

August 28, 2023

OLDHAM COUNTY BOARD OF EDUCATION

CONCERN

Consider Approval of Change Order #3 for the South Oldham High School Shop Renovation Project.

DISCUSSION


Change Order #3 (attached) proposes additional cost to the South Oldham High School Shop Renovation Project for revisions to hydronic piping, ductwork, and electrical modifications for \$18,826.96 due to existing conditions.

RossTarrant Architects and Brent Bohannon, Director of Facilities Management, recommends approval of Change Order #5 in the amount of \$18,826.96 to the Hayes Contracting, LLC contract.


RECOMMENDATION

Approve Change Order #3 for the South Oldham High School Shop Renovation Project in the amounts of \$18,826.96 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 Change Order #3 for the South Oldham High School Shop Renovation Project in the amounts of \$18,826.96 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

DATE:	8/14/23	CO #:	Three (03)
TO:	Hayes Contracting, LLC PO Box 34113 Louisville, Kentucky 40232	PROJECT:	South Oldham High School Shop Renovation Crestwood, Kentucky BG 23-374 RTA 2302
CONTRACT DATE:	April 10, 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-004 Hydronic Piping Revisions: \$845.63
2. PR-005 Duct Revisions: \$1,020.33
3. PR-006 Electrical changes: \$16,961.00 plus 10 additional days

TOTAL AMOUNT OF THIS CHANGE ORDER:	\$18,826.96
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The original Contract Sum was	\$556,313.89
The net change by previously authorized Change Orders	\$100,363.18
The Contract Sum prior to this Change Order was	\$656,677.07
The Contract Sum will be Increased by this Change Order in the amount of	\$18,826.96
The new Contract Sum including this Change Order will be	\$675,504.03
The Contract Time will be Increased by	10 days
The Date of Substantial Completion as of the date of this Change Order is therefore	August 14, 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)*

Beth Bauer

(Typed or printed name)

8/14/2023

DATE

Hayes Contracting, LLC
PO Box 34113
Louisville, Kentucky 40232
CONTRACTOR *(Firm name and address)*



BY *(Signature)*

Michael Hayes

(Typed or printed name)

8/14/2023

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# 58446)

Form Status: Saved

Tier 3 Project: SOHS Shop Renovation

BG Number: 23-374

Status: Active

District: Oldham County (HB678)

Phase: Project Initiation (View Checklist)

Contract: Hayes Contracting, LLC, 0001, General Contractor

Type: General Contractor

Proposed

Change Order Number	3
Time Extension Required	Yes
If Yes Number Of Days	10
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	\$138,940.00
Net Approved COs	\$100,363.18
Remaining After Approved COs	\$38,576.82
Net All COs	\$119,190.14
Remaining After All COs	\$19,749.86

This Requested Change Order Amount \$18,826.96

+/-

Change In A/E Fee This Change Order \$1,306.00

+/-

Change In CM Fee This Change Order

+/-

Remaining Construction Contingency \$19,749.86

Balance

Contract Change Requested By Architect/Engineer; General Contractor; Local Board of Education

Contract Change Reason Code Expansion of Scope; Found Condition

Change Order Description And Justification

1. PR-004 Hydronic Piping Revisions: \$845.63

2. PR-005 Duct Revisions: \$1,020.33

3. PR-006 Electrical changes: \$16,961.00

Cost Benefit To Owner

Pricing has been reviewed and is acceptable.

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	\$12,650.00	67.19%
Materials	\$4,431.00	23.54%
Profit and Overhead	\$1,745.96	9.27%
Bond Insurance		0.00%
Cost Breakdown Total:	\$18,826.96	

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# 58446)**

Beth Bauer

8/14/2023

Architect

Date

n/a

—

Construction Manager

Date

Finance Officer

Date

Local Board of Education Designee

Date

Hayes Contracting

CONTRACT CHANGE ORDER

TO: Oldham County Board Of Education
6165 W HWY 146
Crestwood, KY 40014

JOB NUMBER & NAME: 23-0424 South Oldham HS Shop

C.O. NO: 06 PR04 rerouting of hydronic piping

ATTN:

DATE: 07/14/2023

item The changes listed below, if or upon approval, will require an adjustment to the original contract as follows:

SCOPE: PR04 rerouting of hydronic piping

1. Project Heating and Cooling

Material: 417.00

Labor: 350.00

Sub Total: 767.00

Change Order Status

Origin of Change: Requested by Customer

Approval: APPROVED BY DEFAULT / NOT AN OPTION

Total Cost: 767.00

Overhead @ 5%: 38.35

Profit @ 5%: 40.28

CHANGE ORDER TOTAL: 845.63

The Original Contract Amount	\$ 556,313.89
Net Change by Previous Change Orders	\$ 100,363.18
The Contract Amount Prior to this Change Order was	\$ 656,677.07
The Contract Amount will be INCREASED by this C.O.	\$ 845.63
The New Contract Amount Including this Change Order will be	\$ 657,522.70
The New Contract Time will be (Increased/Decreased/Unchanged) by	n/a
The Date of Completion as of the date of this C.O. is	n/a

CONTRACTOR


Hayes Contracting, LLC
P.O. Box 34113
Louisville, KY 40232
Mike Hayes

ARCHITECT/ENGINEER

RossTarrant Architects, Inc
101 Old Lafayette Ave
Lexington KY 40502

OWNER/CUSTOMER

Oldham County Board Of Education
6165 W HWY 146
Crestwood, KY 40014

By: 

Date: 07/14/2023



Proposal Request Transmittal

RossTarrant Architects | 101 Old Lafayette Ave Lexington KY 40502 United States

PROJECT: South Oldham HS Shop Renovation 23002 DATE SENT: 6/20/2023

SUBJECT: PR-04 Hydronic Piping Revisions PROPOSAL REQUEST ID: PR-04

TYPE: Proposal Request TRANSMITTAL ID: 00178

PURPOSE: For Contractor's Pricing VIA: Info Exchange

FROM

NAME	COMPANY	EMAIL	PHONE
Beth Bauer	RossTarrant Architects	bbauer@rosstarrant.com	859-254-4018

TO

NAME	COMPANY	EMAIL	PHONE
Terry Grimes	Hayes Contracting	terry@hayescontractingllc.com	
Erin Romero	Hayes Contracting	erin@hayescontractingllc.com	

REMARKS: Please provide pricing for labor and materials for the following:

Reference M2.0 – Revised hydronic pipe routing for new HP and demo for existing hot water lines in the mechanical room.

Attachment:
MECHANICAL PLANS - PR #4.pdf

DESCRIPTION OF CONTENTS

QTY	DATED	TITLE	NUMBER	SCALE	SIZE	NOTES
1	6/20/2023	MECHANICAL PLANS - PR #4.pdf				

COPIES:

Brett Lawson (CMTA, Inc.)
Suzanne Irwin (RossTarrant Architects)

Hayes Contracting

CONTRACT CHANGE ORDER

TO: Oldham County Board Of Education
6165 W HWY 146
Crestwood, KY 40014

JOB NUMBER & NAME: 23-0424 South Oldham HS Shop

C.O. NO: 05 PR05 rerouting of doublewall ductwork

ATTN:

DATE: 07/14/2023

item The changes listed below, if or upon approval, will require an adjustment to the original contract as follows:

SCOPE: PR05 rerouting of doublewall ductwork

1. Project Heating and Cooling

Material: 581.00
Labor: 350.00

Sub Total: 931.00

Change Order Status

Origin of Change: Requested by Customer
Approval: APPROVED BY DEFAULT / NOT AN OPTION

Total Cost: 931.00
Overhead @ 5%: 40.55
Profit @ 5%: 48.78
CHANGE ORDER TOTAL: 1,020.33

The Original Contract Amount	\$ 556,313.89
Net Change by Previous Change Orders	\$ 101,208.81
The Contract Amount Prior to this Change Order was	\$ 656,677.07
The Contract Amount will be INCREASED by this C.O.	\$ 1,020.33
The New Contract Amount Including this Change Order will be	\$ 657,697.40
The New Contract Time will be (Increased/Decreased/Unchanged) by	\$ n/a
The Date of Completion as of the date of this C.O. is	\$ n/a

CONTRACTOR

Hayes Contracting, LLC
P.O. Box 34113
Louisville, KY 40232
Mike Hayes

ARCHITECT/ENGINEER
RossTarrant Architects, Inc
101 Old Lafayette Ave
Lexington KY 40502

OWNER/CUSTOMER

Oldham County Board Of Education
6165 W HWY 146
Crestwood, KY 40014

0

By: 

Date: 07/14/2023



Proposal Request Transmittal

RossTarrant Architects | 101 Old Lafayette Ave Lexington KY 40502 United States

PROJECT: South Oldham HS Shop Renovation 23002 DATE SENT: 6/20/2023

SUBJECT: PR-05 Duct Revisions PROPOSAL REQUEST ID: PR-05

TYPE: Proposal Request TRANSMITTAL ID: 00179

PURPOSE: For Contractor's Pricing VIA: Info Exchange

FROM

NAME	COMPANY	EMAIL	PHONE
Beth Bauer	RossTarrant Architects	bbauer@rosstarrant.com	859-254-4018

TO

NAME	COMPANY	EMAIL	PHONE
Terry Grimes	Hayes Contracting	terry@hayescontractingllc.com	
Erin Romero	Hayes Contracting	erin@hayescontractingllc.com	

REMARKS: Please provide pricing for labor and materials for the following:

Reference M1.0 – Added GRD schedule to match approved submittals and future reference.

Reference M2.0 – Revised duct routing to avoid welding booth

Attachment:
MECHANICAL PLANS - PR #5.pdf

DESCRIPTION OF CONTENTS

QTY	DATED	TITLE	NUMBER	SCALE	SIZE	NOTES
1	6/20/2023	MECHANICAL PLANS - PR #5.pdf				

COPIES:

Brett Lawson
Suzanne Irwin

(CMTA, Inc.)
(RossTarrant Architects)

Hayes Contracting

CONTRACT CHANGE ORDER

TO: Oldham County Board Of Education
6165 W HWY 146
Crestwood, KY 40014

JOB NUMBER & NAME: 23-0424 South Oldham HS Shop

C.O. NO: 06 PR06 Electrical

ATTN:

DATE: 07/31/2023

item	The changes listed below, if or upon approval, will require an adjustment to the original contract as follows:		
	SCOPE: PR06 Electrical		
1. Warren Electric	<p>Reroute E7 and E8 from panel L9 to L6 – additional core drill required Labor – 3 hours at \$150e Core drill - \$500</p> <p>Replace cord reel with cord drop for plasma cutter table controller – requires 15' 12/3 SO cord, SO connectors, and 20a 208v female cord end. Material - \$151 Labor - 2 hours at \$150e</p> <p>Add plasma torch junction box – additional core drill required, 40' of ¾" EMT conduit and #12 wiring, and junction box for equipment hookup. Material - \$352 Labor - 6 hours at \$150e Core drill - \$500</p> <p>Upgrade conduit and wire for 3-in-1 welder in panel L9 – requires an additional 50' of 1" EMT conduit and #4 wiring from panel L9 to equipment hookup. Material - \$1,046 Labor - 16 hours at \$150e</p> <p>Upgrade conduits and wires for 3-in-1 welders in panel WH – requires an additional 540' of ¾" EMT conduit, 900' of new #8 wiring, and 720' of wiring upsized from #12 to #8 Material - \$1,434 Labor – 38 hours at \$150e</p> <p>Upgrade conduit and wire for air compressor – replace 60' of ¾" EMT conduit and #8 wire with 1" EMT conduit and #4 wire. Material - \$450 Labor – 8 hours at \$150e</p> <p>**This work will require an additional 10 days to complete If it is desired for us to complete everything by 8/4 it will be an additional \$5,475.00**</p>	Sub Total:	15,383.00
<p>Change Order Status</p> <p>Origin of Change: Requested by Customer</p> <p>Approval: APPROVED BY DEFAULT / NOT AN OPTION</p>			
			<p>Total Cost: 15,383.00</p> <p>Overhead @ 5%: 770.00</p> <p>Profit @ 5%: 808.00</p> <p>CHANGE ORDER TOTAL: 16,961.00</p>

The Original Contract Amount	\$ 556,313.89
Net Change by Previous Change Orders	\$ 101,208.81
The Contract Amount Prior to this Change Order was	\$ 656,677.07
The Contract Amount will be INCREASED by this C.O.	\$ 16,961.00
The New Contract Amount Including this Change Order will be	\$ 673,638.07
The New Contract Time will be (Increased/Decreased/Unchanged) by	\$ n/a
The Date of Completion as of the date of this C.O. is	\$ n/a

CONTRACTOR

Hayes Contracting, LLC
P.O. Box 34113
Louisville, KY 40232
Mike Hayes

ARCHITECT/ENGINEER

RossTarrant Architects, Inc
101 Old Lafayette Ave
Lexington KY 40502

OWNER/CUSTOMER

Oldham County Board Of Education
6165 W HWY 146
Crestwood, KY 40014

0

By: 

Date: 07/31/2023



Proposal Request Transmittal

RossTarrant Architects | 101 Old Lafayette Ave Lexington KY 40502 United States

PROJECT: South Oldham HS Shop Renovation 23002 DATE SENT: 7/9/2023

SUBJECT: PR-06 Electrical PROPOSAL REQUEST ID: PR-06

TYPE: Proposal Request TRANSMITTAL ID: 00209

PURPOSE: For Contractor's Pricing VIA: Info Exchange

FROM

NAME	COMPANY	EMAIL	PHONE
Beth Bauer	RossTarrant Architects	bbauer@rosstarrant.com	859-254-4018

TO

NAME	COMPANY	EMAIL	PHONE
Terry Grimes	Hayes Contracting	terry@hayescontractingllc.com	
Erin Romero	Hayes Contracting	erin@hayescontractingllc.com	

REMARKS: Please provide pricing for labor and materials for the following:

Refer to the attached pdf.
E2.0

Re-routed E-7 and E-8 to panel "L6".
Updated normal power lighting to utilize existing circuit serving the space.
Updated bandsaw connection to duplex and moved outlet to wall.
Updated all 3-in-1 welders to 3 wire.
Replaced one cord reel with CNC plasma cutter table controller 208/1P receptacle, and plasma torch junction box.
Re-routed one 3-in-1 welder, and two weld stations to panel

"H6".
E4.0

Added CNC table plasma cutter to equipment connection schedule.
Added panels "H6" and "L6" to riser diagram.
Updated 3-in-1 welders to 90A/2P in panel "L9", and 35A/2P in panel "WH". Updated wiring in accordance with installation manual of owner supplied equipment.
Updated Bandsaw to 20A/1P.
Updated panel "WH" to new 42 pole owner provided temporary

Proposal Request Transmittal

DATE: 7/9/2023

ID: 00209

panel.

Added panel schedules for "L6", and "H6".

Updated Air compressor to 80A/2P and adjusting wire/conduit

size.

Attachment:

SOHS Shop Renovation - ELEC Drawings.pdf

DESCRIPTION OF CONTENTS

QTY	DATED	TITLE	NUMBER	SCALE	SIZE	NOTES
1	7/9/2023	SOHS Shop Renovation - ELEC Drawings.pdf				

COPIES:

Brett Lawson
Suzanne Irwin
Brent Bohannon
Denise Schindler
Patrick Langley

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(Oldham County Board of Education)