

OLDHAM COUNTY BOARD OF EDUCATION

CONCERN

Consider Approval of Change Order #2 for Site Access Improvements at Various Elementary 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 #2 (attached) proposes an additional cost of \$60,146.96 to the Site Access Improvements at Various Elementary Schools Ph 2 project. Please refer to the backup documentation for more information regarding each request. The additional costs include:

- Locust Grove Basketball Court and Access
- Crestwood Elementary ADA ramp

RECOMMENDATION

Ross Tarrant Architects and Brent Bohannon, District of Facilities Management, recommends approval of the change order #2 to the Redlee Construction & Development, Inc contract in the amount of \$60,146.96.

On a motion by _____, seconded by _____, the Board approved Change Order #2 in the amount of \$60,146.96 to the Site Access Improvements at Various Elementary Ph 2 project for submission to the Kentucky Department of Education, and hereby authorize the Director of Facilities Management to execute the necessary documentation. (,)

Carly Clem, Board Chair

Dr. Jason Radford, Superintendent/Secretary

DATE:	2/11/25	CO #:	Two (02)
TO:	Redlee Construction & Development, Inc. 800 Stonecreek Parkway, Suite 5A Louisville, Kentucky 40223	PROJECT:	Oldham Co. Elementaries Site & Access Imp. – Phase 2 Oldham County, Kentucky BG 24-109 RTA 23050
CONTRACT DATE:	September 20, 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-003 Locust Grove Basketball Court and Access: \$57,818.21
2. PR-004 Crestwood ADA ramp: \$2,328.75
3. Weather days for September – December 2024: 8 days

TOTAL AMOUNT OF THIS CHANGE ORDER:	\$60,146.96
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The original Contract Sum was	\$8,463,000.00
The net change by previously authorized Change Orders	\$14,744.82
The Contract Sum prior to this Change Order was	\$8,477,744.82
The Contract Sum will be Increased by this Change Order in the amount of	\$60,146.96
The new Contract Sum including this Change Order will be	\$8,537,891.78
The Contract Time will be Increased by	-8-
The Date of Substantial Completion as of the date of this Change Order is therefore	June 11, 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)*

Redlee Construction & Development
800 Stonecreek Parkway, Suite 5A
Louisville, Kentucky 40223
CONTRACTOR *(Firm name and address)*

Oldham County Board of Ed.
6165 W Hwy 146
Crestwood, Kentucky 40014
OWNER *(Firm name and address)*


BY *(Signature)*
BY *(Signature)*
BY *(Signature)*
Beth Bauer
(Typed or printed name)
(Typed or printed name)
(Typed or printed name)
2/11/2025
DATE
DATE
DATE

FACPAC Contract Change Order

Supplemental Information Form (Ref# 61775)

Form Status: Saved

Tier 4 Project: Site/Access Improvements at Various Elementary Schools PH 2

BG Number: 24-109

District: Oldham County (HB678) (465)

Status: Active

Phase: Project Initiation (View Checklist)

Contract: Redlee Construction & Development, Inc., 0002, Site & Access Improvements
Phase 2

Type: General Contractor

Proposed

Change Order Number	2
Time Extension Required	Yes
If Yes Number Of Days	8
Date Of Change Order	2/11/2025
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	\$423,150.00
Net Approved COs	\$22,708.95
Remaining After Approved COs	\$400,441.05
Net All COs	\$106,307.73
Remaining After All COs	\$316,842.27

This Requested Change Order Amount \$60,146.96

+/-

Change In A/E Fee This Change Order \$3,368.23

+/-

Change In CM Fee This Change Order

+/-

Remaining Construction Contingency \$348,258.22

Balance

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

Contract Change Reason Code Expansion of Scope

Change Order Description And Justification

1. PR-003 Locust Grove Basketball Court and Access: \$57,818.21

2. PR-004 Crestwood ADA ramp: \$2,328.75

3. Weather days for September – December 2024: 8 days

Cost Benefit To Owner

Pricing and weather days have been reviewed and these are 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	\$5,900.00	9.81%
Materials	\$46,401.70	77.15%
Profit and Overhead	\$7,845.26	13.04%
Bond Insurance		0.00%
Cost Breakdown Total:	\$60,146.96	

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# 61775)**

Beth Bauer

Architect

2/11/2025

Date

n/a

Construction Manager

—
Date

Finance Officer

Date

Local Board of Education Designee

Date



February 5, 2025

Beth Bauer
RossTarrant Architects
101 Old Lafayette Avenue
Lexington, KY 40502

Re: 23050 | OCBE | OC Elementaries: Site Access Improvements – Phase 2 | PR-004 Crestwood
ADA Ramp Proposal

Beth,

The cost to install the ADA Ramp at Crestwood is as follows:

Crestwood ADA Ramp	
Demolish approx. 26.5lf of walk	\$ 600.00
Labor for approx 20.5lf of new walk	\$ 600.00
Material-Concrete, Accessories, Warning Mat	\$ 825.00
Subtotal	\$ 2,025.00
OHP	\$ 303.75
Total	\$ 2,328.75

Please advise if you want to do this work.

Sincerely,

Charles Frith

DATE: 02/04/25

PR #: PR-004

TO: Redlee Construction & Development, Inc.
800 Stonecreek Parkway, Ste. 5A,
Louisville, KY 40223RE: Oldham Co. Elementaries: Site Access
Improvements – Phase 2
RTA 23050

Please submit an itemized quotation for changes in the Contract Sum and/or Time incidental to proposed modifications to the Contract Documents described therein.

THIS IS NOT A CHANGE ORDER NOR A DIRECTION TO PROCEED WITH THE WORK DESCRIBED HEREIN.

DESCRIPTION:

1. Refer to SD0.3-EPSC AND SITE DEMOLITION PLAN – CRESTWOOD ELEMENTARY
 - a. Demolish concrete pavement and concrete curb as shown on plans.
2. Refer to SD1.3 – SITE LAYOUT AND DEVELOPMENT PLANS – CRESTWOOD ELEMENTARY
 - a. Add Accessible Ramp Type 'B' as indicated on plan.
3. Refer to SD4.3 – SITE DETAILS
 - a. Add ADA ramp detail as shown.

ATTACHMENTS:

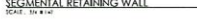
SD0.3 - EPSC AND SITE DEMOLITION PLAN – CRESTWOOD ELEMENTARY

SD1.3 – SITE LAYOUT AND DEVELOPMENT PLANS – CRESTWOOD ELEMENTARY

SD4.3 – SITE DETAILS

BY: Emily Kidwell

c: Laith Ross, Beth Bauer – RTA
File 23050-155
PR-004- Crestwood ADA Ramp





December 18, 2024

Beth Bauer
RossTarrant Architects
101 Old Lafayette Avenue
Lexington, KY 40502

Re: 23050 | OCBE | OC Elementaries: Site Access Improvements – Phase 2 | PR-003 Locust Grove Elementary School Basketball Court and Access

Beth,

The cost to install the basketball court and access at Locust Grove Elementary School is as follows:

Locust Grove Elementary Basketball Court and Access	
Bary Built-Excavation, Curb Demo, Asphalt, Sod	\$ 23,600.00
Midstates-add PIP surface	\$ 12,850.00
Redlee-Material-Rolled Curb, add walk, add 3a curb	\$ 1,700.00
Redlee-Labor-Rolled Curb, add walk, add 3a curb	\$ 3,000.00
EAC Fence-Add (2) 8' Double Gates	\$ 4,176.00
Redlee-Material-Basketball Goal	\$ 3,250.70
Redlee-Labor-Basketball Goal	\$ 1,700.00
Subtotal	\$ 50,276.70
OHP	\$ 7,541.51
Total	\$ 57,818.21

Please advise if you want to do this work.

Sincerely,

Charles Frith

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

BARY BUILT LLC
JEFFERSONVILLE INDIANA
502-639-4111
www.BaryBuiltLLC.com

12/13/24

Charles,

Per PR-03 the additional cost will be \$23,600.00

\$ 1,800.00 Excavation
\$ 1,200.00 Curb Demo
\$18,200.00 Asphalt Stone, Base, Binder, Surface
\$ 2,400.00 Additional Sod
\$23,600.00

Thank you,

Michael Bary
Bary Built LLC
502-639-4111
michael@barybuiltllc.com



1279 Hazelton-Etna Road SW
 Pataskala, OH 43062
 614-855-3790
 www.midstatesrecreation.com

QUOTATION

Sold To	Redlee Construction 800 Stone Creek Pkwy Louisville, KY, 40223 United States	Ship To	Locust Grove Elementary 1231 E State Hwy 22 Orchard Grass, KY, 40014 United States
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Date	Quote #	Terms	Rep	Project	Ship Contact
2024-12-18	QTN-17225 Valid Until 12-31-2024	Net 10	Brian King	2024 07 Oldham County 6 Elementary School Playground Bid - Ky Redlee Construction	Brent Bohannon 502-241-3500

Item Code	Description	Qty	Rate	Amount
Notes	Locust Grove Elementary	1.0 Unit	\$ 0.00	\$ 0.00
Notes	CHANGE ORDER - Addition of Poured in Place / Stone Sub-base	1.0 Unit	\$ 0.00	\$ 0.00
Poured In Place	<ul style="list-style-type: none"> Provide & Install up to 454 sf of additional Premium color Perma Play Customer responsible for security of site during installation and curing (48-72 hours after installation completion). 	1.0 Each	\$ 11,130.00	\$ 11,130.00
Labor	<ul style="list-style-type: none"> Provide & Install Compacted Sub-Base for up to 454sf of Compacted Sub- Base at 4 inch depth not to exceed 9 tons. 	1.0 Unit	\$ 1,720.00	\$ 1,720.00

Subtotal	\$ 12,850.00
Kentucky Sales Tax	\$ 0.00
Total	\$ 12,850.00

All Poured-in-place on the above quote is priced with 100% color and Aliphatic Binder

Taxes absorbed by Midstates

Midstates Recreation to accept delivery of equipment at each school at time of installation commencement. No additional mobilizations are included should equipment arrival and installation commence on different days. Additional charges may apply for excessive debris found in work area.

Midstates Recreation responsible for work outlined above (includes playground and sports field surfacing)

Not responsible for removal and relocation of existing equipment to new locations.

No Site restoration

Customer to locate private utilities

Spoils stay on-site at location approved by GC

Gravel not included

No saw cutting / core drilling

No excavation--GC to prep all sites.

EAC Fence

2575 Lickford Bridge Road
Corydon, IN 47112 US
+1 8129843014
eacfence@eacfence.com



Estimate

ADDRESS

Redlee Construction &
Development, Inc.
800 Stonecreek Parkway, Suite
5A
Louisville, KY 40223

ESTIMATE # 6708**DATE 12/16/2024****PO#**

Locust Grove Gate Add

SALES REPRESENTATIVE

Tom

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	Gate			
	Two black 8' double swing gates on 3" posts with all hardware necessary for installation.	1	4,176.00	4,176.00

TOTAL**\$4,176.00**

Accepted By

Accepted Date

Re: Oldham County Elementaries: Site & Access Improvements-Phase 2-Basketball Goals



Ben Hans <ben@usspecialties.com>
To: Charles Frith




↩ Reply

↩ Reply All

➡ Forward



Wed 11/6/2024 3:13 PM

 You replied to this message on 12/18/2024 10:35 AM.



First Team Color Chart.jpg
129 KB

"The black color number we use is call STANDARD BLACK PT-285D"

From First Team: There is no maintenance manual for the Force model units because other than checking nuts and bolts periodically and touching up any paint issues that arise over time, there is really no maintenance needed.

From First Teams Website: Q: What effect does weather have on my backboard?

A: Almost none. All First Team backboards are designed to be weatherproof and carry full warranty even under the most extreme weather conditions.

(4) First Team - Force Select - Adjustable Basketball System -

- FT1500 Force Pole System
- FT220 36" x 60" Acrylic Backboard
- FT186 Heavy Duty Flex Goal
- Lifetime Superior Warranty
- Approx. Shipping Weight: 315 lbs. X4

Total Material & Freight.....\$10,380 + Tax

(Added \$500 for additional Freight Shipping for (2) units to 40059 via ESTES// &

Shipping for (2) units to 40014 via ESTES)

Goal \$2595.00
Tax \$155.70
Ship \$500.00
Total \$3250.70

Ben Hans
Project Manager
U.S. Specialties
2205 River Road
Louisville KY 40206
Office: 502-587-9000
Cell: 502-432-2652

DATE: 12/3/2024

PR #: PR-003

TO: Redlee Construction & Development, Inc.
800 Stonecreek Parkway, Ste. 5A,
Louisville, KY 40223RE: Oldham Co. Elementaries: Site Access
Improvements – Phase 2
RTA 23050

Please submit an itemized quotation for changes in the Contract Sum and/or Time incidental to proposed modifications to the Contract Documents described therein.

THIS IS NOT A CHANGE ORDER NOR A DIRECTION TO PROCEED WITH THE WORK DESCRIBED HEREIN.

DESCRIPTION:

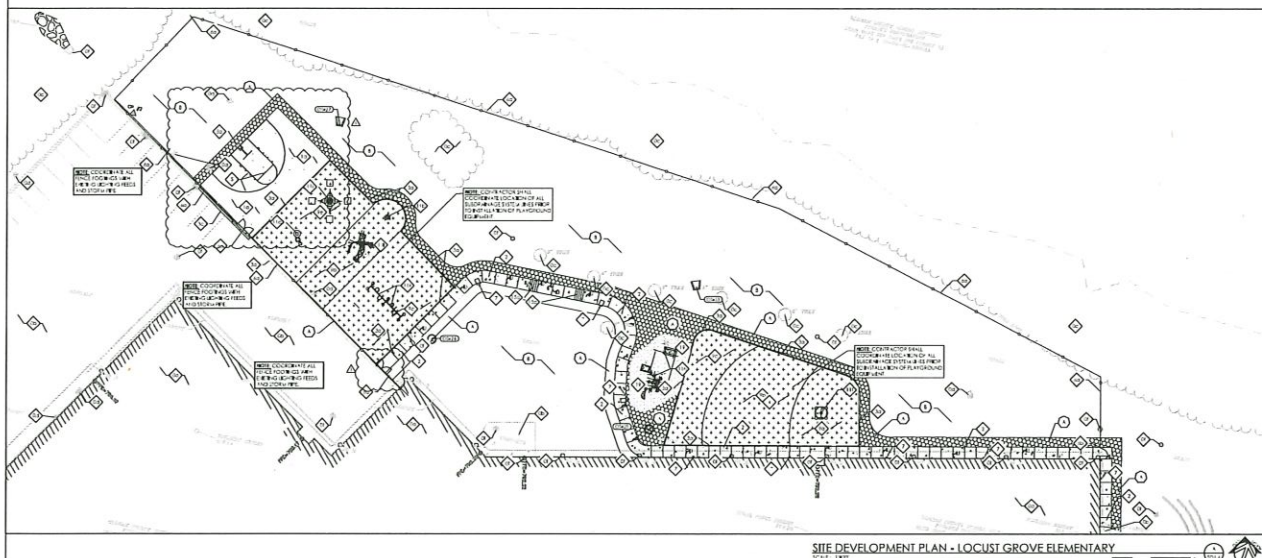
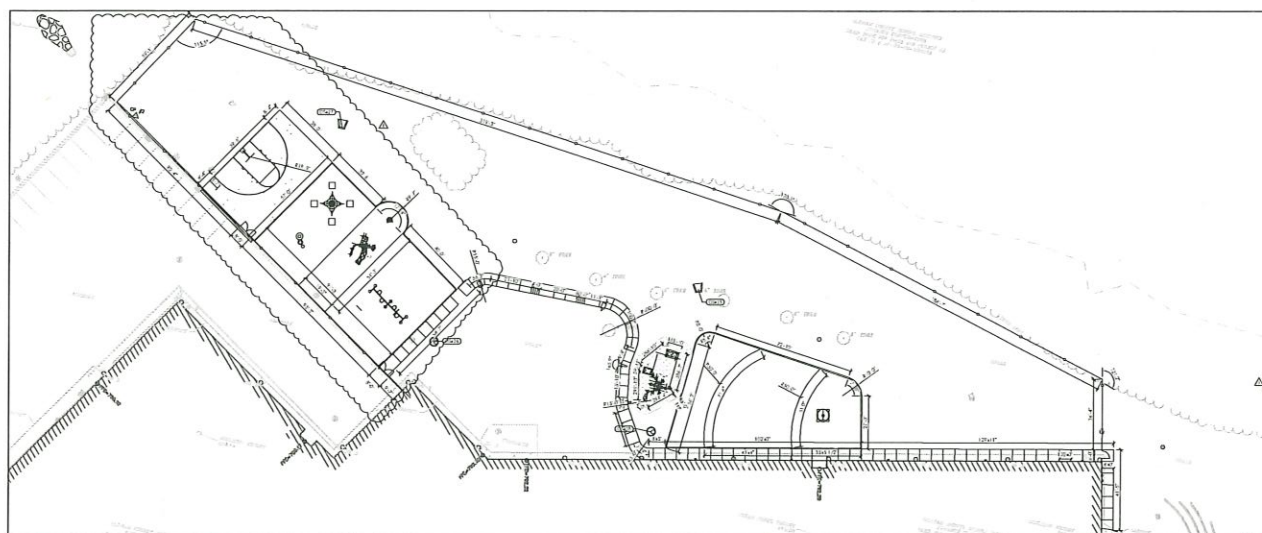
1. Refer to SD0.6-EPSC AND SITE DEMOLITION PLAN – LOCUST GROVE ELEMENTARY
 - a. Concrete curb to be demolished and removed as illustrated on the attached plan.
 - b. Area of playground mulch to be demolished and removed is to extended to the curb line as illustrated on the attached plan.
2. Refer to SD1.6 – SITE LAYOUT AND DEVELOPMENT PLANS – LOCUST GROVE ELEMENTARY
 - a. Basketball court pavement to be added as illustrated on the attached plan.
 - b. Basketball goal to be added as illustrated on the attached plan.
 - c. Fence and concrete curb layout to be adjusted as illustrated on the attached plan.
 - d. Rolled curb to be extended in front of basketball court as illustrated on the attached plan.
 - e. Expand PIP surfacing as illustrated on the attached plan.
3. Refer to SD2.6 – SITE GRADING AND DRAINAGE PLANS – LOCUST GROVE ELEMENTARY
 - a. Revise grading for basketball court and additional playground area as illustrated.
4. Refer to SD4.3 – SITE DETAILS
 - a. Add rolled curb detail as illustrated.

ATTACHMENTS:

SD0.6-EPSC AND SITE DEMOLITION PLAN – LOCUST GROVE ELEMENTARY
SD1.6 – SITE LAYOUT AND DEVELOPMENT PLANS – LOCUST GROVE ELEMENTARY
SD1.6 – SITE LAYOUT AND DEVELOPMENT PLANS – LOCUST GROVE ELEMENTARY
SD2.6 – SITE GRADING AND DRAINAGE PLANS – LOCUST GROVE ELEMENTARY
SD4.3 – SITE DETAILS

BY: Anna Claire Mitchell

C: Laith Ross, Beth Bauer – RTA
File 23050-155
PR-003 Locust Grove



- GENERAL SITE NOTES

- [illegible]

- SITE DEVELOPMENT TAGS

- [illegible]

- LANDSCAPE TAGS

- | | |
|---|---|
|  | SODD HWY ARE: BETWEEN PAVEMENTS AND JOINTS (SEE 222) |
|  | HYDROSEED ARE: AREAS COVERED BY CONSTRUCTION (SEE 222) - 10% MIN. BROWN CONTROL STRIPES AND MATS ON SLOPES FOR THE SPECIFIC ARE (SEE 222) |
|  | SODDED ARE: (SEE 222) |
|  | MULCHED ARE: (SEE 222) |

- ### LEGEND

- | | | | |
|--|-------------------------|--|--------------------|
| | ASPHALT PAVEMENT | | PERMEABLE PAVEMENT |
| | SYNTHETIC TURF | | CONCRETE PAVEMENT |
| | POURED IN PLACE SURFACE | | DECKED WOOD |

25 rostarrant
architects

E. coli O157:H7

249

FOR:
OLDHAM COUNTY BOARD OF EDUCATION

FOR:
WILDHAM COUNTY BOARD OF EDUCATION

BGM 2410

Project 8-9 23.30

Drawn by 121519
 Painted by 121519

20110101

10/25/14	10/25/14
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CCF/NCM 201

CONSTRUCTION CODE
05.1

SDI

SDI.

TELEPHONE

