

**July 29, 2024**

**OLDHAM COUNTY BOARD OF EDUCATION**

**CONCERN**

Consider Approval of Change Order #1 for the Oldham County Preschool Renovation & Addition.

**DISCUSSION**

On April 22, 2024, the Board approved the award of Contract for the Oldham County Preschool Renovation & Addition to Redlee Construction and Development Inc.

Change order #1 (attached) proposes an additional cost of \$19,020.19 for plumbing and sink additions, and flooring demolition and addition to the Oldham County Preschool Renovation & Addition project


McCulloch Associates Architects and Brent Bohannon, Director of Facilities Management, recommend approval of Change Order #1 in the additional cost amount of \$19,020.19 to the Redlee Construction and Development Inc contract.


**RECOMMENDATION**

Approve Change Order #1 to the Oldham County Preschool Renovation & Addition in the additional cost amount of \$19,020.19 for submission to the Kentucky Department of Education, District Facilities Branch, Division of District Support and hereby authorizes the Director of Facilities Management to execute the necessary documentation.

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On a motion by \_\_\_\_\_, seconded by \_\_\_\_\_, the Board approved Change Order #1 to the Oldham County Preschool Renovation & Addition in the additional cost amount of \$19,020.19 for submission to the Kentucky Department of Education, District Facilities Branch, Division of District Support and hereby authorizes 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 Preschool - Expansion  
 and Renovation  
 4309 Brown Blvd.  
 LaGrange, KY 40031

**CONTRACT INFORMATION:**  
 Contract For: General Construction  
 Date: 4/23/2024

**CHANGE ORDER INFORMATION:**  
 Change Order Number: 001  
 Date: 6/28/2024

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

**ARCHITECT:** *(Name and address)*  
 McCulloch Associates Architects  
 1225 Garvin Place  
 Louisville, KY 40203

**CONTRACTOR:** *(Name and address)*  
 Redlee Construction and Development  
 Inc.  
 800 Stonecreek Pkwy  
 Suite 5A  
 Louisville, KY 40223

**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:** Isolation Valve Domestic Water Area C -- ADD of \$1,065.08

**COR-02:** Sink Addition -- ADD of \$11,673.42

**COR-03:** Wall and Finishes Delete -- DEDUCT of (\$2,651.40)

**COR-04:** Flooring Demo and Addition -- ADD of \$8,933.09

The original Contract Sum was	\$	963,000.00
The net change by previously authorized Change Orders	\$	0.00
The Contract Sum prior to this Change Order was	\$	963,000.00
The Contract Sum will be increased by this Change Order in the amount of	\$	19,020.19
The new Contract Sum including this Change Order will be	\$	982,020.19

The Contract Time will be unchanged by Zero (0) days.

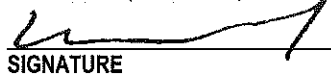
The new date of Substantial Completion will be

**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.**

McCulloch Associates Architects

**ARCHITECT** *(Firm name)*



**SIGNATURE**

Barnett McCulloch, President

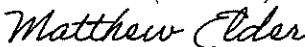
**PRINTED NAME AND TITLE**

6/28/2024

**DATE**

Redlee Construction and Development  
 Inc.

**CONTRACTOR** *(Firm name)*



**SIGNATURE**

Matthew Elder, Vice President

**PRINTED NAME AND TITLE**

7/15/24

**DATE**

Oldham County Board of Education

**OWNER** *(Firm name)*

**SIGNATURE**

Brent Bohannon, Director of Facilities  
 Management

**PRINTED NAME AND TITLE**

**DATE**



June 25, 2024

Mr. Dino Sehic  
McCulloch Associates Architects  
1225 Gavin Place  
Louisville, KY 40203

Re: 977 | OCBE | OC Preschool Addition & Renovation | COR- Isolation Valves Domestic Water Area C

Dino,

The cost to add isolation valves domestic water Area A is as follows:

Furnish and Install Isolation Valves	\$ 926.16
Subtotal	\$ 926.16
OHP	\$ 138.92
Total	\$ 1,065.08

Please advise if you want to do this work.

Sincerely,

*Charles Frith*

Charles Frith



6-24-24

REDLEE CONSTRUCTION

Oldham County Preschool

RE: Change Order #1 Isolation Valves Domestic Water

**THE FOLLOWING HVAC ITEMS ARE INCLUDED.**

- Furnish and install (1) 1-1/2" ball valve.
- Furnish and install (2) 1" ball valves.
- Furnish and install (2) 1-1/2" couplings
- Furnish and install (4) 1' couplings
- Remove and replace pipe insulation.
- Warranty.
- Test and inspect
- Permits.

**BASE BID                      \$ 926.16**

This price is based on receipt of an A.I.A 401 or other subcontract agreement acceptable to Kentuckiana Comfort Center. Due to the volatility of construction materials, this price is good for 20 days.

KCC INC.

Scott Ditsler

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



June 25, 2024

Mr. Dino Sehic  
McCulloch Associates Architects  
1225 Gavin Place  
Louisville, KY 40203

Re: 977 | OCBE | OC Preschool Addition & Renovation | COR – P-4 Sink Add

Dino,

To furnish and install 8 sink and goose neck faucets with stops traps and couplings is as follows:

Furnish and Install 8 Sink and Faucets	\$ 10,150.80
Subtotal	\$ 10,150.80
OHP	\$ 1,522.62
Total	\$ 11,673.42

Please advise if you want to do this work.

Sincerely,

*Charles Frith*

Charles Frith

800 Stonecreek Parkway, Suite 5A· Louisville, Kentucky 40223  
(502)412-3777· Fax: (502)412-7778  
[www.redleeconstruction.com](http://www.redleeconstruction.com)



Heating • Cooling • Plumbing • Manufacturing

6-25-24

REDLEE CONSTRUCTION

Oldham County Preschool

RE: Change Order #2 P-4 SINK ADD

**THE FOLLOWING PLUMBING ITEMS ARE INCLUDED.**

- Furnish and install (8) Drop-in Sinks with goose neck faucets.
- Furnish and install (16) Stops.
- Furnish and install (8) 2" DWV couplings.
- Furnish and install (8) 2" p-traps.
- Furnish and install (16) 1/2" copper couplings.
- Warranty.
- Test and inspect
- Permits.

**THE FOLLOWING PLUMBING ITEMS ARE EXCLUDED**

- Cutting holes in counter tops.
- Saw cutting and or removing interior walls.
- Patching walls.
- Painting.
- Modifying or installing vent system

**Total Change Order                      \$ 10,150.80**

This price is based on receipt of an A.I.A 401 or other subcontract agreement acceptable to Kentuckiana Comfort Center. Due to the volatility of construction materials, this price is good for 20 days.

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



June 6, 2024

Mr. Dino Sehic  
McCulloch Associates Architects  
1225 Gavin Place  
Louisville, KY 40203

Re: 977 | OCBE | OC Preschool Addition & Renovation | COR- Wall and Finishes Delete

Dino,

The cost to delete the wall and finishes between room 001 and 001A is as follows:

HM Frame, Door and Hardware Credit	\$ (1,208.40)
Paint Credit	\$ (498.00)
Gyp Assemblies Credit	\$ (945.00)
Subtotal	\$ (2,651.40)
OHP	\$ -
Total	\$ (2,651.40)

Please advise if you want to do this work.

Sincerely,

*Charles Frith*

Charles Frith



June 4, 2024

Mr. Dino Sehic  
McCulloch Associates Architects  
1225 Gavin Place  
Louisville, KY 40203

Re: 977 | OCBE | OC Preschool Addition & Renovation | COR- Floor Covering Changes

Dino:

The cost to change the flooring and add flooring in rooms 122, 122A, 122C, 228, & 230 is as follows:

Demo Material	\$ 255.64
Demo Labor-16hrs@\$58.50	\$ 936.00
Delete LVT	\$ (9,009.70)
ADD Carpet Tile Tier 1	\$ 8,662.33
ADD Carpet 122A & 122C	\$ 1,732.61
ADD Carpet 228 & 230	\$ 5,191.02
Subtotal	\$ 7,767.90
OHP	\$ 1,165.19
Total	\$ 8,933.09

Please advise if you want to do this work.

Sincerely,

*Charles Frith*

Charles Frith

800 Stonecreek Parkway, Suite 5A· Louisville, Kentucky 40223  
(502)412-3777· Fax: (502)412-7778  
[www.redleeconstruction.com](http://www.redleeconstruction.com)





# CONTRACT

1850 BRYANT RD. SUITE 130, LEXINGTON, KY 40509  
PHONE: 859-269-6371

June 3rd, 2024

Project Number: JE081594

Client: Future Valued Customer

Hello,

We are pleased to submit a proposal for the following project:

## Oldham County Preschool – Expansion & Renovation

LaGrange, KY

<u>Item Description</u>	<u>Price</u>
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### AFS Contract to Furnish & Install the Following:

➤ **Soft Goods Scope of Work**

- **Deletion of LVP in Media Room 122 - \$9009.70**
- **Addition of Tier 1 Carpet Tile in Media Room 122 - \$8,662.33**
- **Add Rooms 122A & 122C - \$1,732.61**
- **Add Activity Room and Conference Room - \$5191.02**

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**\*\*This proposal is valid for 30 days from the date of the proposal.**

#### Conditions of Proposal:

1. This proposal may be withdrawn if not accepted within 30 days of its issuance. AFS Contract will consider reasonable requests to engage in negotiations for revisions to this Proposal, including signing a subcontract that incorporates the terms of this Proposal. A proposal not accepted within 30 days will be subject to price escalation for materials.
2. This proposal is subject to credit review and approval. Payment terms are net 30 days. Past due invoices are subject to service charges of 1.5% per month (18% per annum). In the case of any default, the Customer shall pay AFS Contract reasonable attorney fees and costs, including those on any appeal, even if no suit or action is filed.
3. All work shall be performed in a workmanlike manner according to industry standards. Areas to receive flooring shall be free and clear of debris. Any changes to the work shall be performed only after execution of a written change order.
4. Customer represents and warrants that:
  - a. The project site contains no hazardous or other dangerous substances, either exposed or concealed; or

- b. The Customer has given written notice to AFS Contract of all such substances and their location(s). To the fullest extent permitted by law, Customer shall indemnify, defend and hold AFS Contract harmless from any damage, claim, loss, expense and attorney fees related to AFS Contract liability, if any, including any federal or state statute related to hazardous or other dangerous substances.

5. This proposal does not include participation in any OCIP/CCIP or related programs. Requests for AFS Contract to participate in such programs may result in additional costs.

Approval Signature: \_\_\_\_\_

Pricing is valid up to 30 days from the quote date.

Proposal Prepared By:

**Ian Serrer**

AFS Contract Account Executive - Kentucky

Cell: 386-748-9139

