

OLDHAM COUNTY BOARD OF EDUCATION

CONCERN

Consider approval of Change Order #1 for the OCMS portion of the Career Tech Renovation and Addition @ OCMS & SOMS Project.

DISCUSSION

On September 25, 2023, the Board approved the Award of Contract for the OCMS portion of the Career Tech Renovation and Addition @ OCMS & SOMS Project to the Miranda Construction LLC.


Change Order #1 (attached) proposes a **deductive amount of \$5,469.00** to the OCMS portion of the Career Tech Renovation and Addition @ OCMS & SOMS Project.

Studio Kramer Architects and Brent Bohannon, Director of Facilities Management, recommend approval of Change Order #1 in the **deductive amount of \$5,469.00** to the Miranda Construction, LLC contract.

RECOMMENDATION

Approve Change Order #1 for the OCMS portion of the Career Tech Renovation and Addition @ OCMS & SOMS Project in the **deductive amount of \$5,469.00** 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 approved Change Order #1 for the OCMS portion of the Career Tech Renovation and Addition @ OCMS & SOMS Project in the **deductive amount of \$5,469.00** 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



Dr. Jason Radford, Superintendent/Secretary



AIA® Document G701® – 2017

Change Order

PROJECT: *(Name and address)*
Oldham County Middle School
Career Tech. Renovation and Various
Improvements
4305 Brown Blvd., Crestwood KY

CONTRACT INFORMATION:
Contract For: General Construction

CHANGE ORDER INFORMATION:
Change Order Number: 001

Date: September 26, 2023

Date: February 18, 2024

OWNER: *(Name and address)*
Oldham County Board of Education
6165 W. Highway 146
Crestwood, KY 40014

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

CONTRACTOR: *(Name and address)*
Miranda Construction LLC
322 E. Kentucky Street
Louisville, KY 40203

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.)

COR-01: Casework credit from Bid Day - - DEDUCT of (\$9,000.00)

COR-02: Provide vertical pickets at Mezzanine guardrail - - ADD of \$3,531.00

The original Contract Sum was	\$	1,199,746.00
The net change by previously authorized Change Orders	\$	0.00
The Contract Sum prior to this Change Order was	\$	1,199,746.00
The Contract Sum will be decreased by this Change Order in the amount of	\$	5,469.00
The new Contract Sum including this Change Order will be	\$	1,194,277.00
The Contract Time will be unchanged 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

Matthew Harris, Architect | Partner

PRINTED NAME AND TITLE

18 February 2024

DATE

Miranda Construction LLC

CONTRACTOR *(Firm name)*

SIGNATURE

Chris Smith, Senior Project Manager

PRINTED NAME AND TITLE

02/19/2024

DATE

Oldham County Schools

OWNER *(Firm name)*

SIGNATURE

Brent Bohannon, Director of Facilities

PRINTED NAME AND TITLE

DATE

February 18, 2024

OLDHAM COUNTY MIDDLE SCHOOL

Career Technology Renovation and Various Improvements

ska# 2023-09.1 | BG# 23-361 | AHJ No: 2306-002441

Change Order #01

(\$5,469.00)

COR No. (GC)	RFP No. (ska)	RFP Date	Description	approved amount
COR 01	-	-	Casework credit from Bid Day	(\$9,000.00)
COR 02	-	-	Provide vertical pickets at Mezzanine guardrail	\$3,531.00

TOTAL **(\$5,469.00)**

KDE breakdown

COR No.	labor	materials	OH & P	bond / insurance	approved amount
COR 01	\$0.00	(\$9,000.00)	\$0.00	\$0.00	(\$9,000.00)
COR 02	\$2,135.00	\$1,005.00	\$323.00	\$68.00	\$3,531.00
TOTALS	\$2,135.00	(\$7,995.00)	\$323.00	\$68.00	(\$5,469.00)
% of Total CO Amount	-39.0%	146.2%	-5.9%	-1.2%	100.0%

FACPAC Contract Change Order Supplemental Information Form (Ref# 59491)

Form Status: [Saved](#)**Tier 2 Project: OCMS & SOMS - Career Tech Renovations & Additions**

BG Number: 23-361

District: Oldham County (HB678)

Status: [Active](#)Phase: Project Initiation ([View Checklist](#))**Contract: Miranda Construction LLC, 0001, OCMS : Career Technology Renovation**

Type: General Contractor

Proposed

Change Order Number	1
Time Extension Required	No
Date Of Change Order	2/18/2024
Change Order Amount To Date	Decrease

Construction Contingency

Calculations below are project wide. Remaining negative Construction Contingency may require the submission of a revised BG1.

Current Approved Amount	\$132,487.30
Net Approved COs	\$0.00
Remaining After Approved COs	\$132,487.30
Net All COs	\$-5,469.00
Remaining After All COs	\$137,956.30

This Requested Change Order Amount +/-	(\$5,469.00)
Change In A/E Fee This Change Order +/-	\$0.00
Change In CM Fee This Change Order +/-	\$0.00
Remaining Construction Contingency Balance	\$137,956.30

Note: Change Order Supplemental Information Forms with a change event over \$25,000 shall be submitted to KDE for approval with detailed cost breakdown. Attach additional pages if necessary.

Contract Change Requested By Code Enforcement Official; General Contractor

Contract Change Reason Code Code Compliance; Bid Day Credit

Change Order Description And Justification

COR-01: Casework credit from Bid Day - - DEDUCT of (\$9,000.00)

COR-02: Provide vertical pickets at Mezzanine guardrail - - ADD of \$3,531.00

Detailed Cost Breakdown Note:

The percentages are skewed because of the large credit included in the total Change Order

Cost Benefit To Owner

Work can be performed with trades already on-site.

Reduction of scope provides credit to the Owner.

Contract unit prices have been utilized to support the cost associated with this change order. No

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	\$2,135.00	-39.04%
Materials	(\$7,995.00)	146.19%
Profit and Overhead	\$323.00	-5.91%
Bond Insurance	\$68.00	-1.24%
Cost Breakdown Total:	\$-5,469.00	

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

Change Order Supplemental Information Form Signature Page (Online Form Ref# 59491)

studio kremer architects



02-18-2024

Architect

Date

N / A

Construction Manager

Date

Finance Officer

Date

Local Board of Education Designee

Date



RECEIVED
01.03.2024

COR No. 01
PCCO #001

Miranda Construction
322 East Kentucky Street
Louisville, Kentucky 40203
Phone: +15027099929

Project: 23-109 - OCMS Career Tech Renovation
4305 Brown Blvd
LaGrange, Kentucky 40031

Prime Contract Change Order #001: PCCO01 - Owner Credit / Casework

TO:		FROM:	
DATE CREATED:	1/03/2024	CREATED BY:	Jacky Romo (Miranda Construction)
CONTRACT STATUS:	Pending - Proceeding	REVISION:	0
REQUEST RECEIVED FROM:		LOCATION:	
DESIGNATED REVIEWER:	Chris Smith (Miranda Construction)	REVIEWED BY:	
DUE DATE:		REVIEW DATE:	
INVOICED DATE:		PAID DATE:	
REFERENCE:		CHANGE REASON:	Allowance
PAID IN FULL:	No	EXECUTED:	No
ACCOUNTING METHOD:	Amount Based	SCHEDULE IMPACT:	
SIGNED CHANGE ORDER RECEIVED DATE:			
FIELD CHANGE:	No	CONTRACT FOR:	23-109:OCMS Career Tech Renovation
		TOTAL AMOUNT:	(\$9,000.00)

DESCRIPTION:

CE #001 - Owner Credit / Casework

Upon award of the Bid, the Owners are allowing us to use a local Casework Company which saved them costs.

ATTACHMENTS:

The original (Contract Sum)	\$1,199,746.00
Net change by previously authorized Change Orders	\$0.00
The contract sum prior to this Change Order was	\$1,199,746.00
The contract sum would be changed by this Change Order in the amount of	(\$9,000.00) ✓
The new contract sum including this Change Order will be	\$1,190,746.00
The contract time will not be changed by this Change Order.	

SIGNATURE

DATE

SIGNATURE

DATE

SIGNATURE

DATE



RECEIVED
01.16.2024

COR No. 02
PCO #002

Miranda Construction
322 East Kentucky Street
Louisville, Kentucky 40203
Phone: +15027099929

Project: 23-109 - OCMS Career Tech Renovation
4305 Brown Blvd
LaGrange, Kentucky 40031

Prime Contract Potential Change Order #002: PCO02 - Add Vertical Pickets

TO:	FROM:
PCO NUMBER/REVISION: 002 / 0	CONTRACT: 23-109 - OCMS Career Tech Renovation
REQUEST RECEIVED FROM:	CREATED BY: Jacky Romo (Miranda Construction)
STATUS: Pending - In Review	CREATED DATE: 1/12/2024
REFERENCE:	PRIME CONTRACT CHANGE ORDER: None
FIELD CHANGE: No	
LOCATION:	ACCOUNTING METHOD: Amount Based
SCHEDULE IMPACT:	PAID IN FULL: No
EXECUTED: No	SIGNED CHANGE ORDER RECEIVED DATE:
	TOTAL AMOUNT: \$3,531.00

POTENTIAL CHANGE ORDER TITLE: PCO02 - Add Vertical Pickets

CHANGE REASON: Client Request

POTENTIAL CHANGE ORDER DESCRIPTION: (The Contract Is Changed As Follows)

CE #002 - Add Vertical Pickets to Mezz. Railing
See RFP:

Please provide with providing a COR for the option with the vertical pickets (\$2,478.00). "Increase for shop drawings was provided."
COR to include a breakdown of material, labor, and OH&P.

Note that the Contractor shall be paid the net cost of said work, plus profit and overhead. The 15% maximum profit and overhead mark-up allowed by the Kentucky Department of Education shall be divided between the General Contractor and their sub-contractors as mutually agreed among themselves. Bond and insurance costs are not allowed profit and overhead mark-up.

15% total Markup shown on Subcontractor's change order, only on the original portion.

ATTACHMENTS:

[CO#01 - Handrail Change to Add Vertical Pickets - OCMS Tech Reno - Sonne Steel - 1.9.24.pdf](#) , [CO#01 - Handrail Change to Add Vertical Pickets - OCMS Tech Reno - Sonne Steel - 1.9.24.pdf](#) , [RFQ - 100324 - CO#1.pdf](#)

#	Budget Code	Description	Amount
1	05-500.S Misc: Misc Metals, Embeds.Subcontracting	Add Vertical Pickets to Railing	\$3,463.00
2	01-230.O Bonds.Other	Bond Increase for Railing Changes	\$33.00
3	01-250.O Insurance.Other	Insurance Increase for Railing Changes	\$35.00
Grand Total:			\$3,531.00 ✓

SIGNATURE

DATE

SIGNATURE

DATE

SIGNATURE

DATE



48 Regina Ln, Smithfield, KY 40068
PH 502-222-0099 / FX 502-222-9001

Chris Smith
Miranda Construction
322 East Kentucky Street
Louisville, KY 40203

RE: OCMS Career Tech Renovation
Date: 1/9/24
Sonne Job# 23-0780
Miranda Subcontract # 23-109-16

CO#1: Additional Cost to Swap from 3-Line Rail to Vertical Pickets

Below is a breakdown of additional material, labor, and detailing costs to Change:

- 58 LF of three line handrail to ½" dia. Vertical pickets
- Stair Rail from three line to ½" dia. Vertical pickets

Item	Cost
Additional Material for Vertical Pickets	\$1,004.78
Additional Fabrication Labor Cost	\$1,150.00
Subtotal	\$2,154.78
OH&P (15%)	\$323.22
Material and Fab Total	\$2,478.00
Detailer Cost for Re-Drawing Rails with Pickets	\$985.00
OH&P (0%)	\$0.00
TOTAL	\$3,463.00

The following materials and/or services are excluded from this proposal per our itemized list below:

- 1) Testing, and inspections, 2) Any Grouting, 3) Any labor and/or material not specifically listed above, 4) Finish paint or coatings

Terms and Conditions:

This price is good for 30 days.

Please reach out if you have any questions.

Thank you for the opportunity,

Mike Roberts

Senior Project Manager
Sonne Steel Inc.
mike@sonnesteel.com
M: 606-483-0961



48 Regina Lane, Smithfield KY 40068
www.sonnesteel.com



QUOTE

1633 Wrights Ridge. Rd. | Milton, KY | 40045
 502-663-1065 | rtaylor@contractor.net

DATE: NOVEMBER 16, 2023
 RFQ # 100324-CO#1

TO Mike Roberts
 Sonne Steel
 48 Regina Lane
 Smithfield, KY40068
 606-483-0961
mike@sonnesteel.com
 Customer ID [No.]

QTY	UNIT	DESCRIPTION	UNIT PRICE	DISCOUNT	LINE TOTAL
1	EA	Oldham Co. Middle School- Stem Lab			
1	EA	CO#1-Handrail Changes per received comments on 1.4.24	\$985.00		\$985.00
			TOTAL DISCOUNT		
				SUBTOTAL	\$985.00
				TRAVEL	\$0.00
				TOTAL	\$985.00

Quotation prepared by: Ryan Taylor – Agreement of Quote is valid for 30 days. Payment of Invoice shall be paid in full to Taylor Solutions no later than 30 days from project delivery(IFA). In the event of a late payment, a late fee of 5% will be applied.

To accept this quotation, sign and date here and return: _____