

January 26, 2026

OLDHAM COUNTY BOARD OF EDUCATION

CONCERN

Consider Approval Award of Contract for Lawn and Landscaping Services at Central Office, Transportation Department, Administrative Annex, and OC Art Center.

DISCUSSION

Bids were received on December 15, 2025, at 2:00 PM for Lawn and Landscape Services at Central Office, Administrative Annex, Transportation Buildings and the OC Art Center. The project was advertised on December 1, 2025. Two (2) contractors submitted bids. Refer to the attached Bid Tabulation for the results of the bid.

The lowest bid submitted was received from Lawn Wolf for an annual contract amount of \$38,725.00. The contract term will be for one year, with the option to renew annually for an additional two years, should both parties be mutually agreeable to the terms of the contract.

RECOMMENDATION

Approve the Award of a Contract for the Lawn and Landscaping Services at Central Office, Transportation Department, Administrative Annex, and OC Art Center to Lawn Wolf LLC, PO Box 203, Goshen, KY 40026 in the annual contract amount of \$38,725.00 and hereby authorizes the Director of Facilities Management to execute the necessary documentation.

On a motion by _____, seconded by _____, the Board approved the Award of Contract to Lawn Wolf LLC., for Lawn and Landscaping Services at Central Office, Transportation Department, Administrative Annex, and OC Art Center.

Carly Clem, Board Chair

Claudette Herald, Superintendent, Board Secretary

Oldham County Schools

**Lawn & Landscape
2026-2027 School Year**

| Company | Bids |
|----------------------------|-------------|
| Lawn Wolf LLC | \$38,725.00 |
| Curry Landscape and Design | \$60,255.00 |
| | |
| | |

CONSENT ITEM B-2

January 26, 2026

OLDHAM COUNTY BOARD OF EDUCATION

CONCERN

Consider Approval Award of Contract for the renovation and installation of ADA Lift at OCHS.

DISCUSSION

Oldham County High School has requested the installation of a permanent chair lift to access instructional space that is not currently accessible and South Oldham High School has requested a portable chair lift to serve temporary classrooms displaced by construction. Both are included in this project.

The project was listed in the Oldham Era on December 1.

Bids were received on January 15, 2026, at 2:00 PM. One contractor submitted a lump sum bid for the project. Refer to the attached Bid Tab.

The bid submitted was received from Parco Constructors Group LLC for a lump sum amount of \$198,800.00. The proposed bid was consistent with estimated construction costs.

RECOMMENDATION

Approve the Award of a Contract for the ADA Lift at OCHS to Parco Constructors LLC and authorize the Director of Facilities Management, Brent Bohannon, to execute the necessary documentation.

On a motion by _____, seconded by _____, the Board approved the Award of Contract to Parco Constructors Group LLC., 2521 Ridgemar Ct., Louisville, KY 40269 for ADA Lift at OCHS.

Carly Clem, Board Chair

Claudette Herald, Superintendent, Board Secretary

OLDHAM COUNTY SCHOOLS

BID TABULATION

| PROJECT: | | OCHS ADA Lift | | |
|-----------|-----------------------|------------------|-------------|---------------|
| BID DATE: | | January 15, 2026 | | TIME: 2:00 PM |
| | COMPANY | BOND | ADDENDA (1) | BASE BID |
| 1 | Parco Construction Co | ✓ | ✓ | 198,800.00 |
| 2 | | | | |
| 3 | | | | |
| 4 | | | | |
| 5 | | | | |
| 6 | | | | |
| 7 | | | | |
| 8 | | | | |
| 9 | | | | |

January 26, 2026

OLDHAM COUNTY BOARD OF EDUCATION

CONCERN

Consider Renewal of Land Lease for (2) vacant properties containing tillable farmland.

DISCUSSION

The land lease of the following (2) vacant properties owned by Oldham County Board of Education and Oldham County Financial Corporation lease is up for renewal.

- 12 Acres, being the tillable portion of the farm\, lying along the north side of U.S. Highway 42, .7 miles northeast of Kentucky Highway 53, in Oldham County, Kentucky, commonly referenced as the "18 Mile Church Property".
- 8 Acres, being the tillable portion of the farm, lying along Allen Lane, In Oldham County, Kentucky, commonly referenced as the "Allen Lane Property".

The current tenant, Grand Meadow Farm, LLC 1701 E Hwy 22, Crestwood, KY is request renewal. See attached lease agreement for terms of the lease recommended for approval.

RECOMMENDATION

Approve the renewal of land lease for the referenced property to Grand Meadow Farm, LLC.

On a motion by _____, seconded by _____, the Board approved the renewal of land lease for the referenced property to Grand Meadow Farm, LLC.

Carly Clem, Board Chair

Claudette Herald, Superintendent, Board Secretary

Cash Farm Lease

This lease is made effective the 1st day of February, 2026, between Oldham County Board of Education and the Oldham County School District Finance Corporation, 6165 W. Highway 146, Crestwood, KY, owner of certain tracts of real estate located in Oldham County, Kentucky hereinafter (the landlord) and Grand Meadow Farms, LLC, 1701 E Hwy 22, Crestwood, KY 40014, hereinafter (the tenant).

1. Description of Leasehold Property

Landlord, in consideration of the agreements and stipulations hereinafter mentioned to be kept and performed by the tenant to occupy and use for agricultural purposes, hereby leases, the following real estate situated in Oldham County, Kentucky:

- a. 12 acres, being the tillable portion of the farm, lying along the north side of U.S. Highway 42, .7 miles northeast of Kentucky Highway 53, in Oldham County, Kentucky, as described in the attached Plats.
- b. 8 acres, being the tillable portion of the farm, lying along Allen Lane, in Oldham County, Kentucky, as described in the attached legal description and survey by Jeffrey K. Meyer.

2. Length of Lease and Renewal

The tenant is to have and hold the above-described property, subject to the conditions and limitations hereinafter mentioned, continuously beginning February 1, 2026, and ending on the last day of December 2028 or after all crops have been harvested. Provided, however, that either party may terminate this Agreement without cause upon 60-days written notice prior to each yearly anniversary of the date of this Agreement.

3. Payment of Rent

For the occupancy and use of the real estate described herein the tenant promise and agree to pay the landlord, its successors or assigns, an annual rent of \$75.00 per acre for the length of this lease, with the first year's one-half payment being due April 15, 2026 and the subsequent years one-half payment being due on April 15, 2027 and April 15, 2028 and the balance for each being due on November 1, 2026, 2027, 2028.

4. Land Use

It is agreed that the tillable acreage described above will be used solely for the planting and harvesting of grain crops for the term of this lease. No other use is granted to the tenant by the landlord.

5. Reservations as to Land Use

Tenant is granted the right to remove any fallen trees or rubble, or to trim any tree limbs that interfere with the use of the tillable land or access thereto.

6. Care of Property

The tenant is responsible for maintenance and upkeep of the property surrounding the farmed land and fence lines. The tenant agrees to take good care of the leasehold and farm the land in an efficient and husband-like way, plowing, seeding, and harvesting in a manner that will conserve the landlord's property.

7. Compensation for damage

The tenant agrees to pay the landlord reasonable compensation for any damage to the leasehold for which the tenant is responsible, except ordinary and reasonable wear, tear, depreciation and casualty beyond tenant control.

8. Surrender of Possession

At the expiration of this lease, the tenant agrees to quietly and peacefully surrender and yield up said leasehold to the landlord in as good order and repair as when the lease was granted.

9. Transfer of the farm

If the landlord should sell or otherwise transfer title to this farm, the terms of this lease will be satisfied except that conveyance will be done so as to be subject to the provisions of this lease, and the tenant shall have the right to complete the cultivation and harvest of the standing crops on said land.

10. Right of Entry.

The landlord reserves the right for itself, its agents, employees or assigns to enter upon the land at any reasonable time for all reasonable purposes, including but not limited to: a. Consultation with the tenant,

- b. Making repairs, improvements and inspections and of such customary seasonal work, none of which is to interfere with the tenant in carrying out their farm operations,
- c. Dealing with any emergency which threatens to cause or has caused damage to the land, and
- d. Showing the land to a prospective buyer.

11. No partnership created.

This lease shall not be deemed to give rise to a partnership relationship between landlord and tenant, and neither party shall have authority to obligate the other.

12. FSA

Tenant will be entitled to receive any farm payments made by the FSA office for the years under this cash farm lease.

13. Debts and accidents

Each party agrees that the other party shall in no way be responsible for the debts of, or liabilities for accidents or damages caused by that party. Tenant shall indemnify landlord and hold landlord harmless from all claims, damages, suits, liabilities, and causes of action arising out of or related to tenant use of the real estate. Tenant agrees to maintain liability insurance in the amount of \$250,000 per person and \$500,000 per occurrence and shall include landlord on all such policies as additional insured. The provisions of this paragraph shall survive the termination of this lease.

14. Willful Neglect.

Willful neglect, failure or refusal by either party to carry out any substantial provision of this lease shall give the other party the benefits of any proceeding provided by law. In the event of a dispute, the parties agree that any action brought by either party against the other, arising out of the lease shall be brought in Oldham County, Kentucky.

15. Complete agreement.

The parties agree that all negotiations and oral agreements are merged into this instrument and that this lease contains the entire, complete and final agreement of the parties who set their signatures below. Amendments and alterations to this lease shall be made in writing only by authorized representative of both parties.

16. Severability.

If any part of this lease is held to be void as against public policy, or illegal, or unenforceable for any reason, the balance of this lease shall continue to be valid and binding upon the parties hereto.

IN WITNESS WHEREOF, the parties have signed this lease on , 2026.

Michael McCall
Grand Meadow Farms, LLC

Claudette Herald, Superintendent/Secretary
Oldham County Board of Education
Oldham County School District Finance Corporation

Carly Clem, Board Chairman
Oldham County Board of Education
Oldham County School District Finance Corporation

January 26, 2026

OLDHAM COUNTY BOARD OF EDUCATION

CONCERN

Consider Approval of Change Order #5 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 #5 proposes an additional cost of \$58,000.00 for the Buckner HS and Oldham County HS Improvements project. Please refer to the backup documentation for more information regarding each request.

RECOMMENDATION

Studio Kremer Architects and Brent Bohannon, District of Facilities Management, recommends approval of Change Order #5 in the total amount of \$58,000.00 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.

On a motion by _____, seconded by _____, the Board approved Change Order #5 in the total amount of \$58,000.00 to the Marrillia Design and Construction contract date for the Buckner HS and to the 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. (,)

Carly Clem, Board Chair

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: 005

Date: January 20, 2026

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.)

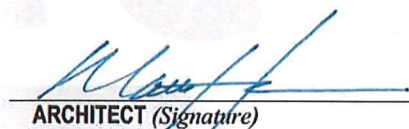
MPR-20 rev1: Drilled Pier Adjustments per Unit Pricing -- ADD of \$58,000.00

| | | |
|--|----|---------------|
| The original Contract Sum was | \$ | 40,173,929.00 |
| The net change by previously authorized Change Orders | \$ | 188,111.00 |
| The Contract Sum prior to this Change Order was | \$ | 40,362,040.00 |
| The Contract Sum will be increased by this Change Order in the amount of | \$ | 58,000.00 |
| The new Contract Sum including this Change Order will be | \$ | 40,420,040.00 |

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.



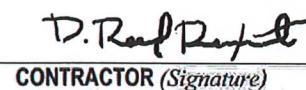
ARCHITECT *(Signature)*

BY: Matthew Harris, AIA, Architect |
Partner

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

20 January 2026

Date



CONTRACTOR *(Signature)*

BY: Reed Rexroat, Senior Project
Manager

(Printed name and title)

01/20/2026

Date

OWNER *(Signature)*

BY: Brent Bohannon, AIA, Director
of Facilities

(Printed name and title)

Date

January 20, 2026

Buckner HS and Oldham County HS Improvements

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

Change Order #05

\$58,000.00

| COR No. (GC) | RFP No. (ska) | RFP Date | Description | approved amount |
|-----------------|------------------|----------|---|-----------------|
| MPR-20 r1 | - | - | Drilled Pier Adjustments per Unit Pricing | \$58,000.00 |

TOTAL \$58,000.00

KDE breakdown

| COR No. | labor | materials | OH & P | bond / insurance | approved amount |
|----------------------|-------------|-------------|------------|------------------|-----------------|
| MPR-20 r1 | \$24,650.00 | \$24,650.00 | \$8,700.00 | \$0.00 | \$58,000.00 |
| TOTALS | \$24,650.00 | \$24,650.00 | \$8,700.00 | \$0.00 | \$58,000.00 |
| % of Total CO Amount | 42.5% | 42.5% | 15.0% | 0.0% | 100.0% |

FACPAC Contract Change Order Supplemental Information Form (Ref# 64081)

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 | 5 |
| Time Extension Required | No |
| Date Of Change Order | 1/20/2026 |
| 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 | \$188,111.00 |
| Remaining After Approved COs | \$1,820,585.50 |
| Net All COs | \$246,111.00 |
| Remaining After All COs | \$1,762,585.50 |

| | |
|--|----------------|
| This Requested Change Order Amount +/- | \$58,000.00 |
| Change In A/E Fee This Change Order +/- | \$3,045.00 |
| Change In CM Fee This Change Order +/- | \$0.00 |
| Remaining Construction Contingency Balance | \$1,762,585.50 |

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 Found Condition

Change Order Description And Justification

MPR-20 rev1: Drilled Pier Adjustments per Unit Pricing - - ADD of \$58,000.00

Cost Benefit To Owner

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

Unit prices were utilized.

Contract unit prices have been utilized to support the cost associated with this change order. Yes

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 | \$24,650.00 | 42.50% |
| Materials | \$24,650.00 | 42.50% |
| Profit and Overhead | \$8,700.00 | 15.00% |
| Bond Insurance | \$0.00 | 0.00% |
| Cost Breakdown Total: | | \$58,000.00 |

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

Change Order Supplemental Information Form Signature Page (Online Form Ref# 64081)

studio kremer architects



01-20-2026

Architect

Date

N / A

Construction Manager

Date

Finance Officer

Date

Local Board of Education Designee

Date



Alternates
Buckner and Oldham County High School Improvements
Buckner, KY

MPR No. 20 rev1 (1 of 3)

1/19/2026
9:27 AM

Pending Owner Approval
MPR-20 rev1 Drilled Pier Depth Adjustments per Unit Pricing

Drilled Pier Depth Adjustments per Unit Pricing

Drilled Pier Depth Adjustments per Unit Pricing - Berkel

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 | Is | | | | 58,000.00 | | 58,000 | |

| | | | |
|---------------------------|---|--------|--------|
| 0 | 0 | 58,000 | 58,000 |
| Total Construction Cost = | | | 58,000 |

RECEIVED
01.19.2026

[illegible]

