

FACPAC Contract Change Order Supplemental Information Form (Ref# 58364)

Form Status: Saved

Tier 1 Project: Estill Springs Elementary Phase 2 Renovations & Addition - ESSER III
BG Number: 22-207 District: Estill County (HB678)
Status: Active Phase: Project Initiation (View Checklist)

Contract: Rising Sun Developing, Inc, 0002, General Trades
Type: CM Bid Package Proposed

Change Order Number 2-8
Time Extension Required No
Date Of Change Order 8/2/2023
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	\$264,164.35
Net Approved COs	\$270,992.17
Remaining After Approved COs	\$-6,827.82
Net All COs	\$315,593.03
Remaining After All COs	\$-51,428.68

This Requested Change Order Amount \$44,600.86

+/-

Change In A/E Fee This Change Order \$2,542.25

+/-

Change In CM Fee This Change Order \$1,739.43

+/-

Remaining Construction Contingency
Balance

Contract Change Requested By Code Enforcement Official

Contract Change Reason Code Found Condition

Change Order Description And Justification

PR #16 - Parking Lot and Road Stabilization.

Cost Benefit To Owner

Improved Condition

Contract unit prices have been utilized No
to support the cost associated with this
change order.

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	\$15,916.96	35.69%
Materials	\$28,683.90	64.31%
Profit and Overhead		0.00%
Bond Insurance		0.00%
Cost Breakdown Total:	\$44,600.86	
Cost for this Change Order supported by an alternate bid or competitive price quote	No	
Explain Why		

**Change Order Supplemental Information Form Signature
Page (Online Form Ref# 58364)**

Architect

Date

Construction Manager

Date

Finance Officer

Date

Local Board of Education Designee

Date



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Change Order - Construction Manager-Adviser Edition

OWNER ☒
 CONSTRUCTION MANAGER ☐
 ARCHITECT ☐
 CONTRACTOR ☐
 FIELD ☐
 OTHER ☐

PROJECT (Name and Address)
 ESTILL SPRINGS ELEMENTARY SCHOOL
 314 MAIN STREET
 IRVINE, KY 40336

CHANGE ORDER NUMBER: 02-08
 INITIATION DATE: 8/2/2023

TO CONTRACTOR (Name and Address)
 RISING SUN DEVELOPING, INC.
 2555 PALUMBO DRIVE
 SUITE 110

PROJECT NUMBERS: 000778
 CONTRACT DATE: 8/15/2022
 CONTRACT FOR: BID PACKAGE #02 GENERAL TRADES

THE CONTRACT IS CHANGED AS FOLLOWS: PR #16 - Parking Lot and Roadway Stabilization

The original Contract Sum was	1,449,703.00
Net change by previously authorized Change Orders	173,485.53
The Contract Sum prior to this Change Order was	1,623,188.53
The Contract Sum will be Increased by this Change Order in the amount of	44,600.86
The new Contract Sum including this Change Order will be	1,667,789.39

The Contract Time will be adjusted by 0 days.
 The date of Substantial Completion as of the date of this Change Order therefore is 6/2/2023.

NOT VALID UNTIL SIGNED BY THE CONSTRUCTION MANAGER, ARCHITECT, CONTRACTOR AND OWNER.

CODELL CONSTRUCTION COMPANY

ROSS-TARRANT ARCHITECTS INC.

CONSTRUCTION MANAGER (Firm Name)
 4475 ROCKWELL ROAD WINCHESTER, KY 40391

ARCHITECT (Firm Name)
 101 OLD LAFAYETTE AVE LEXINGTON, KY 40502

ADDRESS

ADDRESS

BY (Signature)

BY (Signature)

(Typed Name)

DATE:

(Typed Name)

DATE:

RISING SUN DEVELOPING, INC.

ESTILL COUNTY BOARD OF EDUCATION

CONTRACTOR (Firm Name)
 2555 PALUMBO DRIVE*SUITE 110*LEXINGTON, KY 40509

OWNER (Firm Name)
 253 MAIN STREET IRVINE, KY 40336

ADDRESS

ADDRESS

BY (Signature)

BY (Signature)

(Typed Name)

DATE:

(Typed Name)

DATE:

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User Notes:

(1884033357)



5/8/23

To: Codell Construction

Estill Springs

Attn: Kenny Davis

Parking Lot stabilization

Actual amount of excavation and haul off 201 yds.

\$5,628.00

Actual amount of gravel 301.5 tons

\$10,251.00

4 rolls of fabric

\$1300.00

Labor for fabric

\$600.00

Total amount of add:

\$17,779.00



6/21/2023

To: Codell Construction

Estill Springs

Attn: Kenny Davis

Road Stabilization

Excavate and haul off soil allowance 329.57 yds.

\$9,227.96

Gravel fill 494.35 tons

\$16,807.90

1 roll of fabric

\$325.00

Labor to install fabric

\$461.00

Total amount of add:

\$26,821.86



Change Order Review Form

PR # 14 Parking lot/ Roadway stabilization

PR #14

Estill Springs Elementary School (000778)

314 Main Street
Irvine, KY 40336

PR # 14 Parking lot/ Roadway stabilization

Date: 6/21/2023

To: ROSS-TARRANT ARCHITECTS INC.

From: casey cullen

Attn:

CC: Kenny Davis

I have reviewed and approved the attachment pricing. Your approval and signature is required in order to process this change order. Please review the pricing and sign below it it is acceptable.

Parking lot and roadway under cutting for lot stabilization. This work is above and beyond the 500 cubic yard allowance and the 750-ton allowance that is in the contract.

Description	BP	Amount
BABCON, INC.	012	0.00
BASTIN PAINTING, INC.	006	0.00
BROWN SPRINKLER CORPORATION	010	0.00
CDI FLOORING	007	0.00
CENTRAL KENTUCKY SHEET METAL, INC	011	0.00
EAST KENTUCKY MASONRY	003	0.00
ELLIOTT CONTRACTING, INC.	005	0.00
RISE SUN DEVELOPING, INC.	002	44,600.86
SOUTHEASTERN STAFFING, LLC	004	0.00
STANDAFER BUILDERS, INC.	001	0.00

Summary

Total

Total Days 0.00

44,600.86

ROSS-TARRANT ARCHITECTS INC.

Signature

DATE:

Codell Construction Company
casey cullen
314 Main Street
Irvine, KY 40336
ccullen@codellconstruction.com



Change Order Proposal Transmittal

RossTarrant Architects | 101 Old Lafayette Ave Lexington KY 40502 United States

PROJECT: Estill Springs ES Phase 2 Ren-Add 2148 DATE SENT: 8/1/2023

SUBJECT: PR #16 Lot and Roadway stabilization CHANGE ORDER PROPOSAL ID: COP - for PR #16

TYPE: Change Order Proposal TRANSMITTAL ID: 00559

PURPOSE: Reviewed VIA: Info Exchange

TOTAL AMOUNT: \$44,600.86

TOTAL DAYS: 0

FROM

NAME	COMPANY	EMAIL	PHONE
Shauna Taylor	RossTarrant Architects	staylor@rosstarrant.com	859-254-4018

TO

NAME	COMPANY	EMAIL	PHONE
Kenny Davis	Codell Construction Company	KDavis@codellconstruction.com	

REMARKS: Design team finds this acceptable to present to the owner.

DESCRIPTION OF CONTENTS

QTY	DATED	TITLE	NUMBER	SCALE	SIZE	NOTES
1	8/1/2023	Potential Change Order 017 - PR # 16 Parking lot_ Roadway stabilization.pdf				
1	8/1/2023	SME SPIN Report for COP PR 16.pdf				

COPIES:

Michael Mays

(RossTarrant Architects)



S&ME, Inc.
2020 Liberty Road, Suite 105
Lexington, KY 40505
Phone: 859-293-5518
Fax: 859-299-2481

Custom Report

Report #: CR-000001
Combined reports
Report Date: 07/25/2023

Client:

Estill County Board of Education
253 Main Street
Irvine, KY 40336

Project:

22830203
Estill Springs Elementary SI
341 Main Street
Irvine, KY 40336

EARTHWORK - Subgrade Evaluation - Observation - Does NOT Generally Conform with Required

04/20/2023 - VICTOR HUMBLE - Continuous -

Victor Humble, CWI MSI with S&ME was on site and met with Mr. Casey Coleman with Codell and Mr. Josh Smith, Site Foreman with Rising Sun. Inspector was onsite to observe undercutting of the unstable areas of the parking lot that failed a Proofroll yesterday.

Mr. Andy Fiehler, PE, Geotechnical Project Engineer and Mr. Scott Bowman, Project Manager with S&ME were consulted yesterday. The recommendation by Mr. Fiehler was to remove 12" of soil and up to 18" in worst areas. Type IV Geofabric would be laid, #2 rock would be added to reach sub-grade. Rock to be rolled with sheepsfoot after 6-8" #2 rock lifts.

UNDERCUTS

- 1) SE corner of Parking Lot:
30'Lx15'Wx18"D or 675 cu ft or 25 cu yds.
- 2) Middle South to North, West of DS-11
36'Lx7'Wx18"D or 378 cu ft or 14 cu yds
25'Lx15'Wx18"D or 562.5 cu ft or 20.83 cu yds
25'Lx6'Wx18"D or 225 cu ft or 8.33 cu yds
- 3) NE corner:
25'Lx23'Wx18"D=862.5 cu ft or 32 cu yds
- 4) Center-East end:
92'Lx60'Wx12"D=5,520 cu ft or 204.4 cu yds
- 5) SE corner:
45'Lx22'Wx18"D=1,485 cu ft or 55 cu yds
- 6) West:
23'Lx39'Wx1'D=897 cu ft or 33.2 cu yds

Total undercuts today= 10,605 cu ft or 393 cu yds

Approximately five loads of #2 KYSTONE totaling 134.31 tons were delivered as backfill for today.

See images.



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dark soil requiring 18" of undercut



Undercut areas on plans



Type IV Geofabric placed for undercut



#2KYSTONE being placed for undercut

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Compactive effort of #2 KYSTONE



Undercutting of unstable areas of parking lot



SG puming and rutting 1 ft

EARTHWORK - Subgrade Stabilization - Subgrade Reinforcement -

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Does NOT Generally Conform with Required

04/21/2023 - VICTOR HUMBLE - Continuous -

Victor Humble, CWI MSI arrived on site and met with Mr. Casey Coleman, Site Manager with Codell Construction and Mr. Josh Smith, Site Foreman with Rising Sun Development. S&ME was on site to observe undercutting and remediation of the East Parking Lot on the South end.

- Black, unstable soils were to be undercut 18"
- Other soils were to be undercut 1 ft
- Undercut areas were to have Filter fabric placed before placing #2 KYSTONE in 6"-8" lifts and compacting.

The recommendations above were made by Mr. Andy Fiehler, PE, Getechnical Project Engineer in regards to failed Proofroll producing pumping of 10" deep.

UNDERCUTS

Southeast Corner:

- 1). 28'Lx32'Wx18"D=1,344 cu ft or 50 cu yds +
28'Lx50'Wx18"D=2,100 cu ft or 78 cu yds

Northwest corner:

- 2). 42'Lx26'Wx12"D=1,092 cu ft or 40.4 cu yds

Total undercut today=168.4 cu yds

Total undercut to date=576.4 cu yds



Cracked and pumping SG requiring undercut



"Walking in" #2 KYSTONE with a Deere 310 Trackhoe



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Undercutting black unsuitable fill



Placing of filter fabric over NW corner undercut



Placement of #2 KYSTONE

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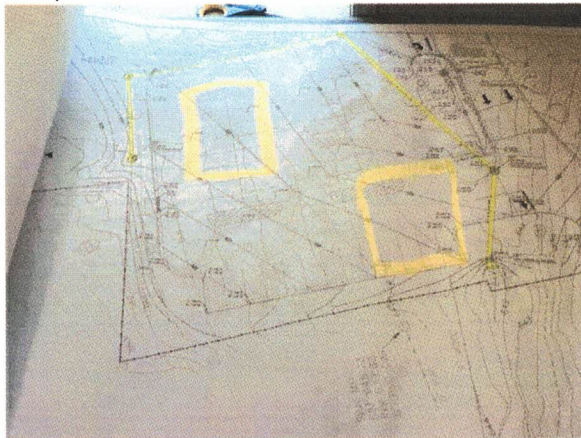
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Compactive effort of #2 KYSTONE



Areas undercut today

DISCREPANCY - Earthwork - Resolution Stage - Does NOT Generally Conform with Required 04/24/2023 - VICTOR HUMBLE - Continuous -

Victor Humble arrived on site and met with Mr. Casey Coleman, Site Manager with Codell Construction and Mr. Josh Smith, Site Manager with Rising Sun Development. S&ME was on site to observe the final undercuts required for the Southeast Parking Lot.

Rising Sun Development continued to place #2 KYSTONE for the previous undercut areas in 8" lifts. This was spread out and walked in with a bulldozer and a compactive effort was applied with an Ingersoll Rand Pro PAC 70 series vibratory smooth drum roller.

UNDERCUTS

There were two undercuts in the center and Northwest corner of the parking lot that were done by a Deere 130G Trackhoe. The undercut areas were covered with filter fabric before the #2's were placed. The #2's will be capped off with 4" of compacted DGA to seal off undercuts from rain. The undercuts are shown below.

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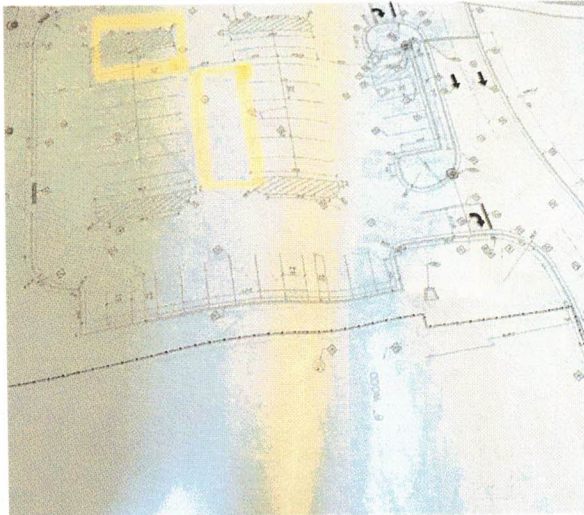
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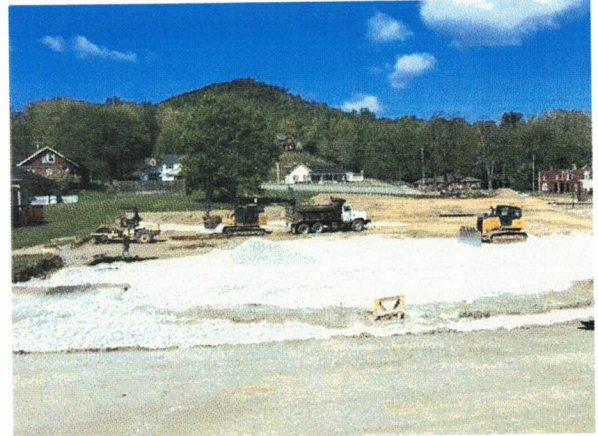
- 1) Center of Parking Lot:
80'Lx22'Wx18"D=2,640 cu ft or 98 cu yds
- 2) Northwest corner:
35'Lx22'Wx12"D=770 cu ft or 28 cu yds

Total undercuts today=126 cu yds

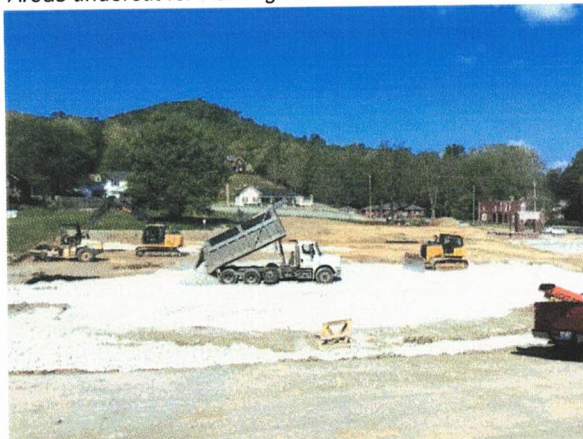
Total undercuts for Parking Lot to date=302.4 cu yds



Areas undercut for Parking Lot



Undercutting of parking lot



#2's being placed

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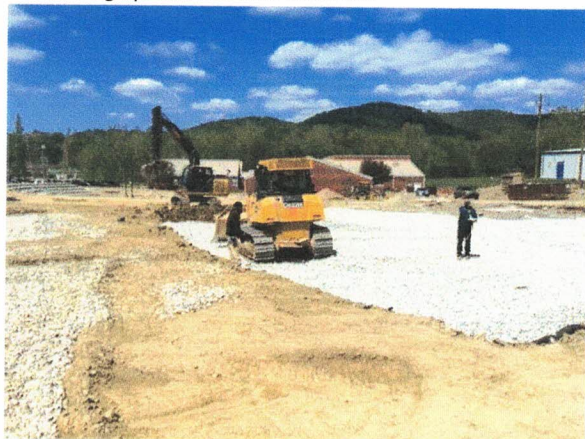
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#2's being spread out with bulldozer



Undercutting of unstable soils and #2's being placed

DISCREPANCY - Earthwork - Resolution Stage - Does NOT Generally Conform with Required 05/24/2023 - PHILIP SCOTT BOWMAN - Continuous -

Scott Bowman arrived on site and met with Mr. Casey Coleman, Site Manager with Codell Construction. S&ME was on site to observe the final undercuts required for the Parent Drive.

S&ME observed proof rolling of the Student Drop off Entrance to new Addition. The purpose of the proof roll was to determine the subgrade stability prior to stone placement. The proof roll was performed by making multiple passes with a loaded tandem axle dump truck. The subgrade was predominately firm and stable (no deflection) at the time of the proof roll except for local areas that deflected, did not proof roll successfully, and require remediation. The location proof rolled and those requiring remediation are from just south of planned DS-11 moving plan south toward DS 2. The results of the proof roll were verbally communicated to Mr. Casey Coleman with Codell Construction.

Proof rolling can only detect near surface subgrade defects. Construction traffic or exposure to rain, drying, or freezing may cause the soil subgrade stability to deteriorate. If the subgrade stability

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deteriorates, the subgrade should be moisture-conditioned, re-compacted, and stability determined again by proof rolling.

UNDERCUTS

The area of undercut was done by a Deere 130G Trackhoe. The undercut areas were covered with filter fabric before the #2's were placed. The #2's will be capped off with compacted DGA to seal off undercuts from rain. The undercut area is shown below.

- 1) Center of Parking Lot:
110'Lx30'Wx24"D= 6,600 cubic ft = 244 cu yds

Total undercuts today=126 cu yds



Areas failed proof roll Parent Drive



Proof rolled area



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#2's being placed

#2's being spread out with bulldozer

Undercutting of unstable soils and #2's being placed



Observation test pit

Reviewed/Prepared by:
Philip S Bowman
Jul 25, 2023

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