

April 22, 2024

OLDHAM COUNTY BOARD OF EDUCATION

CONCERN

Consider approval of Change Order #2 for the OCMS portion of the Career Tech Renovation and Addition @ OCMS & SOMS Project.

DISCUSSION

Change Order #2 (attached) proposes additional cost of \$2,913.00 for revised sanitary sewer route and termination to the OCMS portion of the Career Tech Renovation and Addition @ OCMS & SOMS Project.

Studio Kremer Architects and Brent Bohannon, Director of Facilities Management, recommend approval of Change Order #2 in the additional cost amount of \$2,913.00 to the Miranda Construction LLC contract.

RECOMMENDATION

Approve Change Order #2 for the OCMS portion of the Career Tech Renovation and Addition @ OCMS & SOMS Project in the additional cost amount of \$2,913.00 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 #2 for the OCMS portion of the Career Tech Renovation and Addition @ OCMS & SOMS Project in the additional cost amount of \$2,913.00 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: 002

Date: September 26, 2023

Date: April 11, 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-04: Revised sanitary sewer route / termination - - ADD of \$2,913.00

The original Contract Sum was	\$	1,199,746.00
The net change by previously authorized Change Orders	\$	-5,469.00
The Contract Sum prior to this Change Order was	\$	1,194,277.00
The Contract Sum will be increased by this Change Order in the amount of	\$	2,913.00
The new Contract Sum including this Change Order will be	\$	1,197,190.00
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

11 April 2024
DATE

Miranda Construction LLC
CONTRACTOR *(Firm name)*

SIGNATURE

Steve McCarty, Chief Operating Officer
PRINTED NAME AND TITLE

11 April 2024
DATE

Oldham County Schools
OWNER *(Firm name)*

SIGNATURE

Brent Bohannon, Director of Facilities
PRINTED NAME AND TITLE

DATE

April 11, 2024

OLDHAM COUNTY MIDDLE SCHOOL

Career Technology Renovation and Various Improvements

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

Change Order #02

\$2,913.00

COR No. (GC)	RFP No. (ska)	RFP Date	Description	approved amount
COR 04	-	-	DWV riser investigation	\$2,913.00

TOTAL \$2,913.00

KDE breakdown

COR No.	labor	materials	OH & P	bond / insurance	approved amount
COR 04	\$1,712.00	\$821.00	\$380.00	\$0.00	\$2,913.00
TOTALS	\$1,712.00	\$821.00	\$380.00	\$0.00	\$2,913.00
% of Total CO Amount	58.8%	28.2%	13.0%	0.0%	100.0%

FACPAC Contract Change Order Supplemental Information Form (Ref# 59773)

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	2
Time Extension Required	No
Date Of Change Order	4/11/2024
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	\$132,487.30
Net Approved COs	\$-29,178.00
Remaining After Approved COs	\$161,665.30
Net All COs	\$-26,265.00
Remaining After All COs	\$158,752.30

This Requested Change Order Amount +/-	\$2,913.00
Change In A/E Fee This Change Order +/-	\$251.25
Change In CM Fee This Change Order +/-	\$0.00
Remaining Construction Contingency Balance	\$158,752.30

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 General Contractor

Contract Change Reason Code Found Condition

Change Order Description And Justification

COR-04: DWV riser investigation - - ADD of \$2,913.00

Cost Benefit To Owner

Work can be performed with trades already on-site.

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	\$1,712.00	58.77%
Materials	\$821.00	28.18%
Profit and Overhead	\$380.00	13.04%
Bond Insurance	\$0.00	0.00%
Cost Breakdown Total:	\$2,913.00	

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# 59773)

studio kremer architects



04-11-2024

Architect

Date

N / A

Construction Manager

Date

Finance Officer

Date

Local Board of Education Designee

Date



RECEIVED
02.19.2024

COR No. 04
PCO #004

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 #004: PCO04-DMV Riser

TO:	FROM:
PCO NUMBER/REVISION: 004 / 0	CONTRACT: 23-109 - OCMS Career Tech Renovation
REQUEST RECEIVED FROM:	CREATED BY: Jacky Romo (Miranda Construction)
STATUS: Pending - Proceeding	CREATED DATE: 2/19/2024
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: \$2,895.70

POTENTIAL CHANGE ORDER TITLE: PCO04-DMV Riser

CHANGE REASON: Design Development

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

CE #007 - DMV Riser

Per the existing design we couldn't obtain enough fall to install the new Sewer line.

ATTACHMENTS:

[Coring Cost Breakdown.PDF](#) , [_CO 3 - Cost Breakdown.pdf](#) , [_CO #3 DWV Raiser.pdf](#)

#	Budget Code	Description	Amount
1	15-400.S Plumbing.Subcontracting	DWV Riser	\$2,786.30 \$2,757.70
2	99-999.H OH&P.Overhead	Miranda OH&P	\$139.00 \$2,895.70
Grand Total:			\$2,895.70

\$2,913.00

SIGNATURE

DATE

SIGNATURE

DATE

SIGNATURE

DATE



Heating • Cooling • Plumbing • Manufacturing

2-6-2024

MIRANDA CONSTRUCTION

RE: CHANGE ORDER #3 Exploration Excavation and Backfill

THE FOLLOWING PLMG ITEMS ARE INCLUDED.

- Excavate 3' x 3' opening
- Furnish backfill 3' x 3' opening
- 1 Core Drill through footer
- Furnish and install 4" DWV SWV Pipe to tie into existing sewer
- Furnish and install 4" Coupling to tie into existing sewer
- Furnish Concrete Patching ofr 3' x 3' opening
- Permits

THE FOLLOWING PLMG ITEMS ARE EXCLUDED.

BASE BID ~~\$ 2,757.70~~ **\$2,786.30**

This price is good for 20 days. Four-day extension of the project schedule will be required for this work.

KCC INC.

Clay Barfield

2716 Grassland Drive
Louisville, KY 40299
(502) 491-9880 P
(502) 493-5775 F

11426 Electron Drive
Louisville, KY 40299
(502) 491-9880 P
(502) 493-5775 F

125K Trade Street
Lexington, KY 40511
(859) 313-5244 P
(859) 313-5344 F

1155 W 60 South
Tooele Commercial Park Lot #5
Tooele, UT 84074
(435) 833-0450 P

Job Name: High Water Alarm

Bid Date:9/28/23

Job #:

Description	Sub	Material	Equipment	Labor hrs	Labor Rate	Labor Total
EXCAVATION/BACKFILL		\$350.00		16	\$107.00	\$1,712.00
Concrete Coring	\$450.00 -\$400.00				\$107.00	\$0.00
					\$107.00	\$0.00
					\$107.00	\$0.00
					\$107.00	\$0.00
PICK UP & DELIVERY					\$107.00	\$0.00
CLEANUP					\$107.00	\$0.00
TRAVEL & FUEL						
SUPERVISSION					\$100.00	\$0.00
ENGINEERING					\$100.00	\$0.00
EXCLUSIONS						
CUT & PATCH						
CONCRETE						
PAINTING						
DUMPSTER						
ELECTRICAL WORK/Wiring						
	\$450.00 -\$400.00	\$350.00	\$0.00	16		\$1,712.00

Sub	\$450.00 -\$400.00	
Sub markup	\$0.00	<input type="text" value="0"/> %
material	\$350.00	
Material makeup	\$0.00	<input type="text" value="0"/> %
Equipment	<i>tax only applies to material</i> \$0.00	
Equipment Markup	<i>(\$350.00 x 6% = \$21.00)</i> \$0.00	<input type="text" value="0"/> %
Tax (6%)	\$821.00 -\$795.00	
Labor	\$1,712.00	
Labor Markup	\$0.00	<input type="text" value="0"/> %
Subtotal	\$2,533.00 -\$2,507.00	
Additional Overall markup	\$253.30 -\$250.70	<input type="text" value="0.1"/> %
Total	-\$2,757.70 \$2,786.30	

QUOTE

Order #: **COR No. 04**

Concrete Coring & Cutting

of Louisville, Inc.
150 Livers Lane
Shepherdsville, KY 40165
(502) 361-2596 (502) 361-7921 Fax

OPERATOR

Quotes

- 0

CUSTOMER INFORMATION	
Kentuckiana Comfort Ctr., Inc. 2716 Grassland Drive Louisville, KY 40299	<u>Cust #</u> 000645
(502) 491-9880 Fax:	
Ordered By:	
Salesman:	
JOB INFORMATION	
Job Date: 02/06/24 (Tuesday)	
Arrival:	
Estimated Hours: 0.00	\$ 450
PO #: Required But Missing	
Job Request #:	
Order Entered: 02/06/24 05:48am	By: BMERED
Salesman:	
Tax Status:	

JOB SITE INFORMATION	
Oldham County Middle School	
, KY	
(404) 820-6099	(...
Area:	Map Code:
Jobsite: None	Foreman: Clay
General Contractor:	
Owner:	
Needed At Site	
Distance: 0	Elevation: 0
ECP:	

Details							
Quantity	Description	Unit	Price				
1.00	5'' dia. holes in concrete footer	0.00	0.00				
1.00	Core Drilling Minimum	450.00	450.00				
Minimum Charge: \$450		Stand By Charge: \$0 /hr	Travel Charge: \$0 /hr	TOTAL:		\$450.00	