

RESOLUTION 25 – 04, 2025
COLUMBIA TOWNSHIP, HAMILTON COUNTY, OHIO

**AUTHORIZING CHANGE ORDERS TO PERKINS & CARMACK CONSTRUCTION
CONTRACT FOR THE MADISON PLACE FIREHOUSE REDEVELOPMENT PROJECT,
DISPENSING WITH THE SECOND READING, AND DECLARING AN EMERGENCY**

WHEREAS, the Board of Trustees approved Resolution 23-52 on December 11, 2023, to award the construction of the Madison Place Firehouse redevelopment to the lowest responsive and responsible bidder Perkins/Carmack Construction LLC, 6005 Meijer Drive, Milford, Ohio 45104 (“Contractor”); and

WHEREAS, construction is approximately 85% completed to convert the 1950 vacant firehouse at 6904 Murray Ave. into a multi-purpose community, senior, and event center, town hall, and township administrative offices (“Project”); and,

WHEREAS, the Township previously secured grants totaling \$515,000 for the Project from federal, state, and county sources, and for the balance of costs, the Board approved a funding plan, by separate resolutions, that includes Plainville TIF Funds and General (JEDZ) Funds; and,

WHEREAS, Project architect MSP Design recommended that a construction contingency fund of at least 15% would be needed due to the firehouse’s age and deteriorated conditions that were not maintained or repaired as necessary by the former owner; and,

WHEREAS, Project Manager Ohmer-Shaw Group has reviewed requested change orders from the Contractor and recommends the Board of Trustees authorize \$71,130.29 in change orders, as detailed in the attached document, to be made to the Perkins & Carmack Construction LLC contract as detailed below:

8,311.69		joist reinforcement for rooftop deck					
10,144.20		steel modifications					
10,558.21		office roof mods					
14,466.55		masonry structural infill					
3,260.45		exposed duct double wall paintable - apparatus bay					
11,132.29		missing & replace damaged roof edge trim					
13,256.90	71,130.29	electrical modifications -interior digital screens, exterior food trucks & stage					

WHEREAS, the Board previously approved a \$31,410.91 change order in August 2024. Including the current change order request, the total change order costs are only 4.5% of the total construction cost compared to typical contingency funds of 15-20%.

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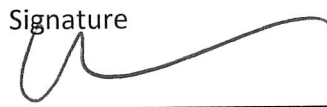
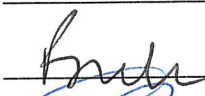
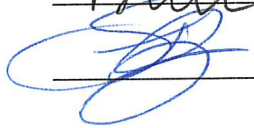
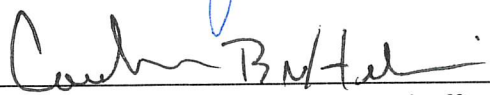
WHEREAS, the Board of Trustees, upon majority vote, hereby dispenses with the requirement that this Resolution be read on two separate days, and hereby authorizes the adoption of this Resolution upon its first reading.

NOW, THEREFORE, BE IT RESOLVED, the Board of Trustees of Columbia Township, Hamilton County, Ohio, for the benefit and welfare of the Township and its citizens, hereby authorizes the Township Administrator to accept the Perkins & Carmack Construction contract change orders as detailed totaling \$71,130.29 Township for the Madison Place Firehouse Redevelopment Project.

WHEREAS, this is an emergency resolution necessary for the immediate preservation of the public peace, health, safety, or welfare of the Township; the reason for the emergency being the immediate need to authorize the Administrator to accept the construction contract change orders and take other necessary steps at the soonest possible time to keep the Project on schedule and specifically to meet state and county grant requirements.

Motion to accept Resolution made by: MR. KUBICKI

Seconded by: MR. BROKAMP

TRUSTEE	Voting	Signature	Date
David Kubicki, President	<u>yes</u>		01-14-2025
Brian Lamar, Vice President	<u>yes</u>		01-14-2025
Steve Brokamp, Trustee	<u>yes</u>		01-14-2025
ATTEST:		 Caroline Heekin, Fiscal Office	01-14-2025

Refer to Attached AIA Change Order Document



AIA® Document G701® – 2017

Change Order

PROJECT: *(Name and address)*
Madison Place Community Center
6904 Murray Ave., Cincinnati, Ohio
45227

CONTRACT INFORMATION:
Contract For: General Construction
Date: December 13, 2023

CHANGE ORDER INFORMATION:
Change Order Number: 008
Date: December 9, 2025

OWNER: *(Name and address)*
Columbia Township
5686 Kenwood Rd., Cincinnati, Ohio
45227

ARCHITECT: *(Name and address)*
McGill Smith Punshon, Inc.
3700 Park 42 Drive, Suite 190B,
Cincinnati, Ohio 45241

CONTRACTOR: *(Name and address)*
Perkins and Carmack
6005 Meijer Dr., Milford, Ohio 45150

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.)

PCO 010 – Additional Joist Reinforcement below Rooftop Patio - \$8,311.69
PCO 011 – Added Steel for Clerestory support / changes in lintels - \$10,144.20
PCO 012 – Office Roof Modifications – Patch Decking & Add insulation - \$10,558.21
PCO 013 – Masonry Infills / Clerestory Masonry Wall Reinforcing - \$14,466.55
PCO 014 – Additional Double Wall Duct (Relocated RTU) - \$3,260.45
PCO 018 – Rebuild Existing Gutter, soffit, frieze & rake trim (due to deterioration) - \$11,132.29
PCO 020 – Owner Added Electric - \$13,256.90

Total Change Order Amount - \$71,130.29

The original Contract Sum was	\$	2,255,000.00
The net change by previously authorized Change Orders	\$	74,587.59
The Contract Sum prior to this Change Order was	\$	2,329,587.59
The Contract Sum will be increased by this Change Order in the amount of	\$	71,130.29
The new Contract Sum including this Change Order will be	\$	2,400,717.88

The Contract Time will be unchanged by Zero (0) days.

The new date of Substantial Completion will be 04/01/2025

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.

McGill Smith Punshon, Inc.

ARCHITECT *(Firm name)*

SIGNATURE

Randal G. Merrill, A.I.A., Executive Vice
President

PRINTED NAME AND TITLE

December 9, 2025

DATE

Perkins and Carmack

CONTRACTOR *(Firm name)*

SIGNATURE

Terry Perkins, Managing Partner

PRINTED NAME AND TITLE

DATE

Columbia Township

OWNER *(Firm name)*

SIGNATURE

Melissa Taylor, Township Administrator

PRINTED NAME AND TITLE

DATE