

RESOLUTION 25 – 14, 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 more than 90% 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 the Contractor's requested change orders and recommends the Board of Trustees authorize \$32,336.49 in change orders, as detailed in the attached document, to be made to the Contractor contract as detailed below:

22	04/07/25	16,258.68	electrical mods per county code - lower level lighting, patio lighting			
23	04/07/25	9,404.48	fence cladding for lower maintenance - apartment screening			
26	04/07/25	7,711.36	elevator structural opening (basement) - rough-in opening not in plan, only finished door width			
27	04/07/25	1,675.71	add PVR to water supply at street - pressure test exceeded allowed max			

WHEREAS, the Board previously approved change orders for \$35,050.23 (August 2024) and \$71,130.29 (January 2025). Including the current change order request, the total change order costs are 6.1% of the total construction cost; this is well below typical contingency funds of 15-20%.

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 \$32,336.49 Township for the Madison Place Firehouse Redevelopment Project.

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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. LAMAR

TRUSTEE	Voting	Signature	Date
David Kubicki, President	<u>yes</u>	<u>[Signature]</u>	04/08/2025
Brian Lamar, Vice President	<u>yes</u>	<u>[Signature]</u>	04/08/2025
Steve Brokamp, Trustee	<u>[Signature]</u>	<u>[Signature]</u>	04/08/2025
ATTEST:		<u>[Signature]</u>	04/08/2025
		Caroline Heekin, Fiscal Office	

Refer to Attached AIA Change Order Document



PCO #022

Perkins / Carmack Construction, LLC
6005 Meijer Dr
Milford, Ohio 45150
Phone: (513) 248-4800
Fax: (513) 248-4810

Project: 202401 - Renovations to Madison Place Fire Station
6904 Murray Ave
Cincinnati, Ohio 45227

Prime Contract Potential Change Order #022: CE #031 - Electrical Engineering Change

TO:	Columbia Township 5686 Kenwood Road Cincinnati, Ohio 45227	FROM:	Perkins/Carmack Construction, LLC 6005 Meijer Drive Milford, Ohio 45150
PCO NUMBER/REVISION:	022 / 0	CONTRACT:	1 - Madison Place Fire Station Renovation
REQUEST RECEIVED FROM:	Chris Marino (United Electric Co.)	CREATED BY:	Jake Cherry (Perkins/Carmack Construction, LLC)
STATUS:	Pending - In Review	CREATED DATE:	3/18/2025
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	None
FIELD CHANGE:	No		
LOCATION:		ACCOUNTING METHOD:	Amount Based
SCHEDULE IMPACT:	5 days	PAID IN FULL:	No
EXECUTED:	No	SIGNED CHANGE ORDER RECEIVED DATE:	
		TOTAL AMOUNT:	\$16,258.68

POTENTIAL CHANGE ORDER TITLE: CE #031 - Electrical Engineering Change

CHANGE REASON: Design Development

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*

CE #031 - Electrical Engineering Change
misc. electrical adds captured via Engineering Change

ATTACHMENTS:

[PROPOSAL COP#7.pdf](#)

#	Budget Code	Description	Amount	State Unemployment Tax (12.00% Includes Cost Type (1))	FICA (7.65% Includes Cost Type (1))	Workers Comp (18.00% Includes Cost Type (1))	Federal Unemployment Tax (1.80% Includes Cost Type (1))	Subtotal
1	26-500.S Electrical	Misc. Adds	\$13,903.88	\$0.00	\$0.00	\$0.00	\$0.00	\$13,903.88
2	1-3120.L Superintendent	Add'l Supervision	\$320.00	\$38.40	\$24.48	\$57.60	\$5.76	\$446.24
Subtotal:			\$14,223.88	\$38.40	\$24.48	\$57.60	\$5.76	\$14,350.12
OHP (10.00%):								\$1,435.01
Insurance + Bond (3.00%):								\$473.55
Grand Total:								\$16,258.68



PCO #023

Perkins / Carmack Construction, LLC
6005 Meijer Dr
Milford, Ohio 45150
Phone: (513) 248-4800
Fax: (513) 248-4810

Project: 202401 - Renovations to Madison Place Fire Station
6904 Murray Ave
Cincinnati, Ohio 45227

Prime Contract Potential Change Order #023: CE #032 - Fence & Sidewalk Revisions

TO:	Columbia Township 5686 Kenwood Road Cincinnati, Ohio 45227	FROM:	Perkins/Carmack Construction, LLC 6005 Meijer Drive Milford, Ohio 45150
PCO NUMBER/REVISION:	023 / 0	CONTRACT:	1 - Madison Place Fire Station Renovation
REQUEST RECEIVED FROM:	Jake Cherry (Perkins/Carmack Construction, LLC)	CREATED BY:	Jake Cherry (Perkins/Carmack Construction, LLC)
STATUS:	Pending - In Review	CREATED DATE:	3/18/2025
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	None
FIELD CHANGE:	No		
LOCATION:	SITE	ACCOUNTING METHOD:	Amount Based
SCHEDULE IMPACT:		PAID IN FULL:	No
EXECUTED:	No	SIGNED CHANGE ORDER RECEIVED DATE:	
		TOTAL AMOUNT:	\$14,167.98

POTENTIAL CHANGE ORDER TITLE: CE #032 - Fence & Sidewalk Revisions

CHANGE REASON: Design Development

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*

CE #032 - Fence & Sidewalk Revisions

delete handrail, add conc. wing wall, change fence from wood to Trex Horizons

ATTACHMENTS:

[Madison Fire Quote.pdf](#) , [TrueStep CO 04.pdf](#)

#	Budget Code	Description	Amount	State Unemployment Tax (12.00% Includes Cost Type (1))	FICA (7.65% Includes Cost Type (1))	Workers Comp (18.00% Includes Cost Type (1))	Federal Unemployment Tax (1.80% Includes Cost Type (1))	Subtotal
1	32-3100.S Fecning	Trex Horizons	\$12,900.00	\$0.00	\$0.00	\$0.00	\$0.00	\$12,900.00
2	32-3100.S Fecning	Credit for Wood Fence	\$(4,000.00)	\$0.00	\$0.00	\$0.00	\$0.00	\$(4,000.00)
3	5-500.S Metals	Credit for Handrail	\$(2,866.00)	\$0.00	\$0.00	\$0.00	\$0.00	\$(2,866.00)
4	3-500.S Concrete	Concrete Materials	\$2,120.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,120.00
5	1-3120.L Superintendent	Concrete Labor	\$2,800.00	\$336.00	\$214.20	\$504.00	\$50.40	\$3,904.60
6	1-3120.L Superintendent	Add'l Supervision	\$320.00	\$38.40	\$24.48	\$57.60	\$5.76	\$446.24
Subtotal:			\$11,274.00	\$374.40	\$238.68	\$561.60	\$56.16	\$12,504.84
OHP (10.00%):								\$1,250.48
Insurance + Bond (3.00%):								\$412.66
Grand Total:								\$14,167.98



PCO #026

Perkins / Carmack Construction, LLC
6005 Meijer Dr
Milford, Ohio 45150
Phone: (513) 248-4800
Fax: (513) 248-4810

Project: 202401 - Renovations to Madison Place Fire Station
6904 Murray Ave
Cincinnati, Ohio 45227

Prime Contract Potential Change Order #026: CE #035 - Re-work Elevator Opening in Basement

TO:	Columbia Township 5686 Kenwood Road Cincinnati, Ohio 45227	FROM:	Perkins/Carmack Construction, LLC 6005 Meijer Drive Milford, Ohio 45150
PCO NUMBER/REVISION:	026 / 1	CONTRACT:	1 - Madison Place Fire Station Renovation
REQUEST RECEIVED FROM:		CREATED BY:	Jake Cherry (Perkins/Carmack Construction, LLC)
STATUS:	Pending - In Review	CREATED DATE:	4/4/2025
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	None
FIELD CHANGE:	No		
LOCATION:		ACCOUNTING METHOD:	Amount Based
SCHEDULE IMPACT:	5 days	PAID IN FULL:	No
EXECUTED:	No	SIGNED CHANGE ORDER RECEIVED DATE:	
		TOTAL AMOUNT:	\$7,711.36

POTENTIAL CHANGE ORDER TITLE: CE #035 - Re-work Elevator Opening in Basement

CHANGE REASON: Field Condition

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*

CE #035 - Re-work Elevator Opening in Basement
shore existing opening, cut out 18.5" section of wall, lay up with reinforced 8" CMU

ATTACHMENTS:

[AA3A12C4-4D68-4AAA-A50D-D2F4C75DBA55.jpeg](#) , [E5820E4C-627A-4BCF-9551-8225F3E5DC93.jpeg](#) , [202401-PCO-026-CE_035-Re-work_Elevator_Opening_in_Basement.pdf](#) , [RE 055100.02-SD-00 Metal Stairs & Railings \(Clerestory\).pdf](#)

#	Budget Code	Description	Amount
1	2-4100.L Selective Demo/Dumpsters	Option 1 ADD	\$11,461.36
2	2-4100.L Selective Demo/Dumpsters	Option 2 DEDUCT	\$(4,400.00)
3	4-500.S Masonry	Add reinforced Jambs	\$650.00
Grand Total:			\$7,711.36

Craig Whittaker (McGill Smith Punshon)

Columbia Township
5686 Kenwood Road
Cincinnati, Ohio 45227

Perkins/Carmack Construction, LLC
6005 Meijer Drive
Milford, Ohio 45150

SIGNATURE

DATE

SIGNATURE

DATE

SIGNATURE

DATE

**PCO #027**

Perkins / Carmack Construction, LLC
6005 Meijer Dr
Milford, Ohio 45150
Phone: (513) 248-4800
Fax: (513) 248-4810

Project: 202401 - Renovations to Madison Place Fire Station
6904 Murray Ave
Cincinnati, Ohio 45227

Prime Contract Potential Change Order #027: CE #036 - Add PRV to House Line

TO:	Columbia Township 5686 Kenwood Road Cincinnati, Ohio 45227	FROM:	Perkins/Carmack Construction, LLC 6005 Meijer Drive Milford, Ohio 45150
PCO NUMBER/REVISION:	027 / 0	CONTRACT:	1 - Madison Place Fire Station Renovation
REQUEST RECEIVED FROM:	John Carrigan (John E. Carrigan Plumbing Co., Inc.)	CREATED BY:	Jake Cherry (Perkins/Carmack Construction, LLC)
STATUS:	Pending - In Review	CREATED DATE:	4/7/2025
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	None
FIELD CHANGE:	No		
LOCATION:		ACCOUNTING METHOD:	Amount Based
SCHEDULE IMPACT:		PAID IN FULL:	No
EXECUTED:	No	SIGNED CHANGE ORDER RECEIVED DATE:	
		TOTAL AMOUNT:	\$1,675.71

POTENTIAL CHANGE ORDER TITLE: CE #036 - Add PRV to House Line

CHANGE REASON: Field Condition

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*

CE #036 - Add PRV to House Line

Incoming water pressure is 160lbs and will require a PRV to reduce pressure

ATTACHMENTS:

[doc02763120250404085011.pdf](#)

#	Budget Code	Description	Amount	State Unemployment Tax (12.00% Includes Cost Type (1))	FICA (7.65% Includes Cost Type (1))	Workers Comp (18.00% Includes Cost Type (1))	Federal Unemployment Tax (1.80% Includes Cost Type (1))	Subtotal
1	22-500.S Plumbing	Add 1-1/2" Watts PRV	\$1,479.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,479.00
Subtotal:			\$1,479.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,479.00
OHP (10.00%):								\$147.90
Insurance + Bond (3.00%):								\$48.81
Grand Total:								\$1,675.71

Craig Whittaker (McGill Smith Punshon)

Columbia Township
5686 Kenwood Road
Cincinnati, Ohio 45227

Perkins/Carmack Construction, LLC
6005 Meijer Drive
Milford, Ohio 45150

SIGNATURE

DATE

SIGNATURE

DATE

SIGNATURE

DATE