

RESOLUTION 25 – 33, 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 95% 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 up to \$60,000 in change orders to be made to the Contractor contract, as detailed in the attached documents:

\$16,142.98 - electrical additions for community center integrated audio-visual system;

\$37,710.21 – generator modifications for center to function as emergency shelter

WHEREAS, the Board previously approved change orders for \$35,050.23 (August 2024), \$71,130.29 (January 2025), \$32,336.49 (April 2025), \$22,890.51 (May 2025), and \$19,668.89 (June 2025 amended). Including the current change order requests, the total change order costs are approx. 12% of the total construction cost; this is 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.

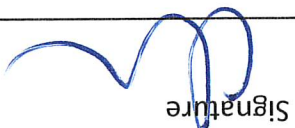

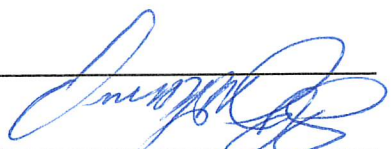
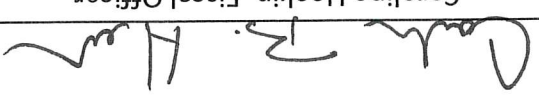
NOW, THEREFORE, BE IT RESOLVED, the Board of Trustees of Columbia Township, Hamilton County, Ohio, for the benefit and welfare of the Township and its citizens, hereby authorizes the Administrator to accept the Perkins & Carmack Construction contract change orders up to \$60,000 as detailed for the Madison Place Firehouse Redevelopment Project.

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COLUMBIA TOWNSHIP, HAMILTON COUNTY, OHIO

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	Yes		07/16/2025
Brian Lamar, Vice President	Yes		07/16/2025
Steve Brokamp, Trustee	Yes		07/16/2025
ATTEST:		 Caroline Heekin, Fiscal Officer	07/16/2025



PCO #033

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 #033: CE #044 - Owner Requested Electrical Adds

TO:	Columbia Township 5686 Kenwood Road Cincinnati, Ohio 45227	FROM:	Perkins/Carmack Construction, LLC 6005 Meijer Drive Milford, Ohio 45150
PCO NUMBER/REVISION:	033 / 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:	6/9/2025
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:	\$16,142.98

POTENTIAL CHANGE ORDER TITLE: CE #044 - Owner Requested Electrical Adds

CHANGE REASON: Client Request

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

CE #044 - Owner Requested Electrical Adds

- see attached T&M tickets detailing extra work performed at Owner's request
- ticket #s 5576, 5577 & 5586 involved blocking installation & drywall patching/finishing

ATTACHMENTS:

[United COP10.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	T&M Tickets	\$11,448.00	\$0.00	\$0.00	\$0.00	\$0.00	\$11,448.00
2	9-2200.S Framing, Drywall, Ceilings	install blocking, patch/finish for projectors & TVs	\$2,800.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,800.00
Subtotal:			\$14,248.00	\$0.00	\$0.00	\$0.00	\$0.00	\$14,248.00
OHP (10.00%):								\$1,424.80
Insurance + Bond (3.00%):								\$470.18
Grand Total:								\$16,142.98



PCO #033

SIGNATURE _____

Craig Whittaker (McGill Smith Punshon)

DATE _____

SIGNATURE _____

Columbia Township
5686 Kenwood Road
Cincinnati, Ohio 45227

DATE _____

SIGNATURE _____

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

DATE _____



PCO #034

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 #034: CE #045 - Generator Room Modifications

TO:	Columbia Township 5686 Kenwood Road Cincinnati, Ohio 45227	FROM:	Perkins/Carmack Construction, LLC 6005 Meijer Drive Milford, Ohio 45150
PCO NUMBER/REVISION:	034 / 0	CONTRACT:	1 - Madison Place Fire Station Renovation
REQUEST RECEIVED FROM:		CREATED BY:	Jake Cherry (Perkins/Carmack Construction, LLC)
STATUS:	Pending - In Review	CREATED DATE:	7/14/2025
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	None
FIELD CHANGE:	No		
LOCATION:		ACCOUNTING METHOD:	Amount Based
SCHEDULE IMPACT:	21 days	PAID IN FULL:	No
EXECUTED:	No	SIGNED CHANGE ORDER RECEIVED DATE:	
		TOTAL AMOUNT:	\$37,710.21

POTENTIAL CHANGE ORDER TITLE: CE #045 - Generator Room Modifications

CHANGE REASON: Design Development

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

CE #045 - Generator Room Modifications

modifications needed to retrofit new outdoor generator for indoor usage

ATTACHMENTS:

[COP #11 Generator Fix.pdf](#) , [_doc02846520250709143601.pdf](#) , [_Madison Fire Station Change Order #4 Generator Room.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	120v Circuit + Generac Re-mob	\$2,114.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,114.00
2	22-500.S Plumbing	Disconnect + Relocate Gas Line	\$3,780.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,780.00
3	23-500.S HVAC	Louvers, Sheet Metal + Welded Exhaust	\$17,806.00	\$0.00	\$0.00	\$0.00	\$0.00	\$17,806.00
4	4-500.S Masonry	Louver Openings	\$4,500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,500.00
5	9-9100.S Painting	Touch-up Paint	\$900.00	\$0.00	\$0.00	\$0.00	\$0.00	\$900.00

SIGNATURE _____

DATE _____

DATE _____ SIGNATURE _____

SIGNATURE _____

DATE _____

Craig Whittaker (McGill Smith Punshon)

Columbia Township
5686 Kenwood Road
Cincinnati, Ohio 45227

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

[illegible]

PCO #034

Melissa Taylor

From: David Lorei <dlorei@abercrombie-associates.com>
Sent: Wednesday, September 18, 2024 1:46 PM
To: Donisi, Maria; Melissa Taylor; Dustin Frazier
Cc: Mike Frey; Doug Piepmeier; Casey Kehling
Subject: Elm Street Sanitary Sewer Dedication Plat

All,

Per our conversations today, please find the following summary and action items:

- MSDGC
 - Spoke with Maria in regards to recording the Dedication Plat.
 - Agreed to revise the Dedication Plat and send for review
 - Maria suggested speaking with contractor to verify construction of sewer can remain in the right-of-way. If so, it was agreed that construction proceed as scheduled while dedication plat is in process.
- Ford Development
 - Spoke with Mike Frey regarding construction
 - Mike, assured the construction could stay within the right-of way.
 - Note, there is 6' +/- from the center of sewer to right-of-way
- Columbia Township
 - Spoke with Melissa and Dustin.
 - Agreed to approach the property owner (Gray's) to open up dialogue.
 - Note, since then, Melissa has spoken with the Grey's
 - Abercrombie and the Township to work in visually identifying where on the property the easement would be. (i.e., place flags)
- W.P. Land
 - Spoke with Casey
 - Casey will provide Remember Well, LLC signature once mylar is distributed
- Process
 - Township to open up conversation with the Grey's
 - Abercrombie to revise Dedication Plat and forward to MSDGC for review and approval
 - MSDGC to approve and sign mylar
 - Mylar to Casey for signature
 - Mylar to Township to present to Grey's for signature
 - Township to have legal representative record plat at the County

Thanks you all for your attention to this and let me know if I missed anything.

David Lorei, P.E.
Project Manager



**Abercrombie
& Associates, Inc.**

Civil Engineering + Surveying

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