

OLDHAM COUNTY BOARD OF EDUCATION

CONCERN

Consider Approval of Change Order #2 for the OCHS Roof & Foundation Repairs, Bid Package 3 Project.

DISCUSSION


Change Order #2 (attached) proposes additional cost for abatement to the OCHS Roof & Foundation Repairs, Bid Package 3 Project for lead abatement in the amount of \$3,510.00.

K Norman Berry Architects and Brent Bohannon, Director of Facilities Management, recommend approval of Change Order #4 in the amount of \$3,510.00 to the Parco Constructors Group, LLC contract.


RECOMMENDATION

Approve Change Order #2 for the the OCHS Roof & Foundation Repairs, Bid Package 3 Project in the amounts of \$3,510.00 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 Change Order #2 for the the OCHS Roof & Foundation Repairs, Bid Package 3 Project in the amounts of \$3,510.00 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



AIA® Document G701® – 2017

Change Order

PROJECT: (Name and address)

OCHA Roof Replacement and Foundation
Repair BP3;
Gym Exterior Renovation
1150 KY Highway 393
LaGrange, KY 40031

CONTRACT INFORMATION:

Contract For: General Construction

CHANGE ORDER INFORMATION:

Change Order Number: 002

Date: May 30, 2023

Date: November 9, 2023

OWNER: (Name and address)

Oldham County Board of Education
6165 West Highway 146
Crestwood, KY 40014

ARCHITECT: (Name and address)

K. Norman Berry Associates Architects,
PLLC
815 W. Market St., Suite 502
Louisville, KY 40202

CONTRACTOR: (Name and address)

Parco Constructors Group, PLLC
2521 Ridgemar Ct.
Louisville, KY 40299

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.)

Lead Paint Abatement \$3,510.00

The original Contract Sum was	\$	1,657,200.00
The net change by previously authorized Change Orders	\$	81,000.00
The Contract Sum prior to this Change Order was	\$	1,738,200.00
The Contract Sum will be increased by this Change Order in the amount of	\$	3,510.00
The new Contract Sum including this Change Order will be	\$	1,741,710.00

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.

K. Norman Berry Associates Architects,
PLLC

Parco Constructors Group, LLC

Oldham County Board of Education

ARCHITECT (Firm name)

CONTRACTOR (Firm name)

OWNER (Firm name)

SIGNATURE

SIGNATURE

SIGNATURE

Sara Woods, Associate

KEVIN HEWSON, VP

PRINTED NAME AND TITLE

PRINTED NAME AND TITLE

PRINTED NAME AND TITLE

12.01.23

12-1-23

PRINTED NAME AND TITLE

DATE

DATE

DATE

FACPAC Contract Change Order Supplemental Information Form (Ref# 59094)

Form Status: Saved

Tier 3 Project: Oldham County High School Roof Replacement and Foundation Repairs

BG Number: 19-148

District: Oldham County (HB678)

Status: Active

Phase: Project Initiation (View Checklist)

Contract: Parco Contractors Group Inc., 0003, Gym Roof and Exterior Facade Renovation

Type: General Contractor

Proposed

Change Order Number	2
Time Extension Required	No
Date Of Change Order	12/1/2023
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	\$255,170.80
Net Approved COs	\$105,493.79
Remaining After Approved COs	\$149,677.01
Net All COs	\$239,732.11
Remaining After All COs	\$15,438.69

This Requested Change Order Amount \$3,510.00

+/-

Change In A/E Fee This Change Order \$0.00

+/-

Change In CM Fee This Change Order \$0.00

+/-

Remaining Construction Contingency

Balance

Contract Change Requested By General Contractor

Contract Change Reason Code Found Condition

Change Order Description And Justification

Due to the repairs to the roof and deck that needed to be performed there arose a need to do some patching of the paint on the gymnasium interior. At that point lead paint was detected and needed to be abated.

Cost Benefit To Owner

This is a necessary step once lead paint is discovered within the work area.

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	\$3,510.00	100.00%
Materials		0.00%
Profit and Overhead		0.00%
Bond Insurance		0.00%
Cost Breakdown Total:	\$3,510.00	

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

Explain Why

PARCO CONSTRUCTORS GROUP, LLC

General Contractor

P.O. Box 99339

Louisville, KY 40269

502-266-7877

Fax 502-266-9114

9/22/23

Re: Oldham County High School

Partial Roof Replacement and Foundation Repair

Bid Package 3

BG# 19-148

RE: Change Order Request 001

Lead Paint Abatement

Ms. Sarah Woods
K. Norman Berry Associates Architects
815 West Market Suite 502
Louisville, KY 40202

Dear Sarah:

Parco Constructors Group, LLC proposes to provide all necessary supervision, labor, material, and equipment to have the lead paint abatement of the roof trusses completed this weekend so the repairs can continue for the following lump sum cost.

Labor	\$ 450.00
Abatement	\$2,861.00
Parco's Markup	<u>\$199.00</u>
Abatement Total	\$3,060.00
Grand Total	\$3,510.00

If you should have any questions, please do not hesitate to call.

Very truly yours;

PARCO CONSTRUCTORS GROUP, LLC

Kevin Henshaw, VP
Project Manager