

March 14, 2024

OLDHAM COUNTY BOARD OF EDUCATION

CONCERN

Consider approval of Change Order #1 for the Oldham County Schools Field #2 Improvements Project.

DISCUSSION

On November 20, 2023, the Board approved the Award of Contract for the Oldham County Schools Field #2 Improvements Project to the GeoSurfaces, Inc.

Change Order #1 (attached) proposes a proposes additional cost for stabilization of soils at OCHS and value engineered field grade at NOHS for a net amount of \$102,882.32 to the to the Oldham County Schools Field #2 Improvements Project.

KNB Architects and Brent Bohannon, Director of Facilities Management, recommend approval of Change Order #1 in the amount of \$102,882.32 to the GeoSurfaces, Inc contract.

RECOMMENDATION

Approve Change Order #1 for the Oldham County Schools Field #2 Improvements Project in the amounts of \$102,882.32 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 _____, and unanimously carried, the Board approved Change Order #1 for the Oldham County Schools Field #2 Improvements Project in the amounts of \$102,882.32 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.

Susanne Hundley, Chairman

Dr. Jason Radford
Superintendent and Secretary to the Board

**AIA**[®]**Document G701[®] – 2017****Change Order****PROJECT:** *(Name and address)*OCHS Soccer Field Improvements
NOHS Soccer Field Improvements**CONTRACT INFORMATION:**

Contract For: General Construction

Date: November 21, 2023

CHANGE ORDER INFORMATION:

Change Order Number: 001

Date: March 6, 2024

OWNER: *(Name and address)*Oldham County Board of Education
6165 West Highway 146
Crestwood, KY 40015**ARCHITECT:** *(Name and address)*K. Norman Berry Associates Architects
PLLC
815 W. Market St., Ste. 502
Louisville, KY 40202**CONTRACTOR:** *(Name and address)*GeoSurfaces Inc.
7080 St. Gabriel Ave., Ste. A
St. Gabriel, LA 70776**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.)*PCO 1 NOHS Value Engineered Field Grade Design Change (\$40,000)
PCO 2 OCHS Soil Stabilization \$142,882.32

The original Contract Sum was	\$	6,143,000.00
The net change by previously authorized Change Orders	\$	0.00
The Contract Sum prior to this Change Order was	\$	6,143,000.00
The Contract Sum will be increased by this Change Order in the amount of	\$	102,882.32
The new Contract Sum including this Change Order will be	\$	6,245,882.32

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 Assoc.

ARCHITECT *(Firm name)***SIGNATURE**

Sara Woods, Assoc.

PRINTED NAME AND TITLE

03.11.24

DATE

GeoSurfaces Inc.

CONTRACTOR *(Firm name)*

Houston Meyer

SIGNATURE

Houston Meyer, PM

PRINTED NAME AND TITLE

3/11/2024

DATE

Oldham County Board of Education

OWNER *(Firm name)***SIGNATURE****PRINTED NAME AND TITLE****DATE**

FACPAC Contract Change Order Supplemental Information Form (Ref# 59583)

Form Status: Saved

Tier 2 Project: NOHS & OCHS Field 2 Improvements

BG Number: 23-181

District: Oldham County (HB678)

Status: Active

Phase: Project Initiation (View Checklist)

Contract: GeoSurfaces, Inc., 0001

Type: General Contractor

Proposed

Change Order Number 1
Time Extension Required No
Date Of Change Order 3/5/2024
Change Order Amount To Date Unchanged

Construction Contingency

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

Current Approved Amount	\$307,100.00
Net Approved COs	\$0.00
Remaining After Approved COs	\$307,100.00
Net All COs	\$205,712.32
Remaining After All COs	\$101,387.68

This Requested Change Order Amount \$102,882.32

+/-

Change In A/E Fee This Change Order \$5,812.85

+/-

Change In CM Fee This Change Order

+/-

Remaining Construction Contingency \$204,217.68

Balance

Contract Change Requested By General Contractor

Contract Change Reason Code Found Condition

Change Order Description And Justification

1. Engineering field grade at North Oldham. 2 OCHS soil stabilization

Cost Benefit To Owner

Contractor on site to do the work.

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	\$25,550.00	24.83%
Materials	\$77,332.32	75.17%
Profit and Overhead		0.00%
Bond Insurance		0.00%
Cost Breakdown Total:	\$102,882.32	

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# 59583)**

Architect

Date

Construction Manager

Date

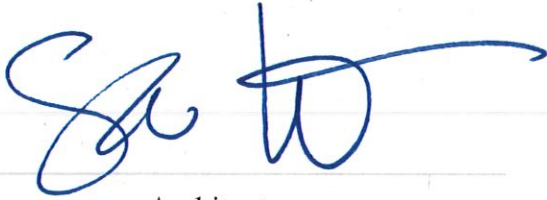
Finance Officer

Date

Local Board of Education Designee

Date

Change Order Supplemental Information Form Signature Page (Online Form Ref# 59583)



Architect

03.11.24

Date

Construction Manager

Date

Finance Officer

Date

Local Board of Education Designee

Date



GeoSurfaces
10170 State Hwy 00
Bloomsdale, Missouri 63627
Phone: (636) 937-1268

Project: 023-059-SP - Oldham County High School Soccer Improvements
1150 KY-393
La Grange, Kentucky 40031

Prime Contract Change Order #001: NOCHS - Grade Design Change / OCHS Soil Stabilization

TO:	Oldham County School	FROM:	GeoSurfaces Midwest 10170 State Route 00 Suite C Bloomsdale, Missouri 63627
DATE CREATED:	1/30/2024	CREATED BY:	Houston Meyer (GeoSurfaces Midwest)
CONTRACT STATUS:	Approved	REVISION:	0
DESIGNATED REVIEWER:	Brent Bohannon (Oldham County School)	REVIEWED BY:	
DUE DATE:	02/09/2024	REVIEW DATE:	03/05/2024
INVOICED DATE:		PAID DATE:	
SCHEDULE IMPACT:		EXECUTED:	No
REVISED SUBSTANTIAL COMPLETION DATE:		SIGNED CHANGE ORDER RECEIVED DATE:	
CONTRACT FOR:	1:North Oldham and Oldham County High Schools	TOTAL AMOUNT:	\$102,882.32

DESCRIPTION:

NOCHS - Value Engineering Field Grade Design Change

During the grading file design at NOCHS, our design team realized an opportunity for a value engineering credit to the owner. This change offers many benefits to the owner including money savings and a HUGE safety risk mitigation. Please see as follows.

Original engineered design

- 4452 CY export (550 dump truck loads)
- Points of Concern
 - Street cleanliness from heavy construction traffic
 - Traffic safety on school property
 - Parking Lots
 - Streets
 - Between the school buildings
 - Additional heavy construction traffic
 - One-way field access between buildings causing bottleneck for dump trucks.
- Water drainage onto field from the eastern offsite property.

Value Engineered Design

- Final field grade at 0.5% sloping east to west. (Same slope percentage as OCHS field finish surface)
 - 400 CY (~50 truck loads) topsoil to be exported off site plus utility spoils.
 - With owner approval of onsite placement area, this topsoil could likely be utilized eliminating the need for additional trucking.
 - Offsite water drainage onto field minimized.
- Replaced designed center field 18" HDPE with 12" HDPE and add 12" HDPE along west curb.
 - We would request to remove the cleanouts from the design as well.
- Construction traffic would be dramatically reduced through the lot and between school buildings.
- No changes effecting ADA or structural elevations.
- Potential 3 week schedule improvement due to eliminating the one-way trucking bottleneck.
- \$40,000.00 Savings to owner

Approved by Brent Bohannon on 2/13/24 in progress update meeting.

Geosurfaces design team to coordinate final exterior grading plan with Jason Booth, civil engineer.

OCHS - Soil Stabilization

OCHS Soil Stabilization

Soil Stabilization required for OCHS. Existing soils found to be unsuitable for construction.

- 312 ton Code-L lime.
- 12" stabilization depth.
- 1 month project delay from initial observation until soil stabilization activities 3/11.

Approved by Brent Bohannon on 3/5/24 via email.

Substantial completion schedule dates/changes will be discussed in the future as necessary depending on project progress.

ATTACHMENTS:

[North Oldham HS Soccer 240118 Agtek Slope 05 - Value Engineered.pdf](#), [North Oldham HS Soccer 240115 Agtek - Original Design.pdf](#)

POTENTIAL CHANGE ORDERS IN THIS CHANGE ORDER:

PCO #	Title	Schedule Impact	Amount
001	NOCHS - Value Engineering Field Grade Design Change	-14 days	(\$40,000.00)
002	OCHS Soil Stabilization	30 days	\$142,882.32
Total:			\$102,882.32

CHANGE ORDER LINE ITEMS:

PCO # 001: NOCHS - Value Engineering Field Grade Design Change

#	Budget Code	Description	Qty	Units	Unit Cost	Subtotal
1	2-402.O Mass Grading - Dirt.Other	Mass Grading Export	1.0	LS	\$(44,500.00)	\$(44,500.00)
2	6-512.L 12 Storm Sewer HDPE".Labor	12" HDPE (Add Line)	1.0	LS	\$6,000.00	\$6,000.00
3	6-512.L 12 Storm Sewer HDPE".Labor	18" - 12" reduction	1.0	LS	\$(1,500.00)	\$(1,500.00)
Grand Total:						\$(40,000.00)

PCO # 002: OCHS Soil Stabilization

#	Budget Code	Description	Qty	Units	Unit Cost	Subtotal
1	2-800.L Soil Stabilization - Code L.Labor	Soil Stabilization Labor	13800.0	SY	\$4.75	\$65,550.00
2	2-800.M Soil Stabilization - Code L.Materials	Soil Stabilization Materials	312.0	TON	\$247.86	\$77,332.32
Grand Total:						\$142,882.32

The original (Contract Sum)	\$6,143,000.00
Net change by previously authorized Change Orders	\$0.00
The contract sum prior to this Change Order was	\$6,143,000.00
The contract sum will be increased by this Change Order in the amount of	\$102,882.32
The new contract sum including this Change Order will be	\$6,245,882.32
The contract time will not be changed by this Change Order.	

Sara Woods (K. Norman Berry
Associates Architects PLLC)
815 W Market Street Suite 502
Louisville, Kentucky 40202

Oldham County School

GeoSurfaces Midwest

10170 State Route OO Suite C
Bloomsdale, Missouri 63627

SIGNATURE DATE

SIGNATURE DATE

SIGNATURE DATE

Value Engineered

Job: North Oldham HS Soccer 240118 Slope 05
Units: Ft-CY
Thu Jan 18, 2024 11:51:18 Page 1

Volume Report Subgrade vs Stripped

	Total		Area		Volume		Comp/Ratio		Compact		Export Change	
	Field	Region	Cut	Fill	OnGrade	Cut	Fill	Cut	Fill	Cut	Import	Per 0.1 ft
Field	125,384	0	55,441	59,737	10,206	1,487	1,831	1.00	1.15	1,488	2,106	-618
Region	0	0	0	0	0	-1	0	1.00	1.00	-1	0	-1
Regions Total	125,384	55,441	59,737	59,737	10,206	1,487	1,831	1,487	2,106	-619	534	534

Stripping Q'tys	Plane		Slope	Depth	Volume
	Area	Area			
Field	116,977	117,072	0.250	0.650	1,084

Green Areas	Plane		Slope	Depth	Volume
	Area	Area			
Field	93,515	93,516	15,080	1,000	559

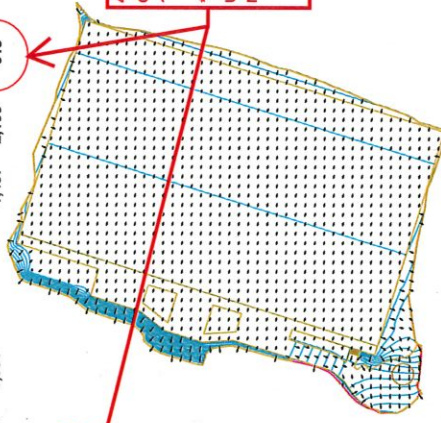
Inside Pavement	Plane		Slope	Depth	Volume
	Area	Area			
Field	14,836	14,836	0.000	0.670	356

Pavement	Plane		Slope	Depth	Volume
	Area	Area			
Field	821	821	0.650	0.650	20

Turf Area	Plane		Slope	Depth	Volume
	Area	Area			
Field	821	821	0.650	0.650	20

Turf Sub:	Plane		Slope	Depth	Volume
	Area	Area			
Field	1,642	1,642	0.650	0.650	40

Sectional Total	Plane		Slope	Depth	Volume
	Area	Area			
Field	125,105	125,379			3,206



400 CY topsoil to be exported off site.
~50 truck loads
*This topsoil could likely be utilized onsite eliminating the need for additional trucking.

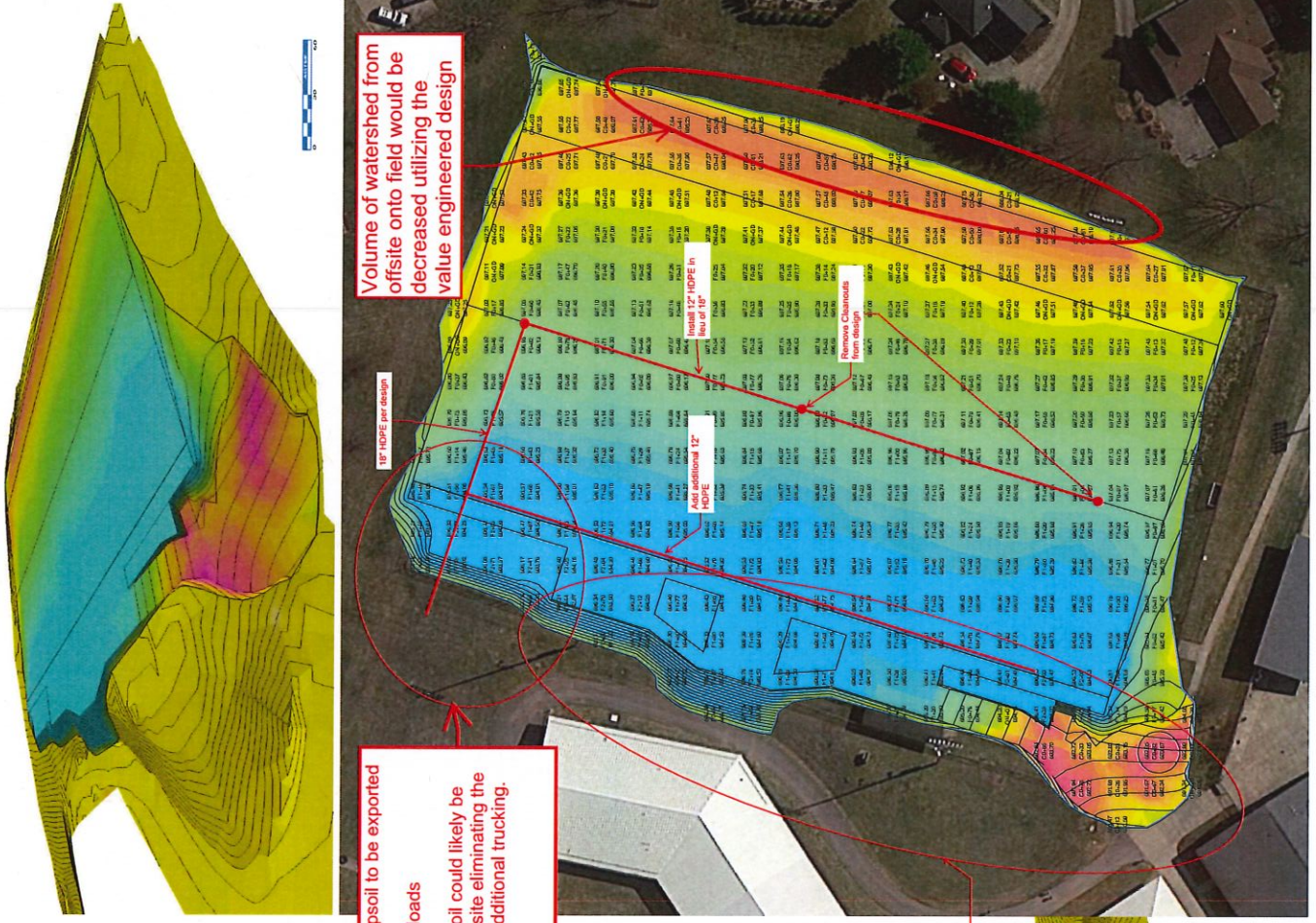
Volume of watershed from offsite onto field would be decreased utilizing the value engineered design

18" HDPE per design

Add additional 12" HDPE

Remove 12" HDPE in

No changes have been made here from the original engineered design.



Volume Report
 Subgrade vs Stripped

	Total	Cut	Area	Fill	OnGrade	Volume	Comp/Ratio	Fill	Cut	Compact	Export	Change
Field	129,908	85,209	39,210	0	5,489	4,349	1.324	1.00	1.15	4,349	1,523	2,826
Region	0	0	0	0	0	0	1.00	1.00	1.00	0	0	0
Regions Total	129,908	85,209	39,210	0	5,489	4,349	1,324			4,349	1,523	2,826

Stripping Qty's	Plane	Slope	Area	Depth	Volume
Stripping	121,500	121,612	0.250	Volume	1,126

Sectional Qty's	Plane	Slope	Area	Depth	Volume
Field	93,515	93,517	0.650	2,251	
Green Areas	19,394	19,663	1.000	728	
Inside Pavement	772	785	0.000	0	
Pavement	14,340	14,356	0.670	356	
Turf Area	821	821	0.650	20	
Turf Area	821	821	0.650	20	

Turf Sub:	1,642	1,642	0.650	40
Sectional Total	129,663	129,963		3,375

4452 CY to be exported off site plus utility spoils (500CY) .
 ~550 truck loads
 ~BIG safety/traffic concern'

Concerns
 -Street cleanliness
 -Traffic safety
 -Additional traffic
 -One-way field access between buildings
 -Potential 3 week delay.

