


MEMO

TO: Dr. Jesse Bacon, Superintendent 

FROM: Tony Roth, Construction Inspector **Tony**

Date: September 6, 2024

RE: Request to Approve Change Order 1-Addition of Soils Allowance

After the award of the Bid Package No.1 Baseball/Softball Contract to Calhoun – SWT (civil engineer for NB and BC) informed SKA that our understanding of the general site soil remediation needed at North Bullitt and Bullitt Central was incorrect. The documents did include allowances for building structures, but not general site work. A soil remediation allowance is needed to address field and general site unsuitable soils that may be encountered. SKA requests the Board's consideration of the addition of two Allowances to Calhoun's Contract for Bid Package No.1 – these are described below:

1. Allow the following at the **Bullitt Central Site (General Site Work at Baseball and Softball Fields – Excluding Structures)**:
  - Allow **\$175,000** for soil remediation per recommendations from the Soils Engineer where unsuitable soils are encountered at areas of new construction. Allowance price shall be adjusted by **Unit Prices #2, 4a, 4b, 5, 6, and 11.**
  
2. Allow the following at the **North Bullitt Site (General Site Work entire campus Excluding the Field House – Excluding Structures)**:
  - Allow **\$162,000** for soil remediation per recommendations from the Soils Engineer where unsuitable soils are encountered at areas of new construction. Allowance price shall be adjusted by **Unit Prices #2, 4a, 4b, 5, 6, and 11.**

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BULLITT COUNTY PUBLIC SCHOOLS IS AN EQUAL EDUCATION AND EMPLOYMENT INSTITUTION



These additions would be in the form of a Change Order to Calhoun's current Baseball/Softball Contract. The amounts requested are an assumption of a worst-case possibility, unbilled amounts will be refunded to the project. To mitigate a large draw on project contingency, SKA accounted for this Allowance addition with the Revised BG-1 that Baird used for the Bond Sale by including an additional \$500,000 in the Construction Contingency beyond the required 5%. If the Board approves of these additions, the Construction Contingency will be just over 5% of the total project cost.

It is SKA's recommendation the Board approve this Change Order to add Soil Allowances to the Baseball/Softball Contract with Calhoun to allow soil remediation to occur when the Design Team and Special Inspector deem it necessary. Allowances allow for work to continue after Design Team/Owner and Contractor agreement without a formal Change Order approval, thus maintaining site schedules.

The request is to approve Change Order 1, which will increase the contract \$337,000.00, for a total contract amount of \$18,998,831.00.

I recommend approval of this change order.

## Change Order

**PROJECT:** *(Name and address)*  
 BCPS - Phase II Athletics - Bid Package  
 No. 1 - Baseball and Softball  
 Bullitt County, Kentucky

**OWNER:** *(Name and address)*  
 Bullitt County Public Schools Board of  
 Education  
 1040 Hwy 44 East  
 Shepherdsville, KY 40165

**CONTRACT INFORMATION:**  
 Contract For: General Construction  
 Date: July 29, 2024

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

**CHANGE ORDER INFORMATION:**  
 Change Order Number: 001  
 Date: September 9, 2024

**CONTRACTOR:** *(Name and address)*  
 Calhoun Construction Services, Inc.  
 7707 National Turnpike  
 Louisville, Kentucky 40218

**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.)*

Allow the following at the **Bullitt Central Site (General Site Work at Baseball and Softball Fields – Excluding Structures)**: Allow **\$175,000** for soil remediation per recommendations from the Soils Engineer where unsuitable soils are encountered at areas of new construction. Allowance price shall be adjusted by **Unit Prices #2, 4a, 4b, 5, 6, and 11.**

Allow the following at the **North Bullitt Site (General Site Work entire campus Excluding the Field House – Excluding Structures)**: Allow **\$162,000** for soil remediation per recommendations from the Soils Engineer where unsuitable soils are encountered at areas of new construction. Allowance price shall be adjusted by **Unit Prices #2, 4a, 4b, 5, 6, and 11.**

The original Contract Sum was	\$ 18,661,831.00
The net change by previously authorized Change Orders	\$ 0.00
The Contract Sum prior to this Change Order was	\$ 18,661,831.00
The Contract Sum will be increased by this Change Order in the amount of	\$ 337,000.00
The new Contract Sum including this Change Order will be	\$ 18,998,831.00

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, Inc.

Calhoun Construction Services, Inc.

Bullitt County Public Schools Board of  
 Education

\_\_\_\_\_  
**ARCHITECT** *(Firm name)*

\_\_\_\_\_  
**CONTRACTOR** *(Firm name)*

\_\_\_\_\_  
**OWNER** *(Firm name)*

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**SIGNATURE**

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**SIGNATURE**

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**SIGNATURE**

Catherine Noble Ward, AIA  
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**PRINTED NAME AND TITLE**

Joel Pittard, Project Manager  
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**PRINTED NAME AND TITLE**

Dr. Jesse Bacon, Superintendent  
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