spec. #: _____

Reason for Request:	Action Requested:	Possible Effect:
<input checked="" type="checkbox"/> Additional Information	<input checked="" type="checkbox"/> Clarification	<input type="checkbox"/> No Change
<input type="checkbox"/> Engineering Conflict	<input checked="" type="checkbox"/> Direction	<input checked="" type="checkbox"/> Increase Cost
<input type="checkbox"/> Alternative Proposal	<input type="checkbox"/> Approval	<input type="checkbox"/> Decrease Cost
<input type="checkbox"/> Other _____	<input type="checkbox"/> Other: _____	<input type="checkbox"/> Impact Schedule

Question: During course of construction, it was determined the existing slab at top of designed amphitheatre was approximately 8" higher than shown. The concrete steps were constructed by the time this was discovered. The attached sketches reflect ideas discussed during the progress meeting. Please advise.

Submitted By: Dave Duncan DATE: 5/8/2023

Response: Contractor to install additional step at bottom of the lowest flight of stairs as recommended. Handrail to be extended as necessary for the additional step and adjacent segmental retaining walls are to maintain the bottom of wall elevation as shown in the contract documents. The proposed slope between the bottom step and accessible walk is acceptable.

Responded By: _____ DATE: _____

CC: mark@parcoconstruction.com

PARCO
CONSTRUCTORS GROUP, LLC



Parco Constructors Group, LLC

General Contractor

2521 Ridgemar Court

P.O. Box 99339

Louisville, Kentucky 40299

(502) 266-7877

Fax (502) 266-9114

August 10, 2023

Mr. Kevin McCalla
RossTarrant Architects
101 Old Lafayette Ave
Lexington KY 40502
office: (859) 254-4018
email: kmccalla@rosstarrant.com

Re: Oldham Co. Elem. Site Improvements
RossTarrant PR-008 Buckner Elem
Grading & Curb Changes
PCG COR 2303-008

Dear Kevin:

Pursuant to your request for pricing to install hardwood mulch, adjust/replace storm structure lids, and remove plastic curbs (per owner's request) as proposed by PR-008. The cost for the referenced work is in the amount of **\$5,649.00**. Please note the lead time for the replacement structure lid is 4-5 weeks. Please see attached back up and breakdown below.

Breakdown:	Material	Labor	Equipment	Total
Added Hardwood Mulch	\$1,678.00	\$924.00	\$450.00	\$3,052.00
Adj/Replace Structure Lids	510.00	900.00	0.00	1,410.00
Adjust Conc. Curb Location	0.00	0.00	0.00	0.00
Remove Plastic Curb	<u>0.00</u>	<u>450.00</u>	<u>0.00</u>	<u>450.00</u>
Subtotal	2,188.00	2,274.00	450.00	4,912.00
15% OH/P				<u>737.00</u>
Total Amount				\$5,649.00

Please call if you have any questions or need additional information.

Respectfully



David Duncan
Estimator/Project Manager
o: 502.266.7877
m: 502.710.9465
e: dave@parcoconstruction.com

PARCO
CONSTRUCTORS GROUP, LLC



Cc: Brian Parsley
Lesa Miller

Parco Constructors Group
Parco Constructors Group

brian@parcoconstruction.com
lesa@parcoconstruction.com

DATE: July 19, 2023

PR #: Eight (08)

TO: Parco Constructors Group, LLC
PO Box 99339
Louisville, Kentucky 40269RE: Oldham County Elementaries – Site/Access
Improvements
Oldham County, Kentucky
BG 22-453
RTA 2240

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

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

Please provide labor and material pricing break down for review.

DESCRIPTION:

1. Refer to sheet B/SD1.1 – Layout and Development Plan – Buckner Elementary School
 - a. Provide hardwood mulch for area indicated to receive permeable pour in play surfacing under existing trees. Subgrade adjacent to existing sidewalks shall be lowered to be 2" below existing concrete edge. Mulch should match the materials on site and be installed flush to adjacent concrete.
 - b. Adjust location of concrete header curb as discussed in the field to protect existing tree and coordinate with existing playground edge.
 - c. Remove and reinstall plastic playground curb as discussed in the field. Curb to be reinstalled adjacent to relocated concrete header curb.
2. Refer to sheet B/SD2.1 – Grading and Drainage Plan – Buckner Elementary School
 - a. Contractor to investigate existing dome storm structure in southwest corner of the playground and determine size of opening and appropriate method for providing solid lid. Rim elevation of solid lid shall match the installed turf elevation. Contractor may provide frame and lid, concrete donut and lid, or another proposed solution.

ATTACHMENTS:

None

BY: Kevin A. McCalla, PLA, ASLA, LEED AP BD+C

c: Brent Bohannon, Denise Schindler – OCS
Beth Bauer, Laith Ross - RTA
File 2240-4C
PR008-Buckner Turf Adjustments-2240



QUOTATION

VALID FOR 30 DAYS

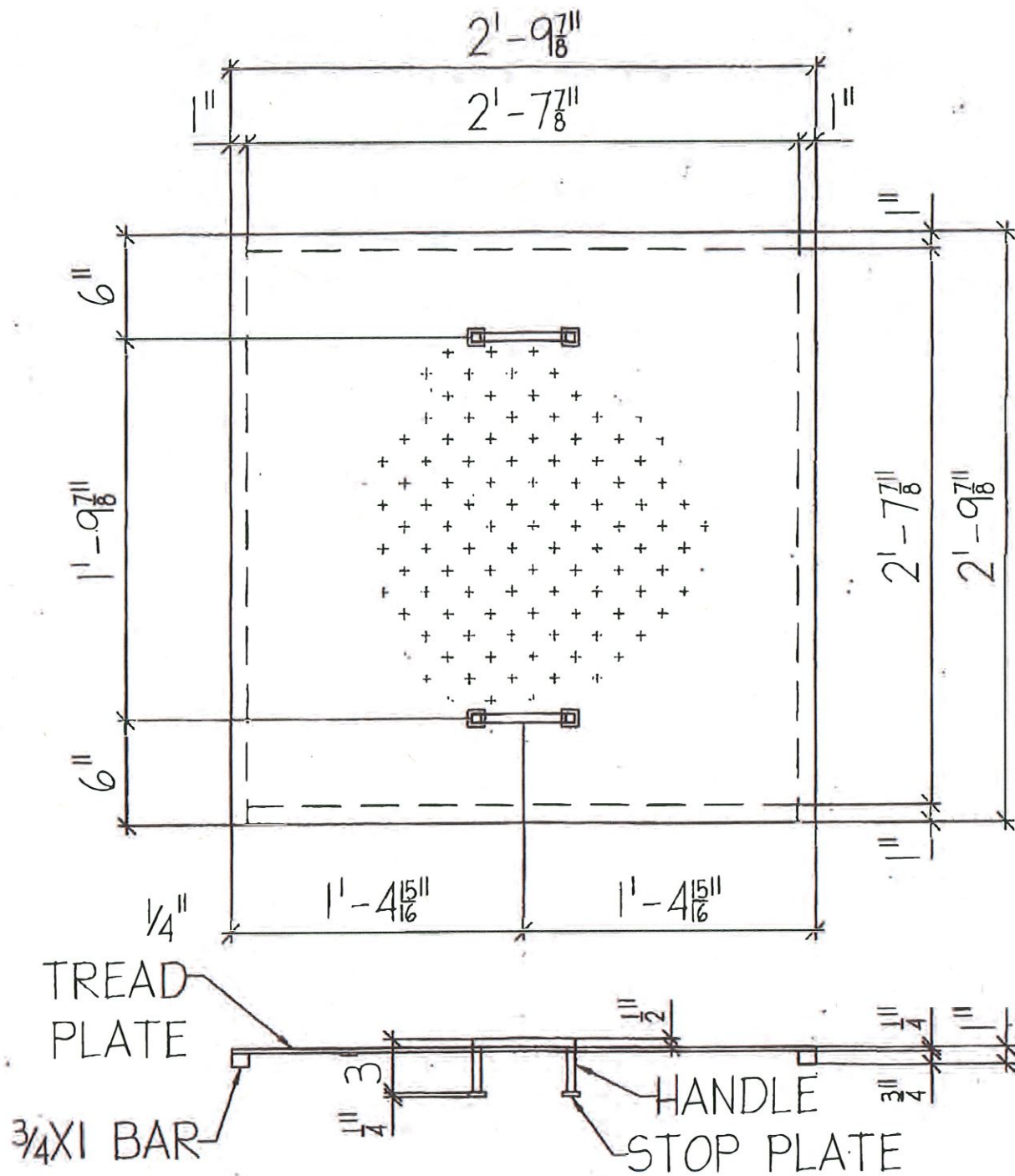
071923-1605

Fax/Email: dave@parcoconstruction.com
Project: Custom Type 7 Solid Cover
 Louisville, KY.

Quoted By: Ronny Lewis

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Distributor



J.R. HOE
AND SONS

FOR AUTHORIZED USE ONLY

NORTH 19TH STREET
MIDDLESBORO, KENTUCKY 40965
(606) 248-5560
(606) 248-6308 FAX
corporate@jrho.com

Title:

SOLID STEEL COVER FOR INLET TYPE

E

Material Spec.:

A36

Finish:

GALVANIZED

Date:

04.26.17



CHANGE ORDER

DATE:	July 26, 2023	CO #:	Six (006)
TO:	DWA Recreation 1010 Harrison Ave Harrison, Ohio 45030	PROJECT:	Oldham County Elementaries - Site/Access Improvements Oldham County, Kentucky BG 22-453 RTA 2240
CONTRACT DATE:	January 16, 2023	CONTRACT FOR:	General Construction

THE CONTRACT IS CHANGED AS FOLLOWS:

(Include, where applicable, any undisputed amount attributable to previously executed Construction Change Directives.)

1. PR-009 - Deduct PIP surfacing at Buckner ES.

TOTAL AMOUNT OF THIS CHANGE ORDER: (55,560.00)

The original Contract Sum was	\$485,687.00
The net change by previously authorized Change Orders	\$96,067.08
The Contract Sum prior to this Change Order was	\$581,754.08
The Contract Sum will be Decreased by this Change Order in the amount of	\$55,560.00
The new Contract Sum including this Change Order will be	\$526,194.08
The Contract Time will be Unchanged	0 DAYS
The Date of Substantial Completion as of the date of this Change Order is therefore	October 6, 2023

NOTE: This Change Order does not include changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which 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.

Rosstarrant Architects, Inc.
101 Old Lafayette Avenue
Lexington, Kentucky 40502

ARCHITECT (Firm name and address)

BY (Signature)

Kevin A. McCalla

(Typed or printed name)

7/26/2023

DATE

DWA Recreation
1010 Harrison Ave
Harrison, Ohio 45030

CONTRACTOR (Firm name and address)

BY (Signature)

Scott A Sahyer

(Typed or printed name)

8/9/23

DATE

Oldham County Board of Ed.
6165 W Hwy 146
Crestwood, Kentucky 40014

OWNER (Firm name and address)

BY (Signature)

(Typed or printed name)

DATE

DATE: July 20, 2023

PR #: Nine (09)

TO: DWA Recreation
1010 Harrison Ave
Harrison, Ohio 45030RE: Oldham County Elementaries – Site/Access
Improvements
Oldham County, Kentucky
BG 22-453
RTA 2240

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

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

Please provide labor and material pricing break down for review.

DESCRIPTION:

1. Refer to sheet B/SD1.1 – Layout and Development Plan – Buckner Elementary School
 - a. Deduct installation and materials for PIP surfacing in its entirety from this location.

ATTACHMENTS:

None

BY: Kevin A. McCalla, PLA, ASLA, LEED AP BD+C

c: Brent Bohannon, Denise Schindler – OCS
Beth Bauer, Laith Ross - RTA
File 2240-4C
PR009-Deduct PIP at Buckner-2240