

**OLDHAM COUNTY BOARD OF EDUCATION**

**CONCERN**

Consider Approval of the Revised BG-1 & Change Order #4 for the Former Liberty Elementary School Demolition and Site Improvements Project.

**DISCUSSION**

The Revised BG-1 proposes a change in scope and revision to the Construction Contingency.

Change Order #4 (attached) proposes an additional cost of \$18,720.00 for an additional underground tank removal and unanticipated wet soil and subgrade conditions.

**RECOMMENDATION**

The Kleingers Group and Brent Bohannon, Director of Facilities Management, recommend approval of Change Order #4 in the amount of \$18,720.00 to Z & S Demolition LLC.

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On a motion by \_\_\_\_\_, seconded by \_\_\_\_\_, the Board approved the Revised BG-1 & Change Order #4 for the Former Liberty Elementary School Demolition and Site Improvements Project and hereby authorize the Director of Facilities Management to execute the necessary documentation. ( , )

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*Suzanne Hundley, Board Chair*

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*Dr. Jason Radford, Superintendent/Secretary*

# BG1 Project Application Form (Revised)

## (Ref# 21709)

Form Status: Saved

Tier 3 Project: Former Liberty ES Demolition

BG Number: 21-226

Status: Active

District: Oldham County (HB678) (465)

Phase: Project Initiation (View Checklist)

Construction Delivery Method	General Contractor
Procurement Standard	Bid Law
Reason for Revision	Change in project scope
Emergency	No

### Project Type and Description

#### Applicable Items

New Building	No
Addition	No
Major Renovation	No
GESC	No
Roofing	No
HVAC	No
ADA Compliance	No
Life Safety	No
Security	No
Minor Project	Yes

Minor Project Description

Asbestos abatement and demolition of existing building, including underground storage tank removal.

New Relocatable Classroom	No
Equipment / Furnishings Procurement	No
Site Acquisitions	No

#### District Facility Plan (DFP)

Compliance with 702 KAR 4:180 and 702 KAR 4:160

DFP Approval Date	2/1/2023
DFP Priority	

4.1.1 -  
 Estimated Cost: \$614,506.00  
 Facility: No Data

Project Not Listed on DFP	No
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#### Inventory

Facility Name

#### Scope

Provide a Complete Narrative of the Proposed Project

Asbestos abatement and demolition of existing building, including underground storage tank removal.

Work Related to Project But Excluded from this BG1 Scope

#### Financial Plan

#### Probable Costs

Proposed Plan to Finance Application

Total Construction Cost	\$243,730.00
Construction Contingency	\$60,710.86
Architect / Engineer Fee	\$60,000.00
Construction Manager Fee	
Fiscal Agent Fee	
Bond Discount	
Equipment / Furnishings	
Equipment / Computers	
Technology Network System (KETS)	
Site Acquisition	
Site Survey	\$9,500.00
Geotechnical Investigations	\$5,000.00
Special Inspections	\$12,000.00
Commissioning	
Advertising	\$1,000.00
Printing	\$1,000.00

**Other Probable Costs**

Title	Amount
Direct Project Management Cost	\$5,000.00
No Data	\$0.00
No Data	
<b>Total Project Cost</b>	<b>\$397,940.86</b>

**Funds Available**

Bond Sale - SFCC	
Bond Requirement - SFCC	
Local FSPK Bond Sale	
Local General Fund Bond Sale	
Cash - SFCC Requirement	
Cash - Building Fund	\$397,940.86
Cash - Capital Outlay	
Cash - Investment Earnings	
Cash - General Fund	
City - County - KYTC Reimbursement	
KETS	
Federal Funds	
External Partner Agreement	

**Residual Funds**

BG Number	Fund Source	Amount
No Data	No Data	No Data
	<b>Residual Funds Total:</b>	<b>\$0.00</b>

**Other Available Funds**

Title	Amount
No Data	
No Data	
No Data	
<b>Total Funds Available</b>	<b>\$397,940.86</b>

### BG1 Signature Page (Online Form Ref# 21709)

The signing of this financial document certifies the above stated funds are available and designated for this project during this fiscal year.

\_\_\_\_\_  
Superintendent

\_\_\_\_\_  
Date

\_\_\_\_\_  
Finance Officer

\_\_\_\_\_  
Date

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Date

NOTE: Any district anticipating the financing of this and/or other projects in a combined school revenue Bond should discuss the financing with the Director/Branch Manager, KDE - District Financial

# AIA® Document G701® – 2017

## Change Order

<b>PROJECT: (Name and address)</b> Former Liberty Elementary School Demolition 8120 W. Hwy 42 Goshen, KY 40026	<b>CONTRACT INFORMATION:</b> Contract For: General Construction  Date: March 26, 2024	<b>CHANGE ORDER INFORMATION:</b> Change Order Number: 004  Date: September 19, 2024
<b>OWNER: (Name and address)</b> Oldham County Board of Education 6165 W. Hwy 146 Crestwood, KY 40014	<b>ARCHITECT: (Name and address)</b> The Kleingers Group 2211 River Road Louisville, KY 40206	<b>CONTRACTOR: (Name and address)</b> Z & S Demolition, LLC 1313 Summer Haven Cir Franklin, TN 37069

**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.)*

Removal of unsuitable soils and removal of additional underground tank

The original Contract Sum was	\$ 243,730.00
The net change by previously authorized Change Orders	\$ 41,990.86
The Contract Sum prior to this Change Order was	\$ 285,720.86
The Contract Sum will be increased by this Change Order in the amount of	\$ 18,720.00
The new Contract Sum including this Change Order will be	\$ 304,440.86

The Contract Time will be increased by Zero (6) days.  
 The new date of Substantial Completion will be November 8, 2024

**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.**

The Kleingers Group  
**ARCHITECT (Firm name)**  
 Gregg Bennett  
Digitally signed by Gregg Bennett  
 DN: cn=U.S., e=gregg.bennett@kleingers.com,  
 o=Kleingers Group, OU=Market Leader,  
 ou=Legal Business  
 Reason: I am the author of this document  
 Date: 2024.09.23 10:02:22 -04'00'

\_\_\_\_\_  
 SIGNATURE  
 Gregg Bennett, Louisville Group Leader

\_\_\_\_\_  
 PRINTED NAME AND TITLE

09/23/2024  
 \_\_\_\_\_  
 DATE

Z & S Demolition, LLC  
**CONTRACTOR (Firm name)**  
 James Stevenson  
E160FD4FF72B4E5...

\_\_\_\_\_  
 SIGNATURE  
 James Stevenson, Owner/Foreman

\_\_\_\_\_  
 PRINTED NAME AND TITLE

9/23/2024  
 \_\_\_\_\_  
 DATE

Oldham County Board of Education  
**OWNER (Firm name)**  
 Brent M. Bohannon, Director of Facilities Management

\_\_\_\_\_  
 SIGNATURE  
 Brent M. Bohannon, Director of Facilities Management

\_\_\_\_\_  
 PRINTED NAME AND TITLE

\_\_\_\_\_  
 DATE



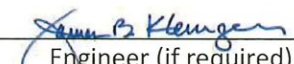
Date of Issuance: 09/10/2024      Effective Date: 09/13/2024  
 Owner: Oldham County Schools      Owner's Contract No.:  
 Contractor: Z & S Demolition, LLC      Contractor's Project No.:  
 Engineer: The Kleingers Group, Inc.      Engineer's Project No.: 220561.002  
 Project: Former Liberty Elementary School Demolition      Contract Name: Former Liberty School Demolition

The Contract is modified as follows upon execution of this Change Order:

Description: Revise contract to reflect unanticipated wet soil and subgrade conditions under building slabs. Conditions required Contractor to rent and operate a dozer to fill and grade the wet areas. The unit price established for equipment and operator is \$2,250/day.

Attachments: Itemized invoice from Z & S Demolition

CHANGE IN CONTRACT PRICE	CHANGE IN CONTRACT TIMES <i>[note changes in Milestones if applicable]</i>
Original Contract Price: \$ 243,730.00	Original Contract Times: Substantial Completion: <u>October 31, 2024</u> Ready for Final Payment: _____ days or dates
[Increase] [ <del>Decrease</del> ] from previously approved Change Orders No. <u>1</u> to No. <u>3</u> : \$ 41,990.86	[Increase] [ <del>Decrease</del> ] from previously approved Change Orders No. <u>1</u> to No. <u>3</u> : Substantial Completion: <u>0 days</u> Ready for Final Payment: _____ days
Contract Price prior to this Change Order: \$285,720.86	Contract Times prior to this Change Order: Substantial Completion: <u>October 31, 2024</u> Ready for Final Payment: _____ days or dates
[Increase] [ <del>Decrease</del> ] of this Change Order: \$ 7,875.00	[Increase] [ <del>Decrease</del> ] of this Change Order: Substantial Completion: <u>4 days</u> Ready for Final Payment: _____ days or dates
Contract Price incorporating this Change Order: \$293,595.86	Contract Times with all approved Change Orders: Substantial Completion: <u>November 6, 2024</u> Ready for Final Payment: _____ days or dates

<p>RECOMMENDED:</p> <p>By: <u></u> Engineer (if required)</p> <p>Title: <u>Project Engineer</u></p> <p>Date: <u>09/10/2024</u></p>	<p>ACCEPTED:</p> <p>By: _____ Owner (Authorized)</p> <p>Title: _____</p> <p>Date: _____</p>	<p>ACCEPTED:</p> <p>By: _____ Contractor (Authorized Signature)</p> <p>Title: _____</p> <p>Date: _____</p>
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Approved by Funding Agency (if applicable)

By: \_\_\_\_\_ Date: \_\_\_\_\_  
 Title: \_\_\_\_\_



# Z & S Demolition LLC

1313 Summer Haven Cir  
Franklin, TN 37069  
Phone: (615)450-2426

**DATE**  
9/4/2024

**Project Information:**

Original Contract Price: \$243,730.00  
Owner: Oldham County Board of Education  
Project Address: 8120 W Highway 42  
Goshen, KY 40026

**Former Liberty Elementary School Demolition**  
Unforeseen circumstances surrounding wet subgrade conditions

Out of Scope Rates	Unit	Unit Price	Quantity	Subtotal
Equipment (Dozer with operator)	per day	\$2,250.00	3.5	\$7,875.00

*Thank you for your business!*

**TOTAL DUE** **\$7,875.00**

If you have any questions about these rates, please contact  
Allanah Steveson - (517) 879-6119 - [allanah@zandsdemolition.com](mailto:allanah@zandsdemolition.com)

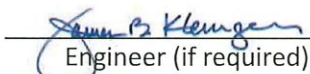
Date of Issuance: 09/10/2024      Effective Date: 09/13/2024  
 Owner: Oldham County Schools      Owner's Contract No.:  
 Contractor: Z & S Demolition, LLC      Contractor's Project No.:  
 Engineer: The Kleingers Group, Inc.      Engineer's Project No.: 220561.002  
 Project: Former Liberty Elementary School Demolition      Contract Name: Former Liberty School Demolition

The Contract is modified as follows upon execution of this Change Order:

Description: Revise contract to reflect work required to remove and dispose of an existing tank discovered under the building slab. Contractor to rent equipment and provide operators to remove and dispose of the tank. Depth of tank unknown and is assumed to be 8 feet deep. If larger and deeper, additional costs may be incurred. The estimated cost for removal and disposal is \$10,845.00.

Attachments: Itemized invoice from Z & S Demolition

CHANGE IN CONTRACT PRICE	CHANGE IN CONTRACT TIMES <i>[note changes in Milestones if applicable]</i>
Original Contract Price: \$ 243,730.00	Original Contract Times: Substantial Completion: <u>October 31, 2024</u> Ready for Final Payment: _____ days or dates
[Increase] [ <del>Decrease</del> ] from previously approved Change Orders No. <u>1</u> to No. <u>4</u> : \$ 49,865.86	[Increase] [ <del>Decrease</del> ] from previously approved Change Orders No. <u>1</u> to No. <u>4</u> : Substantial Completion: <u>4 days</u> Ready for Final Payment: _____ days
Contract Price prior to this Change Order: \$293,595.86	Contract Times prior to this Change Order: Substantial Completion: <u>November 6, 2024</u> Ready for Final Payment: _____ days or dates
[Increase] [ <del>Decrease</del> ] of this Change Order: \$ 10,845.00	[Increase] [ <del>Decrease</del> ] of this Change Order: Substantial Completion: <u>2 days</u> Ready for Final Payment: _____ days or dates
Contract Price incorporating this Change Order: \$304,440.86	Contract Times with all approved Change Orders: Substantial Completion: <u>November 8, 2024</u> Ready for Final Payment: _____ days or dates

RECOMMENDED:	ACCEPTED:	ACCEPTED:
By: <u></u> Engineer (if required)	By: _____ Owner (Authorized)	By: _____ Contractor (Authorized Signature)
Title: <u>Project Engineer</u>	Title: _____	Title: _____
Date: <u>09/10/2024</u>	Date: _____	Date: _____

Approved by Funding Agency (if applicable)  
 By: \_\_\_\_\_ Date: \_\_\_\_\_  
 Title: \_\_\_\_\_





# Z & S Demolition LLC

1313 Summer Haven Cir  
Franklin, TN 37069  
Phone: (615)450-2426

**DATE**  
9/4/2024

**Project Information:**

Original Contract Price: \$243,730.00  
Owner: Oldham County Board of Education  
Project Address: 8120 W Highway 42  
Goshen, KY 40026

**Former Liberty Elementary School Demolition**  
Removal of tanks

Out of Scope Rates	Unit	Unit Price	Quantity	Subtotal
Equipment (Dozer with operator)	per day	\$2,250.00	1	\$2,250.00
Equipment (Excavator with operator)	per day	\$2,500.00	2	\$5,000.00
Dump Truck	per hour	\$145.00	16	\$2,320.00
Concrete disposal	per load	\$100.00	5	\$500.00
Generator and water pump	per use	\$475.00	1	\$475.00
Housing	per day	\$150.00	2	\$300.00

*Thank you for your business!*

**TOTAL DUE** **\$10,845.00**

If you have any questions about these rates, please contact  
Allanah Steveson - (517) 879-6119 - [allanah@zandsdemolition.com](mailto:allanah@zandsdemolition.com)