

January 27, 2025

OLDHAM COUNTY BOARD OF EDUCATION

CONCERN

Consider Approval of Change Order #1 for the Athletic Stadium and Field Improvements at Various Schools Ph. 2 project.

DISCUSSION

Change Orders are a necessary and beneficial tool to adjust the scope of work and modify contracts or direct purchase orders (DPO) accordingly during the capital construction process.

During the Change Order Request process the Design Team and Director of Facilities Management scrutinize the adjustments to the scope of work, the cost implications and the contract obligations of all parties. Once all parties agree to the terms, Change Order Requests that are in the best interest of the Board of Education, improve the school/district's beneficial use, and/or necessary for the successful completion of the project in accordance with the Owner/Contractor Agreement, a recommendation is brought to the Board of Education for approval. Change Order Requests that do not meet this criterion are rejected outright or brought to the Board with a recommendation to reject.

Change Order #1 proposes an additional cost of \$11,391.20 to the Athletic Stadium and Field Improvements at Various Schools Ph. 2 project.


Change Order #1 (attached) proposes a **deduction** of \$26,733.80 for picnic table purchase and installation. There are three additional costs of \$38,125.00 for:

- Expanding the concrete bleacher pad at NOHS Football stadium.
- Clearing and disposing of trees, logs, brush and 1200 ft of chain link fence at OCHS football stadium.
- Install a concrete fence band at NOHS Football Stadium.


RECOMMENDATION

Approve Change Order #1 resulting in the additional cost of \$11,391.20 to the Parco Constructors Group, LLC contract.

On a motion by _____, seconded by _____, the Board approved Change Order #1 in the additional cost of \$11,391.20 for the Athletic Stadium and Field Improvements at Various Schools Ph. 2 project for submission to the Kentucky Department of Education, and hereby authorize the Director of Facilities Management to execute the necessary documentation. (,)



Suzanne Hundley, Board Chair



Dr. Jason Radford, Superintendent/Secretary

DATE:	1/13/25	CO #:	One (01)
TO:	Parco Constructors Group, LLC PO Box 99339, 22521 Ridgemar Ct. Louisville, Kentucky 40269	PROJECT:	Oldham County Athletic Improvements – Phase 2 Oldham County, Kentucky BG 22-510 RTA 23049
CONTRACT DATE:	August 27, 2024	CONTRACT FOR:	General Construction

THE CONTRACT IS CHANGED AS FOLLOWS:
(Include, where applicable, any undisputed amount attributable to previously executed Construction Change Directives.)

1. PR-001 NOHS Visitor Bleachers Pad: \$16,258.00
2. Site Furnishings Credit: (26,733.80)
3. Clearing at OCHS: \$14,835.00
4. Concrete fence band per RFI #3: \$7,032.00

TOTAL AMOUNT OF THIS CHANGE ORDER: **\$11,391.20**

The original Contract Sum was	\$4,696,000.00
The net change by previously authorized Change Orders	\$0.00
The Contract Sum prior to this Change Order was	\$4,696,000.00
The Contract Sum will be increased by this Change Order in the amount of	\$11,391.20
The new Contract Sum including this Change Order will be	\$4,707,391.20
The Contract Time will be Unchanged by	-0-
The Date of Substantial Completion as of the date of this Change Order is therefore	February 4, 2025

NOTE: This Change Order does not include changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which 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.

Rosstarrant Architects, Inc.
101 Old Lafayette Avenue
Lexington, Kentucky 40502

ARCHITECT *(Firm name and address)*

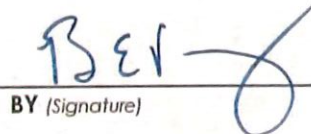

BY *(Signature)*

Beth Bauer
(Typed or printed name)

1/14/2025
DATE

Parco Constructors Group, LLC
PO Box 99339, 22521 Ridgemar Ct.
Louisville, Kentucky 40269

CONTRACTOR *(Firm name and address)*


BY *(Signature)*

BRIAN E. PARSELEY
(Typed or printed name)

1/14/25
DATE

Oldham County Board of Ed.
6165 W Hwy 146
Crestwood, Kentucky 40014

OWNER *(Firm name and address)*

BY *(Signature)*

(Typed or printed name)

DATE

FACPAC Contract Change Order

Supplemental Information Form (Ref# 61584)

Form Status: Saved

Tier 3 Project: Athletic Stadium and Field Improvements at Various Locations PH 2
BG Number: 24-110 District: Oldham County (HB678) (465)
Status: Active Phase: Project Initiation (View Checklist)

Contract: Parco Constructors Group, LLC, 0001, General Contractor
Type: General Contractor Proposed

Change Order Number 1
Time Extension Required No
Date Of Change Order 1/13/2025
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	\$234,800.00
Net Approved COs	\$0.00
Remaining After Approved COs	\$234,800.00
Net All COs	\$11,391.20
Remaining After All COs	\$223,408.80

This Requested Change Order Amount \$11,391.20

+/-

Change In A/E Fee This Change Order \$0.00

+/-

Change In CM Fee This Change Order

+/-

Remaining Construction Contingency \$223,408.80

Balance

Contract Change Requested By Architect/Engineer; General Contractor; Local Board of Education

Contract Change Reason Code Expansion of Scope; Found Condition; Reduction of Scope

Change Order Description And Justification

1. PR-001 NOHS Visitor Bleachers Pad: \$16,258.00
2. Site Furnishings Credit: (26,733.80)
3. Clearing at OCHS: \$14,835.00
4. Concrete fence band per RFI #3: \$7,032.00

Cost Benefit To Owner

Pricing has been reviewed and is acceptable.

Contract unit prices have been utilized No
to 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	\$25,118.00	220.50%
Materials	(\$17,800.80)	-156.27%
Profit and Overhead	\$4,074.00	35.76%
Bond Insurance		0.00%

Cost Breakdown Total:

\$11,391.20

Cost for this Change Order supported No
by an alternate bid or competitive price
quote

Explain Why

**Change Order Supplemental Information Form Signature
Page (Online Form Ref# 61584)**

Beth Bauer

Architect

1/14/2025

Date

n/a

Construction Manager

—

Date

Finance Officer

Date

Local Board of Education Designee

Date

PARCO CONSTRUCTORS GROUP, LLC

General Contractor

P.O. Box 99339

Louisville, KY 40269

502-266-7877

Fax 502-266-9114

12/12/24

Re: Oldham County Athletic Improvements Phase
2A

Oldham County High School and North
Oldham High School

RE: Change Order Request 002 Revised

Ms. Beth Bauer
Ross Tarrant Architects
101 Old Lafayette Avenue
Lexington, KY 40502

Dear Beth:

Parco Constructors Group, LLC proposes to credit the site furnishing picnic tables for the lump sum of (\$26,733.80). The breakdown is as follows:

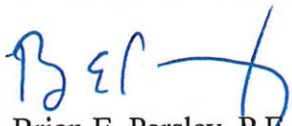
Laborer 16 Hours @ 50.00	(\$ 800.00)
Equipment	(\$ 250.00)
Attached Material Quote	(\$ 25,683.80)
Total	(\$ 26,733.80)

Please note that this amount differs in dollar amount from what was shown on our schedule of values. That labor amount was entered erroneously, the labor amount credited back above is more than adequate to install 4 site tables.

If you should have any questions, please do not hesitate to call.

Very truly yours;

PARCO CONSTRUCTORS GROUP, LLC


Brian E. Parsley, P.E.
Project Manager

PARCO CONSTRUCTORS GROUP, LLC

General Contractor

P.O. Box 99339

Louisville, KY 40269

502-266-7877

Fax 502-266-9114

12/19/24

Re: Oldham County Athletics Improvements Phase 2

North Oldham and Oldham County Highschool

RE: Change Order Request 05

Ms. Beth Bauer
Ross Tarrant Architect
101 Old Lafayette Ave
Lexington, KY 40502

Dear Beth:

Parco Constructors Group, LLC proposes to furnish and install the concrete pad extension per PR-001.

Parco Material

• 21 CY of Concrete @ \$150.00	\$3,150.00
• 3 CY of Waste @ \$150.00	\$450.00
• 1272 SF of WWF 6X6 Mesh @ \$0.30	\$382.00
• 1136 SF of Finishing @ \$0.10	\$114.00
• 1136 SF Dress Subgrade @ \$0.25	\$284.00
• 200 LF of Isolation Joint @ \$0.50	\$100.00
• Labor 48 Hrs @ 50 Hr	\$2,400.00
• Labor 48 Hrs @ 70 Hr	\$3,360.00.
• Sales Tax	\$269.00


Boggs Material

• 28 Ton of stone @ \$28.00	\$780.00
• Labor/Equip - 14 Hrs @ 160 Hr	\$2,240.00
• <u>Dump Truck/Haul Away</u>	<u>\$608.00</u>
• Subtotal	\$14,137.00
• <u>O/P 15%</u>	<u>\$ 2,121.00</u>
• Grand Total	\$16,258.00

If you should have any questions, please do not hesitate to call.

Very truly yours;

PARCO CONSTRUCTORS GROUP, LLC


Brian E. Parsley, P.E.
Project Manager

PARCO CONSTRUCTORS GROUP, LLC

General Contractor
P.O. Box 99339
Louisville, KY 40269
502-266-7877
Fax 502-266-9114

11/12/24

Re: Oldham County Athletics Improvements Phase
2A

Oldham County and North Oldham Highschool

RE: Change Order Request 01 Revised

Ms. Beth Bauer
Ross Tarrant Architects
101 Old Lafayette Ave.
Lexington, KY 40502

Dear Beth:

Parco Constructors Group, LLC proposes to remove and dispose of 1,200 feet of chain link fence, as well as to clear trees, logs, brush and stumps for the lump sum of \$14,835.00 at Oldham County High School on the rear fence line as discussed on site between Richard and Mike.

Grasshoppers Quote	\$ 13,800.00
Parco Markup (7.5%)	\$ <u>1,035.00</u>
Total Subcontractor Work	\$ 14,835.00

If you should have any questions, please do not hesitate to call.

Very truly yours;

PARCO CONSTRUCTORS GROUP, LLC

Brian E. Parsley, P.E.
Project Manager

PARCO CONSTRUCTORS GROUP, LLC

General Contractor
P.O. Box 99339
Louisville, KY 40269
502-266-7877
Fax 502-266-9114

101 Old Lafayette Ave
Lexington, KY 40502

Dear Beth:

Parco Constructors Group, LLC proposes to furnish and install the concrete fence band to the desired point per RFI #3.

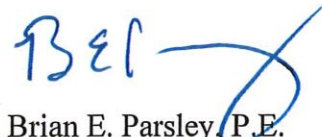
Material	\$2,354.00
Parco Labor	\$3,360.00
28 Hrs @ \$70.00/Hr	
28 Hrs @ \$50.00/Hr	
<u>Equipment</u>	<u>\$400.00</u>
Subtotal	\$6,114.00
<u>15% Markup</u>	<u>\$918.00</u>

Grand Total	\$7,032.00
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If you should have any questions, please do not hesitate to call.

Very truly yours;

PARCO CONSTRUCTORS GROUP, LLC


Brian E. Parsley, P.E.
Project Manager

12/16/24

Re: Oldham County Athletics Improvements Phase 2
North Oldham and Oldham County Highschool
RE: Change Order Request 04

Ms. Beth Bauer
RossTarrant Architect