

OLDHAM COUNTY BOARD OF EDUCATION

CONCERN

Consider Approval of Change Order #4 for the OCMS portion of the Career Tech Renovation and Addition at OCMS & SOMS Project.

DISCUSSION

Change Order #4 (attached) proposes additional cost of \$6401.00 for revised sanitary sewer route, fiber optics, and brick angle changes to the OCMS portion of the Career Tech Renovation and Addition at OCMS & SOMS Project.

Studio Kremer Architects and Brent Bohannon, Director of Facilities Management, recommend approval of Change Order #4 in the additional cost amount of \$6401.00 to the Miranda Construction LLC contract.

RECOMMENDATION

Approve Change Order #4 for the OCMS portion of the Career Tech Renovation and Addition at OCMS & SOMS Project in the additional cost amount of \$6401.00 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 #4 for the OCMS portion of the Career Tech Renovation and Addition at OCMS & SOMS Project in the additional cost amount of \$6401.00 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: <i>(Name and address)</i> Oldham County Middle School Career Tech. Renovation and Various Improvements 4305 Brown Blvd., Crestwood KY	CONTRACT INFORMATION: Contract For: General Construction Date: September 26, 2023	CHANGE ORDER INFORMATION: Change Order Number: 004 Date: August 15, 2024
OWNER: <i>(Name and address)</i> Oldham County Board of Education 6165 W. Highway 146 Crestwood, KY 40014	ARCHITECT: <i>(Name and address)</i> Studio Kremer Architects 1231 S Shelby Street Louisville, KY 40203	CONTRACTOR: <i>(Name and address)</i> Miranda Construction LLC 322 E. Kentucky Street Louisville, KY 40203

THE CONTRACT IS CHANGED AS FOLLOWS:

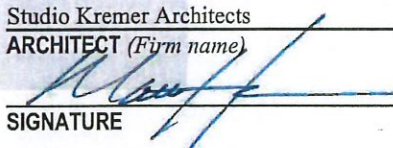

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

- COR-12:** Additional pavers -- ADD of \$3,960.00
- COR-13:** Additional concrete work -- ADD of \$1,075.00
- COR-14:** Additional GWB at Mezzanine edge -- ADD of \$624.00
- COR-15 rev1:** Threshold at new gym doors -- ADD of \$742.00

The original Contract Sum was	\$ 1,199,746.00
The net change by previously authorized Change Orders	\$ 27,698.00
The Contract Sum prior to this Change Order was	\$ 1,227,444.00
The Contract Sum will be increased by this Change Order in the amount of	\$ 6,401.00
The new Contract Sum including this Change Order will be	\$ 1,233,845.00
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.

<u>Studio Kremer Architects</u> ARCHITECT <i>(Firm name)</i>	<u>Miranda Construction LLC</u> CONTRACTOR <i>(Firm name)</i>	<u>Oldham County Schools</u> OWNER <i>(Firm name)</i>
 SIGNATURE	 SIGNATURE	 SIGNATURE
Matthew Harris, AIA, Architect Partner	Tim Ernstberger, Senior Project Manager	Brent Bohannon, AIA, Director of Facilities
PRINTED NAME AND TITLE	PRINTED NAME AND TITLE	PRINTED NAME AND TITLE
15 August 2024	8-15-24	
DATE	DATE	DATE

August 15, 2024

OLDHAM COUNTY MIDDLE SCHOOL

Career Technology Renovation and Various Improvements

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

Change Order #04

\$6,401.00

COR No. (GC)	RFP No. (ska)	RFP Date	Description	approved amount
COR 12	-	-	Additional pavers	\$3,960.00
COR 13	-	-	Additional concrete work	\$1,075.00
COR 14	-	-	Additional GWB at Mezzanine edge	\$624.00
COR 15 r1	-	-	Threshold at new gym doors	\$742.00

TOTAL \$6,401.00

KDE breakdown

COR No.	labor	materials	OH & P	bond / insurance	approved amount
COR 12	\$2,400.00	\$1,284.00	\$276.00	\$0.00	\$3,960.00
COR 13	\$800.00	\$200.00	\$75.00	\$0.00	\$1,075.00
COR 14	\$525.00	\$18.00	\$81.00	\$0.00	\$624.00
COR 15 r1	\$130.00	\$560.00	\$52.00	\$0.00	\$742.00
TOTALS	\$3,855.00	\$2,062.00	\$484.00	\$0.00	\$6,401.00
% of Total CO Amount	60.2%	32.2%	7.6%	0.0%	100.0%

FACPAC Contract Change Order Supplemental Information Form (Ref# 60534)

Form Status: **Saved**

Tier 2 Project: OCMS & SOMS - Career Tech Renovations & Additions

BG Number: 23-361

District: Oldham County (HB678) (465)

Status: **Active**

Phase: Project Initiation ([View Checklist](#))

Contract: Miranda Construction LLC, 0001, OCMS : Career Technology Renovation

Type: General Contractor

Proposed

Change Order Number	4
Time Extension Required	No
Date Of Change Order	8/15/2024
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	\$46,752.00
Remaining After Approved COs	\$85,735.30
Net All COs	\$59,920.00
Remaining After All COs	\$72,567.30

This Requested Change Order Amount +/-	\$6,401.00
Change In A/E Fee This Change Order +/-	\$552.09
Change In CM Fee This Change Order +/-	\$0.00
Remaining Construction Contingency Balance	\$79,334.30

i 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-12: Additional pavers - - ADD of \$3,960.00

COR-13: Additional concrete work - - ADD of \$1,075.00

COR-14: Additional GWB at Mezzanine edge - - ADD of \$624.00

COR-15 rev1: Threshold at new gym doors - - ADD of \$742.00

Cost Benefit To Owner

Work can be performed with trades already on-site.

Contract unit prices have been utilized to No
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	\$3,855.00	60.22%
Materials	\$2,062.00	32.21%
Profit and Overhead	\$484.00	7.56%
Bond Insurance	\$0.00	0.00%
Cost Breakdown Total:		\$6,401.00

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# 60534)

studio **kremer** architects



08-15-2024

Architect

Date

N / A

Construction Manager

Date

Finance Officer

Date

Local Board of Education Designee

Date



RECEIVED
06.13.2024

COR No. 12
PCO #012

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

OCS APPROVAL
07.29.2024

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

Prime Contract Potential Change Order #012: PCO12 - Additional Concrete Pavers

TO:		FROM:	
PCO NUMBER/REVISION:	012 / 0	CONTRACT:	23-109 - OCMS Career Tech Renovation
REQUEST RECEIVED FROM:	Tim Ernstberger (Miranda Construction)	CREATED BY:	Brooke Sample (Miranda Construction)
STATUS:	Pending - In Review	CREATED DATE:	6/13/2024
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:	\$3,959.76

POTENTIAL CHANGE ORDER TITLE: PCO12 - Additional Concrete Pavers

CHANGE REASON: Client Request

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*
CE #033 - Additional Concrete Pavers at Overhead Door

ATTACHMENTS:
[Quote 24053_Miranda Construction_OCMS Courtyard_Drainage Solution.pdf](#)

#	Budget Code	Description	Amount
1	04-230.S Conc. Block (CMU).Subcontracting		\$3,683.50
2	99-999.H OH&P.Overhead		\$276.26
Grand Total:			\$3,959.76

↓
\$3,960.00

SIGNATURE _____ DATE _____ SIGNATURE _____ DATE _____ SIGNATURE _____ DATE _____



GREEN MEADOWS
LANDSCAPING

COR No. 12

Proposal

School Courtyard

Green Meadows Landscaping LLC
PO Box 35252, Louisville KY 40232
Office: (502) 742-7151
Cell: (502) 232-0821
jeff@greenmeadowsky.com

Date	Quote #
06/10/2024	24053

Recipient:
Miranda Construction ternstberger@mirandaconstruction.com
Job Site: Oldham County Middle School 4305 Brown Blvd, LaGrange KY 40031

Total:	Terms:
\$3,683.50	See below for payment terms

Description	Project Amount
Hardscape Project: School Courtyard – Drainage Solution	
<ul style="list-style-type: none"> Site Preparation TurfLock™ Permeable Pavers Ground Cover <p>Project Site Oldham County Middle School, 4305 Brown Blvd, LaGrange KY 40031</p> <p>Drainage solution - additional section for hardscape installation (117 sq ft) Miranda Job # 23-109</p> <p>Hardscape Installation</p> <ul style="list-style-type: none"> Application of 100% crushed gravel for subgrade (4" – 10" compacted) Application of concrete sand for subbase (maximum 1") Installation of TurfLock™ Permeable Pavers (approx. 1302 sq feet) per Reading Rock / Paver Lock specifications for commercial installation on a flat surface <p>Ground Cover</p> <ul style="list-style-type: none"> Application of dirt within the honeycomb paver design Application of grass seed for ground cover 	(\$2,400 L : \$1,075 M) \$3,475.00

Subtotal:	\$3,475.00
KY Sales Tax (6%):	\$208.50
Total:	\$3,683.50



GREEN MEADOWS
LANDSCAPING

COR No. 12
Proposal
School Courtyard

Two-Year Work & Materials Warranty on Paver Installation:

- Correction of post-project issues related to installation would be carried out if they arise over the warranty period.
- Materials will be replaced if there is damage because of an installation-related issue over the warranty period.
- Warranty does not cover other types of damage that are not related to installation, such as that caused by non-typical weather conditions, homeowner or contractor damage when conducting work on or near the completed project, exceeding load specifications of the materials, etc.

Payment Installment Terms (per Miranda contract)

This quote is valid for 90 days from the date listed above, after which values may be subject to change.

Payments made via credit or debit card include a processing fee (3%). Payments made via cash or check do not require a processing fee. 6% state tax applies to service subtotal, as included in the quote total above.

Prior to start date checklist:

- Call 811 to mark utilities on the property. Jeff can call on your behalf if preferred.
- Project area must be clear of outdoor objects, such as large furniture, gardening items, and major debris that is not inherently part of the existing landscape or surface features.
- Touch base with irrigation company, if applicable. Irrigation lines and heads may need to be adjusted and/or rerouted.

This is a proposal only. Upon acceptance of the proposal, Green Meadows Landscaping will follow up with a contract listing finalized payment terms and job details (additional specifics, if applicable to the project).

Thank you for the opportunity to provide this proposal.



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

RECEIVED
 06.20.2024

OCS APPROVAL
 07.29.2024

COR No. 13
PCO #013

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

DRAFT

Prime Contract Potential Change Order #013: PCO13 - Additional Concrete Work

TO:		FROM:	
PCO NUMBER/REVISION:	013 / 0	CONTRACT:	23-109 - OCMS Career Tech Renovation
REQUEST RECEIVED FROM:	Tim Ernstberger (Miranda Construction)	CREATED BY:	Brooke Sample (Miranda Construction)
STATUS:	Draft	CREATED DATE:	6/20/2024
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:	\$1,075.00

POTENTIAL CHANGE ORDER TITLE: PCO13 - Additional Concrete Work

CHANGE REASON: Allowance

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

- CE #035 - Additional Concrete Work
- Sidewalk relocation - \$200.00 (Lawrence/OCMS)
- Saw Cut & Remove Concrete - \$1,200.0 (Lawrence)
- Slab Replacement at Restroom - \$800.00 (Lawrence/Back charge to KCC)
- Slab Replacement at Overhead Door - \$800.00 (Lawrence/OCMS)

ATTACHMENTS:

#	Budget Code	Description	Amount
1	03-300.S Cast-in-Place Concrete w/Forms.Subcontracting	Relocate Sidewalk	\$200.00
2	99-999.H OH&P.Overhead	Relocate Sidewalk	\$15.00
3	03-300.S Cast-in-Place Concrete w/Forms.Subcontracting	Saw Cut and Remove Concrete	\$0.00
4	03-300.S Cast-in-Place Concrete w/Forms.Subcontracting	Concrete Slab at Overhead Door for Sewer Tie-in (\$600 L : \$200 M)	\$800.00
5	99-999.H OH&P.Overhead	Concrete Slab at Overhead Door for Sewer Tie-in	\$60.00
6	03-300.S Cast-in-Place Concrete w/Forms.Subcontracting	Concrete Slab at Restroom	\$800.00
7	15-800.S HV AC Systems.Subcontracting	Concrete Slab at Restroom	\$(800.00)
Grand Total:			\$1,075.00 ✓

SIGNATURE _____ DATE _____ SIGNATURE _____ DATE _____ SIGNATURE _____ DATE _____



LAWRENCE & ASSOCS. CONCRETE DESIGN
1437 Hugh Avenue
Louisville, KY 40213

COR No. 13

502-899-9588 office
 lawrenceconcrete.com

Miranda Construction
 322 E. Kentucky St.
 Louisville, KY 40203
 ap@mirandaconstruction.com

PROPOSAL

Date	Estimate #
6/17/2024	1015

Description	Qty	Rate	Total
OCMS CHANGE ORDERs			0.00
1. Due to the placement of 2' footer according to drawings landing in the center of the existing school classroom window, footer to be moved to 8" before left side of window per Miranda and OCMS personnel.			
2. Fill in previously excavated footer.			
3. Re-dig footer at new placement.			
(2) laborers for four hours		200.00	200.00
1. Subcontracted A & A to sawcut and remove concrete ditches within bathroom and small square section at sewer connection.		1,200.00	1,200.00
1. Demo two panels. (5' x 4') and (5' x 5')		1,600.00	1,600.00
2. Remove and dispose of spoils. (heavy amounts rebar and 10" thickness)			
3. 3 guys full day labor by hand due to existing ditches in courtyard.			
4. Return at later date to pour the panels back with 4000 P.S.I concrete and complete with a light broom finish.			
CHANGE ORDER		TOTAL	\$3,000.00



RECEIVED
07.25.2024

COR No. 14
PCO #014

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

OCS APPROVAL
07.29.2024

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

Prime Contract Potential Change Order #014: PCO14 - drywall at mezzanine

TO:	FROM:
PCO NUMBER/REVISION: 014 / 0	CONTRACT: 23-109 - OCMS Career Tech Renovation
REQUEST RECEIVED FROM:	CREATED BY: Brooke Sample (Miranda Construction)
STATUS: Pending - In Review	CREATED DATE: 7/25/2024
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: \$654.74

POTENTIAL CHANGE ORDER TITLE: PCO14 - drywall at mezzanine

CHANGE REASON: Client Request

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

CE #032 - drywall at mezzanine
Drywall repairs at Mezzanine

ATTACHMENTS:

[T&M# 5499-05 -- Mezz work.pdf](#)

#	Budget Code	Description	Amount
1	09-260.S Metal Studs/Drywall.Subcontracting	repairs at mezzanine	\$609.06
2	99-999.H OH&P.Overhead	7.5%	\$45.68 15.1!
Grand Total:			\$654.74 624.00

total of 15% OHP on base rate of \$542.83 is permitted
 $542.83 (15\%) = \$81.42$
 sub included \$66.23 of markup - remaining amount is \$15.19

\$624.00

SIGNATURE _____ DATE _____ SIGNATURE _____ DATE _____ SIGNATURE _____ DATE _____



M&M - Time & Material Tag #5

Description T&M# 5499-05 -- Mezz work
 Status Submitted
 Assignee Alex Pena (APE)

General Information

Charge To
 ATTN:
 Week Ending
 Supervisor
 Description of work

GC Initial Signoff

General Contractor Superintendent's Initials are required PRIOR TO the commencement of work.

Signed by Josh Withe
 on May 29, 2024 01:00 PM from Alex Pena's device

JW.

Labor

Straight Time = \$75.00
 OT Premium = \$35.00
 Overtime = \$97.50
 Double Time Premium = \$65.00
 Double Time = \$135.00

Name	Monday	Tuesday	Wednesday	Thursday	Friday	Weekend	Total Hours	Hourly Rate	Total Labor Cost
Carlos Nunez		1.0 hrs.	6.0 hrs.				7.0 hrs.	75.0 USD	525.0 USD
Total		1.0 hrs.	6.0 hrs.				7.0 hrs.	75.0 USD	525.0 USD

Material

Quantity	Description	Price EA	Material cost	Sales Tax	Total Material Cost
2.0	5/8 in. x 10 ft. Vinyl L-Trim with Tear Strip.	1.91 USD	3.82 USD	6.0	4.05 USD
1.0	45 min. Quickset	13.0 USD	13.0 USD	6.0	13.78 USD
3.0		14.91 USD	16.82 USD	12.0	17.83 USD

Total Cost

Total Labor Cost	Total Material Cost	General Conditions 2%	Travel Expense	Equipment Expense	SUBTOTAL	10% OH&P	Grand total
525.0 USD	17.83 USD	10.86 USD			553.69 USD	55.37 USD	609.06 USD

Summary

Work Completed?

Date Completed 05-29-2024

Attachments



Authorized Signature

Signed by Jason White
on May 29, 2024 01:01 PM from Alex Pena's device



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

rev1 RECEIVED
 08.09.2024

COR No. 15 rev1
 PCO #015

OCS APPROVAL
 08.12.2024

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

DRAFT

Prime Contract Potential Change Order #015: PCO15 - 6' Threshold at Gym Door

TO:	FROM:
PCO NUMBER/REVISION: 015 / 0	CONTRACT: 23-109 - OCMS Career Tech Renovation
REQUEST RECEIVED FROM: Tim Ernstberger (Miranda Construction)	CREATED BY: Brooke Sample (Miranda Construction)
STATUS: Draft	CREATED DATE: 7/29/2024
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: \$741.75

POTENTIAL CHANGE ORDER TITLE: PCO15 - 6' Threshold at Gym Door

CHANGE REASON: Client Request

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

CE #046 - 6' Threshold at Gym door
 New 6' long Threshold for Gym Door

08.09.2024: Miranda Construction confirmed COR is for both gym doors

ATTACHMENTS:

[913_cutsheet.pdf](#) , [_KY-23-150-Oldham Co MS CTC Reno-004-CE_008-Gym Threshold-2024-06-27.pdf](#)

#	Budget Code	Description	Amount
1	08-110.M Doors: Hollow Metal.Materials	6' Threshold	\$560.00
2	01-307.O Personnel: Laborer.Other	install	\$130.00
3	99-999.H OH&P.Overhead	OH&P	\$51.75
Grand Total:			\$741.75

↓
\$742.00

 SIGNATURE

 DATE

 SIGNATURE

 DATE

 SIGNATURE

 DATE