

**CONSENT ITEM B-3**

**October 13, 2025**

**OLDHAM COUNTY BOARD OF EDUCATION**

**CONCERN**

Consider Approval of Change Order #3 for the Buckner HS and Oldham County HS Improvements 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 #3 (attached) proposes an additional cost of \$33,849.00 for storm sewer removal/installation and retaining wall drainage.

**RECOMMENDATION**

Approve Change Order #3 in the total amount of \$33,849.00 to the Marrillia Design and Construction contract for submission to the Kentucky Department of Education, District Facilities Branch, Division of District Support and hereby authorize the Director of Facilities Management to execute the necessary documentation.

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On a motion by \_\_\_\_\_, seconded by \_\_\_\_\_, the Board approved Change Order #3 in the total amount of \$33,849.00 to the Marrillia Design and Construction contract for the Buckner HS and Oldham County HS Improvements project for submission to the Kentucky Department of Education, and hereby authorize the Director of Facilities Management to execute the necessary documentation. ( , )

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*Carly Clem, Board Chair*

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*Claudette Herald, Superintendent, Board Secretary*



# AIA® Document G701® – 2017

## Change Order

**PROJECT:** *(Name and address)*  
Buckner HS and Oldham County HS  
Improvements  
1150 KY-393  
La Grange, KY 40031

**CONTRACT INFORMATION:**  
Contract For: General Construction  
  
Date: February 05, 2025

**CHANGE ORDER INFORMATION:**  
Change Order Number: 003  
  
Date: October 02, 2025

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

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

**CONTRACTOR:** *(Name and address)*  
Marrillia Design and Construction  
794 Manchester Street  
Lexington, KY 40508

### 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.)*

**MPR-10:** Additional Storm Sewer Removal and New Structure Installation per ASI 003 -- ADD of \$27,173.00

**MPR-13:** Provide Owner-Preferred Lower-Level Retaining Wall Drainage System -- ADD of \$6,676.00

The original Contract Sum was	\$ 40,173,929.00
The net change by previously authorized Change Orders	\$ 22,053.00
The Contract Sum prior to this Change Order was	\$ 40,195,982.00
The Contract Sum will be increased by this Change Order in the amount of	\$ 33,849.00
The new Contract Sum including this Change Order will be	\$ 40,229,831.00

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.**

  
\_\_\_\_\_  
**ARCHITECT** *(Signature)*

BY: Matthew Harris, AIA, Architect |  
Partner

*(Printed name, title, and license  
number if required)*

02 October 2025

Date

  
\_\_\_\_\_  
**CONTRACTOR** *(Signature)*

BY: Reed Rexroat, Senior Project  
Manager

*(Printed name and title)*

10/02/2025

Date

\_\_\_\_\_  
**OWNER** *(Signature)*

BY: Brent Bohannon, AIA, Director  
of Facilities

*(Printed name and title)*

Date

# FACPAC Contract Change Order Supplemental Information Form (Ref# 63355)

Form Status: [Saved](#)

## Tier 1 Project: [Buckner Alternative High School and OCHS Improvements Project](#)

BG Number: 24-104

District: Oldham County (HB678) (465)

Status: [Active](#)

Phase: Project Initiation ([View Checklist](#))

## Contract: [Marrillia Design and Construction, 0001](#)

Type: General Contractor

Proposed

Change Order Number	3
Time Extension Required	No
Date Of Change Order	10/2/2025
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	\$2,008,696.50
Net Approved COs	\$22,053.00
Remaining After Approved COs	\$1,986,643.50
Net All COs	\$55,902.00
Remaining After All COs	\$1,952,794.50
This Requested Change Order Amount +/-	\$33,849.00
Change In A/E Fee This Change Order +/-	\$1,426.58
Change In CM Fee This Change Order +/-	\$0.00
Remaining Construction Contingency Balance	\$1,952,794.50

**Note:** Change Order Supplemental Information Forms with a change event over \$25,000 shall be submitted to KDE for approval with detailed cost breakdown. Attach additional pages if necessary.

Contract Change Requested By	General Contractor
Contract Change Reason Code	Expansion of Scope; Found Condition
Change Order Description And Justification	

MPR-10: Additional Storm Sewer Removal and New Structure Installation per ASI 003 - - ADD of \$27,173.00

MPR-13: Provide Owner-Preferred Lower-Level Retaining Wall Drainage System - - ADD of \$6,676.00

Cost Benefit To Owner

Requested work will be performed by the contractors already mobilized on site.

Contract unit prices have been utilized to support the cost associated with this change order.	No
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## 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	\$10,162.00	30.02%
Materials	\$19,148.00	56.57%
Profit and Overhead	\$4,097.00	12.10%
Bond Insurance	\$442.00	1.31%
<b>Cost Breakdown Total:</b>	<b>\$33,849.00</b>	

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

## Change Order Supplemental Information Form Signature Page (Online Form Ref# 63355)

studio **kremer** architects



10-03-2025

Architect

Date

N / A

Construction Manager

Date

Finance Officer

Date

Local Board of Education Designee

Date

October 2, 2025

**Buckner HS and Oldham County HS Improvements**

ska# 2023-45 | BG# 24-104 | AHJ No: 2412-004354

**Change Order #03**

**\$33,849.00**

COR No. (GC)	RFP No. (ska)	RFP Date	Description	approved amount
MPR-10	-	-	Additional Storm Sewer Removal and New Structure Installation per ASI 003	\$27,173.00
MPR-13	-	-	Provide Owner-Preferred Lower-Level Retaining Wall Drainage System	\$6,676.00
TOTAL				\$33,849.00

**KDE breakdown**

COR No.	labor	materials	OH & P	bond / insurance	approved amount
MPR-10	\$8,356.00	\$14,965.00	\$3,498.00	\$354.00	\$27,173.00
MPR-13	\$1,806.00	\$4,183.00	\$599.00	\$88.00	\$6,676.00
TOTALS	\$10,162.00	\$19,148.00	\$4,097.00	\$442.00	\$33,849.00
% of Total CO Amount	30.0%	56.6%	12.1%	1.3%	100.0%



**Alternates**  
Buckner and Oldham County High School Improvements  
Buckner, KY

**Pending Owner Approval**  
**MPR-10 Additional Storm Sewer Removal and New Structure Installation per ASI No. 003**

Additional Storm Sewer Removal and New Structure Installation per ASI No. 003

Additional Storm Sewer Removal and New Structure Installation per ASI No. 003 - Louisville Paving

Exclusions:

N/A

**Days to be Added to the Contractual Duration:**

**0 Calendar Days**

*Marrillia and our subcontractors are facing significant price fluctuations due to supply chain disruptions, material shortages, rising fuel costs, market supply and demand shifts, commodity inflation, and tariffs. These factors may result in actual costs differing from the pricing outlined in this change order. If Marrillia is unable to absorb these increases, we will promptly notify the Owner. Upon receiving notice of the cost adjustment, the Owner may choose to either proceed with the revised pricing or cancel the change request.*

Quantity	Units	Hr.	Rate	Labor	up	Materials	Subcontractor	Total
1	ls				23,321.00		23,321	
0				0			23,321	23,321
Cost of In-Place Construction (Labor, Materials and Equipment) =								
Marrillia Design and Construction Overhead Percentage =								
Overhead - Marrillia Design and Construction =								
Marrillia Design and Construction Profit Percentage =								
Profit - Marrillia Design and Construction =								
General Liability Insurance (Construction) =								
Builder's Risk Insurance =								
Performance and Payment Bond (Rate 0.90% of Cost for \$0 - \$100,000) =								
Performance and Payment Bond (Rate 0.72% of Cost for \$100,000 - \$500,000) =								
Performance and Payment Bond (Rate 0.63% of Cost for \$500,000 - \$2,500,000) =								
Performance and Payment Bond (Rate 0.54% of Cost for \$2,500,000 - \$5,000,000) =								
Performance and Payment Bond (Rate 0.45% of Cost for \$5,000,000 - \$7,500,000) =								
Performance and Payment Bond (Rate 0.405% of Cost for \$7,500,000 and up) =								
KY Surcharge on Project Bonds (1.8% of Bond Cost) =								
Local Municipality Tax on Project Bonds (5% of Bond Cost) =								
Total Construction Cost =								

**Note that the cut sheets that were included in this MPR were reviewed along with the Storm Submittals..**

**RECEIVED**  
08.12.2025


**LOUISVILLE PAVING  
AND CONSTRUCTION**

An LPX Group Company

# Change in Contract

Marrillia Design & Construction **Date:**  
3421 Stony Spring Circle 06/30/25  
Louisville, KY 40220

**LPC Job No.** 7791 **Change Order No.**

**Project Name:** Buckner HS & Oldham County HS Improvements

Change Order Summary			
<b><u>ASI #03 Storm Revisions</u></b>		<b><u>MTL Breakdown</u></b>	
modify inlet YI #1 & YI #3 (bases already poured)			
pothole existing utilities for storm in r/w			
demo existing culvert pipe	<-->	\$ 762.00	*dumpsters
18" sloped box outlet type 1 - 2 ea	<-->	\$ 2,782.00	
sloped box outlet grates - 2 sets	<-->	\$ 954.00	
18" Class III RCP - 96 lf	<-->	\$ 4,134.00	
precast deliveries	<-->	\$ 663.00	
stone backfill	<-->	\$ 1,623.00	
		\$ 795.00	*concrete for collars
		\$ 11,713.00	
<b><u>Breakdown</u></b>			
material - \$11,713			
labor - \$5,119			
equipment - \$3,252			
sub - \$3,237		*Vac Truck & Coring Sub	
<b><u>Labor Breakdown</u></b>		<b><u>Equipment Breakdown</u></b>	
Superintendent (\$220 x 2 Hrs)	\$ 440.00	Foreman Truck	10 Hrs
Foreman (\$100 x 10 Hrs)	\$ 1,000.00	336 Excavator	10 Hrs
Operator (\$85.25 x 20 Hrs)	\$ 1,705.00	544 JD Wheel Load	10 Hrs
Laborer (\$68.75 x 20 Hrs)	\$ 1,375.00		
Surveyor (\$150 x 4 Hrs)	\$ 600.00		
	\$ 5,120.00		

**TOTAL CHANGE IN CONTRACT \$ 23,321.00**

The contract amount will be **increased/decreased** (bold one) by the amount of this change order.

The contract time will be **increased/decreased** by \_\_\_\_\_ days

Original Contract Amount	\$ -
Previous Contract Adjustments	\$ -
Contract Change Amount	\$ 23,321.00
<b>Revised Contract Total</b>	<b>\$ 23,321.00</b>



Accepted by:

LOUISVILLE PAVING CO., INC.

  
Signature

Printed Name:

**Dustin Gerkins**

Date: 6/30/2025

Accepted by:

MARRILLIA DESIGN & CONSTRUCTION

\_\_\_\_\_  
Signature

Printed Name:

\_\_\_\_\_

Date: \_\_\_\_\_



6/30/2025

Attn: Marrillia Design & Construction

RE: Submittal For ASI 003 (33 41 00) 3.0

Please see attached submittals for the **Buckner HS/Oldham Co. High School Renovation** Project.

**Submittal Contents**

- Sloped Box Outlet Type 1 (Submittal)
- 18" RCP (Submittal)



Pending Owner Approval  
MPR-13 Provide Owner-Preferred Lower-Level Retaining Wall Drainage System

Provide Owner-Preferred Lower-Level Retaining Wall Drainage System

DrainMat Materials - Superior Insealators  
DrainMat Labor - Superior Insealators

Exclusions:

N/A

Days to be Added to the Contractual Duration:

0 Calendar Days

Marrillia and our subcontractors are facing significant price fluctuations due to supply chain disruptions, material shortages, rising fuel costs, market supply and demand shifts, commodity inflation, and tariffs. These factors may result in actual costs differing from the pricing outlined in this change order. If Marrillia is unable to absorb these increases, we will promptly notify the Owner. Upon receiving notice of the cost adjustment, the Owner may choose to either proceed with the revised pricing or cancel the change request.

0	0	5,989	5,989
Cost of In-Place Construction (Labor, Materials and Equipment) =			
Marrillia Design and Construction Overhead Percentage =			
Overhead - Marrillia Design and Construction =			
Marrillia Design and Construction Profit Percentage =			
Profit - Marrillia Design and Construction =			
General Liability Insurance (Construction) =			
Builder's Risk Insurance =			
Performance and Payment Bond (Rate 0.90% of Cost for \$0 - \$100,000) =			
Performance and Payment Bond (Rate 0.72% of Cost for \$100,000 - \$500,000) =			
Performance and Payment Bond (Rate 0.63% of Cost for \$500,000 - \$2,500,000) =			
Performance and Payment Bond (Rate 0.54% of Cost for \$2,500,000 - \$5,000,000) =			
Performance and Payment Bond (Rate 0.45% of Cost for \$5,000,000 - \$7,500,000) =			
Performance and Payment Bond (Rate 0.405% of Cost for \$7,500,000 and up) =			
KY Surcharge on Project Bonds (1.8% of Bond Cost) =			
Local Municipality Tax on Project Bonds (5% of Bond Cost) =			

Total Construction Cost = ~~6,677~~ 6,676

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08.12.2025



3200 S. State Road 162 | Huntingburg, IN 47542

P: (812) 848-2400 F: (812) 848-2402

Date: January 20, 2025

Quote #012025B

Project: Buckner High School and Oldham County High School Improvements- LaGrange, KY

**Spec Section 071326- Fluid Applied Membrane Waterproofing**

Scope Includes:

- Install Fluid Applied Membrane Waterproofing to foundation walls and elevator pits to a thickness of 60 mils for wall types E5.2 only.
- Install 2" rigid insulation coverboard over sheet waterproofing. Drainage Mat not shown on drawings
  - Footers to be clean, excavations to be OSHA compliant, and backfilled by others.
  - Superior Insealators to be paid the cost for removal and replacement of waterproofing membrane if UV exposure time of 30 Days, or manufacturer's guidelines are not met due to façade not being installed in the proper allotted time.
  - Surfaces to be sound, dry, even, and free of excess mortar or other contaminants. Substrates to be smooth without large voids or sharp protrusions. Masonry joints to be reasonably flush and completely filled, and ensure all excess mortar sitting on masonry ties has been removed. These items to be completed by others prior to mobilization.
- Install all transition membranes as required by manufacturer
- 2 mobilizations included

**Base Bid Price:****\$66,620.00****Section 072500- Integrated Sheathing Air Barrier Prep only**

Scope Includes:

- **Prep** integrated Sheathing locations joints and screwheads on 430 board. **(430 Board to be installed by others**
- **\*Integrated Sheathing\*)**
  - Prep not included at spray foam locations, at canopy, or backsides of parapets.
  - Superior Insealators to be paid the cost for removal and replacement of air barrier if UV exposure time of 180 Days, or manufacturer's guidelines are not met due to façade not being installed in the proper allotted time.
  - Surfaces to be sound, dry, even, and free of excess mortar or other contaminants. Substrates to be smooth without large voids or sharp protrusions. Masonry joints to be reasonably flush and completely filled, and ensure all excess mortar sitting on masonry ties has been removed. These items to be completed by others prior to mobilization.
  - Caulking and foaming around windows, doors, curtain walls, or other framed surfaces not included in pricing.
- Install all transition membranes at windows, doors, and dissimilar building material connections to ensure continuity as required by specifications at **integrated sheathing only.**
  - **Silicone Sheet membranes Flashings not included in pricing.**
- **Fluid Applied air barrier not included in pricing. To be factory applied.**
- 4 mobilizations included
- Testing not included in pricing
- **Pricing only valid if selected with spec section 072100/2.1B or Spe Section 071326**

**Base Bid Price:****\$49,690.00****Section 072100/2.01B- Closed Cell Spray Polyurethane Foam**

Scope Includes:

- Install 3" Closed Cell Spray Polyurethane Foam insulation to the exterior walls where shown on drawings and specifications for wall types E1.1, E1.2, E1.3, E1.4, E1.5, E1.6, E1.7, E2.1, E2.2, and FE1.2.
  - Superior Insealators to be paid the cost for removal and replacement of air barrier if UV exposure time of 90 Days, or manufacturer's guidelines are not met due to façade not being installed in the proper allotted time.
  - Surfaces to be sound, dry, even, and free of excess mortar or other contaminants. Substrates to be smooth without large voids or sharp protrusions. Masonry joints to be reasonably flush and completely filled, and ensure all excess mortar sitting on masonry ties has been removed. These items to be completed by others prior to mobilization.
  - Caulking and foaming around windows, doors, curtain walls, or other framed surfaces not included in pricing.
- **Transition membranes are not included in pricing. Not called out in drawings or specifications.**
- 4 Mobilizations included.
- Testing not included in pricing. Not called out in specifications.



**Reed Rexroat**

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**From:** Mark Combs  
**Sent:** Tuesday, July 22, 2025 7:05 PM  
**To:** Reed Rexroat; Manie Furst  
**Cc:** Jay Paredes; Dave Thompson; FaLena Perry  
**Subject:** Re: Oldham Co High School Waterproofing Submittal  
**Attachments:** Drainage Mat Takeoff.xlsx

Reed Thanks,

I went back to adjust and found that I had an error in my formula. It didn't help the overall area. It actually increased.

Total area is now **4,753 sq ft**

This now correlates with what you have highlighted below

I have attached the sheet for you to review. I did not show elevations as (-), since all I needed was the Delta between top of the ledge and Footing.

Thanks,

**Mark Combs**

*Site Manager*

**O** 859.685.0414

**C** 859.420.5712

**F** 859.685.0418

**E** [MCombs@marrillia.com](mailto:MCombs@marrillia.com)

**MARRILLIA DESIGN & CONSTRUCTION**

3421 Stony Spring Circle, Louisville, KY 40220 | [marrillia.com](http://marrillia.com)



## Reed Rexroat

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**From:** Shane Luebbehusen <shane@superiorbes.com>  
**Sent:** Tuesday, August 12, 2025 1:05 PM  
**To:** Reed Rexroat  
**Subject:** RE: Oldham Co High School Waterproofing Submittal

Reed,

Per our phone conversation

Pricing would be \$0.88/SF Material and \$0.38/SF Labor

Thank you,



**Shane Luebbehusen**  
**Superior Insealators**

Phone : 812.848.2400  
shane@superiorbes.com  
3200 South State Road 162  
Huntingburg, Indiana 47542  
www.insealators.com

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