

**OLDHAM COUNTY BOARD OF EDUCATION**

**CONCERN**

Consider Approval of Change Order #6 for the Oldham County Preschool Expansion and Renovations 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 #6 (attached) proposes an additional cost of \$5117.11 for Mechanical Room layout changes, to the Oldham County Preschool Expansion and Renovations Project.

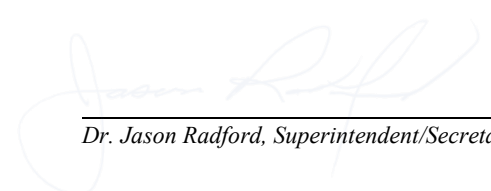
**RECOMMENDATION**

McCulloch Associates Architects and Brent Bohannon, District of Facilities Management, recommends approval of the change order #6 to the Redlee Construction and Development contract.

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On a motion by \_\_\_\_\_, seconded by \_\_\_\_\_, the Board approved Change Order #6 to the Oldham County Preschool Expansion and Renovations 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



# AIA®

# Document G701® – 2017

## Change Order

**PROJECT:** *(Name and address)*  
Oldham County Preschool - Expansion and  
Renovation  
4309 Brown Blvd.  
La Grange, KY 40031

**CONTRACT INFORMATION:**  
Contract For: General Construction  
  
Date: 03-05-2025

**CHANGE ORDER INFORMATION:**  
Change Order Number: 006  
  
Date: 05-22-2025

**OWNER:** *(Name and address)*  
Oldham County Board of Education  
  
6165 W. Highway 146  
Crestwood, KY 40014

**ARCHITECT:** *(Name and address)*  
McCulloch Associates Architects  
  
1225 Garvin Place  
Louisville, KY 40203

**CONTRACTOR:** *(Name and address)*  
Redlee Construction and Development  
Inc.  
800 Stonecreek Pkwy Suite 5A  
Louisville, KY 40223

### 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.)*

**RFCO 027 | GEAR ROOM CHANGES**

**\$ 5,117.11**

The original Contract Sum was  
The net change by previously authorized Change Orders  
The Contract Sum prior to this Change Order was  
The Contract Sum will be increased by this Change Order in the amount of  
The new Contract Sum including this Change Order will be

\$	9,963,000.00
\$	259,374.02
\$	10,222,374.02
\$	5,117.11
\$	10,227,491.13

The Contract Time will be unchanged by (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.**

**ARCHITECT** *(Signature)*

BY: Barnett P. McCulloch, Architect  
*(Printed name, title, and license  
number if required)*

**5/22/2025**

*Date*

**CONTRACTOR** *(Signature)*

BY: Matthew Elder, Vice President  
*(Printed name and title)*

**5/22/2025**

*Date*

**OWNER** *(Signature)*

BY: Brent Bohannon, Director of  
Facilities Management OCBE  
*(Printed name and title)*

*Date*

# FACPAC Contract Change Order Supplemental Information Form (Ref# 62371)

Form Status: Saved

Tier 2 Project: Oldham County Preschool - Expansion & Renovation  
BG Number: 20-194 District: Oldham County (HB678) (465)  
Status: Active Phase: Project Initiation (View Checklist)

Contract: Redlee Construction & Development, Inc., 0001, Renovation and Expansion  
Type: General Contractor Proposed

Change Order Number 6  
Time Extension Required No  
Date Of Change Order 5/22/2025  
Change Order Amount To Date Increase

## Construction Contingency

Calculations below are project wide. Remaining negative Construction Contingency may require the submission of a revised BGL.

Current Approved Amount	\$498,150.00
Net Approved COs	\$295,102.36
Remaining After Approved COs	\$203,047.64
Net All COs	\$300,219.47
Remaining After All COs	\$197,930.53

This Requested Change Order Amount \$5,117.11

+/-

Change In A/E Fee This Change Order \$358.20

+/-

Change In CM Fee This Change Order

+/-

Remaining Construction Contingency

Balance

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

Contract Change Reason Code Found Condition; Improved Plans/Specs

Change Order Description And Justification

CHANGE OF MECHANICAL ROOM LAYOUT AS PER RFI #48.

Cost Benefit To Owner

CONTRACTOR & SUBCONTRACTORS ON-SITE. USE OF UNIT PRICES WHEN AVAILABLE.

Contract unit prices have been utilized Yes

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	\$3,628.00	70.90%
Materials	\$800.00	15.63%
Profit and Overhead	\$689.11	13.47%
Bond Insurance		0.00%
<b>Cost Breakdown Total:</b>	<b>\$5,117.11</b>	

Cost for this Change Order supported by an alternate bid or competitive price quote

Explain Why

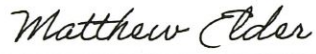
**Change Order Supplemental Information Form Signature  
Page (Online Form Ref# 62371)**



Architect

5/22/2025

Date



Construction Manager

5/22/25

Date

Finance Officer

Date

Local Board of Education Designee

Date





May 21, 2025

Mr. Dino Sehic  
McCulloch Associates Architects  
1225 Gavin Place  
Louisville, KY 40203

Re: 977 | OCBE | OC Preschool Addition & Renovation | COR Gear Room Changes

Dino,

The cost of making Gear Room Changes per RFI is as follows:

Gear Room Changes	
KES-Electric	\$ 2,072.60
KES-GC	\$ 2,687.50
Subtotal	\$ 4,760.10
OHP (REDLEE)	\$ 357.01
Total	\$ 5,117.11

Please advise if you want to do this work.

Sincerely,

*Charles Frith*

Charles Frith





**Kentuckiana Electrical Services**

**P.O. Box 19889**

**Louisville, KY 40259**

**502.583.8003 Office**

**502.453.0400 Fax**

[www.keslou.com](http://www.keslou.com)

## Change Order Request

Project Name: Oldham County Preschool

Change Order #: 11

Contract #: \_\_\_\_\_

Date: May 20, 2025

KES Job #: 24-250

### Basis of Change Order

- |  |  |
|--|--|
| <input type="checkbox"/> Error/Omission    | <input type="checkbox"/> Differing Condition         |
| <input type="checkbox"/> Owner Request     | <input checked="" type="checkbox"/> Field Resolution |
| <input type="checkbox"/> Value Engineering | <input type="checkbox"/> Other                       |

Proposed Contract Days Changed \_\_\_\_\_

Change Order Total

\$ 4,760.10

Description / Justification (attach additional pages as necessary)

Electrical Room Adjustments per RFI 48

### Change Order Acceptance:

#### Contractor/Construction Manager

Name \_\_\_\_\_

Address \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

#### Owner

Name \_\_\_\_\_

Address \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_



**Kentuckiana Electrical Services**  
**P.O. Box 19889 Louisville, KY 40259**  
**502.583.8003 Office**  
**502.453.0400 Fax**  
[www.keslou.com](http://www.keslou.com)

## Change Order Detail Summary

Project Name: Oldham County Preschool

Change Order #: 11

Contract #: 0

Date: May 20, 2025

KES Job #: 24-250

A) Labor:

Classification	Hours		Rate			
Journeyman	8.00	x	\$ 83.00	=	\$	664.00
Apprentice	8.00	x	\$ 58.00	=	\$	464.00
J-MAN TH		x	\$107.00	=	\$	-
App. TH		x	\$ 85.00	=	\$	-
J-MAN DT		x	\$135.00	=	\$	-
App. DT		x	\$104.00	=	\$	-
Other		x		=	\$	-
Total (A)						\$ 1,128.00

B) Labor Markup 7.5%

Total (B) \$ 84.60

C) Material

Total (C) \$ 800.00

D) Equipment Rental

Item	Amount

Total (D) \$ -

E) Material & Equipment Rental Markup 7.5 %

Total (E) \$ 60.00

F) Subcontractor

Vendor	Amount
KESGC	\$ 2,500.00

Total (F) \$ 2,500.00

G) Subcontractor Markup 7.5 %

Total (G) \$ 187.50

H) Miscellaneous

1) Bond/Insurance Costs	\$ -
2) Fees, Permits, Licenses, Etc.	\$ -
3) Other	\$ -

Total (H) \$ -

**Grand Total \$ 4,760.10**



Kentuckiana Excavation Services and General Contracting

P.O. Box 726  
Shepherdsville, KY 40165  
Cell: 502-665-2901

**PROJECT QUOTATION #25RBJ-127**

Date: 5/20/2025

To: Curtis Davis (KES)

Referenced Project: Oldham ES Mech Rm Housekeeping Pad

Kentuckiana Excavation Services and General Contracting would like to offer you this proposal for the referenced project.

**Base Bid..... \$2,500.00**

**Included in our bid:**

- Form and pour approx. 4'x10'x8" housekeeping pad

**Not included in our bid:**

1. Cost of Bond
2. Permits
3. Relocation or termination of any utilities or drains
4. Removal or disposal of contaminated material
5. Rock removal

**Terms and Conditions**

1. Price is good for 30 days.
2. All work to be installed during normal work hours.

Thank You for Your Consideration

Ronnie Banet  
Project Manager

**Customer Signature for Acceptance:**

\_\_\_\_\_  
Signature/Title

\_\_\_\_\_  
Date

\_\_\_\_\_  
PO#:

\_\_\_\_\_  
Printed Name





800 Stonecreek Pkwy., Ste. 5A  
Louisville, KY 40223  
Phone 502-412-3777  
Fax 502-412-7778

**Request for Information**

**Job No.** 24-730

**To:** McCulloch Associates Architects  
1225 Gavin Place  
Louisville, KY 40203

**Date:** 5/14/2025  
**Re:** RFI # 48  
**Job:** OCBE - Preschool

**ATTN:** [info@mccullocharchitects.com](mailto:info@mccullocharchitects.com)  
Mr. Dino Sehic

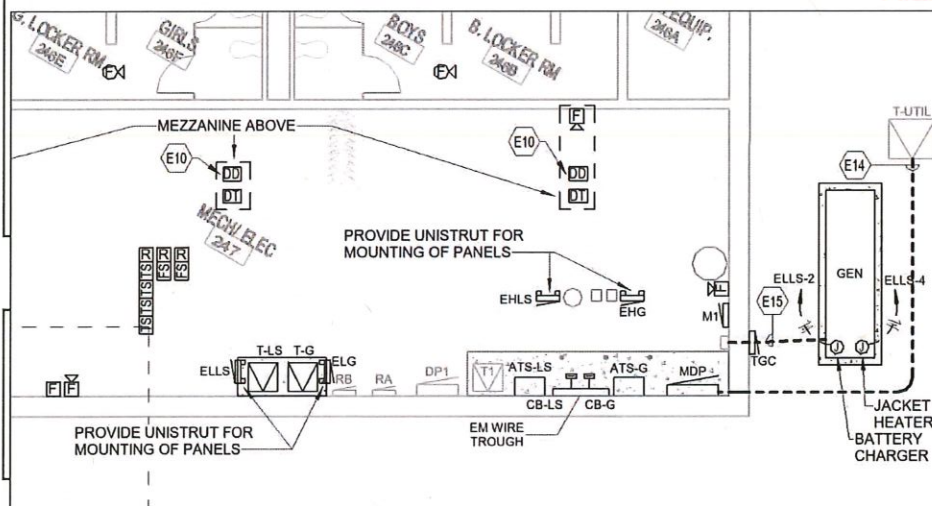
**Subject:** Mechanical Room Layout for Switchgear

See attached email from KES regarding the layout for the mechanical room.

**Response:**

Refer to revised electrical room layout below. Contractor shall provide pullbox/wire trough to collect existing feeders on top of the existing pad. Contractor shall then pour a new pad on top of the existing pad, level with the top of the new pullbox/wire trough, to provide a single flat surface for the new electrical equipment working space.

Alan Keating 05/16/2025



**CC:** File

**SIGNED:** Charles Frith  
Charles Frith

**From:** [Curtis Davis](#)  
**To:** [Charles Frith](#)  
**Subject:** Oldham County RFI  
**Date:** Monday, May 12, 2025 3:16:49 PM  
**Attachments:** [image001.png](#)

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Charles,

Can you please submit an RFI for the Switchgear Replacement? I have been talking with CMTA about this but I would like to make it official so that everyone is aware and on the same page.

The current layout of the electrical room on the drawings has some equipment spots where existing to remain mechanical equipment is and some of the old existing to remain feeder conduits are ran through the slab and stub is in the middle of the switchgear pad. Please advise on a new layout and equipment pad.

Thanks,



**Curtis Davis**

Project Manager

**Phone:** 502-583-8003

**Mobile:** 502-548-2930

**Email:** [curtis@keslou.com](mailto:curtis@keslou.com)

P.O Box 19889  
Louisville, KY 40259

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