

**WOODFORD COUNTY BOARD OF EDUCATION
AGENDA ITEM**

ITEM #: **DATE:** October 23, 2023

TOPIC/TITLE: Phase 2 Change Order #02

PRESENTER: Shane Smith/Clay Ratliff

ORIGIN:

- TOPIC PRESENTED FOR INFORMATION ONLY (No board action required.)
- ACTION REQUESTED AT THIS MEETING
- ITEM IS ON THE CONSENT AGENDA FOR APPROVAL
- ACTION REQUESTED AT FUTURE MEETING: (DATE)
- BOARD REVIEW REQUIRED BY

- STATE OR FEDERAL LAW OR REGULATION
- BOARD OF EDUCATION POLICY
- OTHER:

PREVIOUS REVIEW, DISCUSSION OR ACTION:

- NO PREVIOUS BOARD REVIEW, DISCUSSION OR ACTION
- PREVIOUS REVIEW OR ACTION

- DATE:
- ACTION:

BACKGROUND INFORMATION:

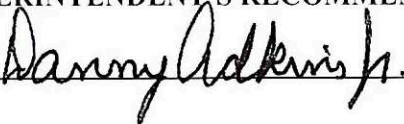
SUMMARY OF MAJOR ELEMENTS:

Summary: On bid day, the site utilities and concession/restroom building were removed from the scope due to extremely high cost. This proposal request reintroduces site utilities to the concession/restroom area for a future building. Cost addition \$260,897.73. See CO Summary for more details.

IMPACT ON RESOURCES:

TIMETABLE FOR FURTHER REVIEW OR ACTION:

SUPERINTENDENT'S RECOMMENDATION: Recommended Not Recommended



WCHS Phase 2: Change Order #02 Summary

Summary: On bid day, the site utilities and concession/restroom building were removed from the scope due to extremely high cost. This proposal request reintroduces site utilities to the concession/restroom area for a future building.

- This is an estimated savings of \$65,000.00 VS. quotes received on bid day.

1.) PR #02- Utility Rough-In for Restroom Building

P2-03-03-01: Graybar Electric Company

- Total Cost Add: \$17,724.00

02-02: Rising Sun Developing

- Total Cost Add: \$243,173.73

CO#02 TOTAL COST ADD = \$260,897.73

DATE: 09/29/2023 PR #: PR 002R
TO: Clay Ratliff – Trace Creek Construction RE: Woodford County Board of Education
Versailles, Kentucky
BG 19-353
RTA 1916 Phase 2

Please submit an itemized quotation for changes in the Contract Sum and/or Time incidental to proposed modifications to the Contract Documents described therein.

THIS IS NOT A CHANGE ORDER NOR A DIRECTION TO PROCEED WITH THE WORK DESCRIBED HEREIN.

Please provide labor and material pricing breakdown for review.

DESCRIPTION:

1. Refer to the revised site utility drawings UM2.1 and UM2.2:
 - a) Sanitary sewer line and manhole Invert elevations were revised.
2. Refer to the revised site utility drawings UM3.0:
 - a) Revised Sanitary Sewer Profile to show Invert elevations changes.
3. Refer to the revised site utility sheet UE2.1.
4. Revise electrical equipment per sheet E2.0.

Attachments:

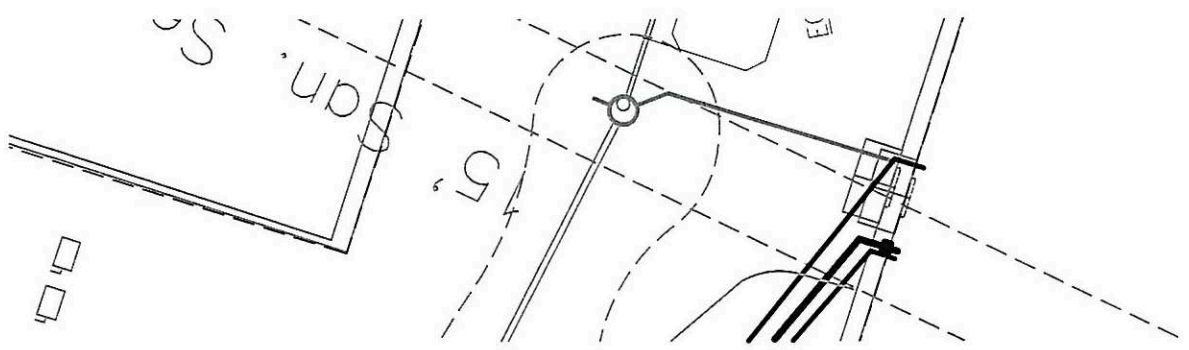
UM2.1, UM2.2, UM3.0, UE2.1, E2.0

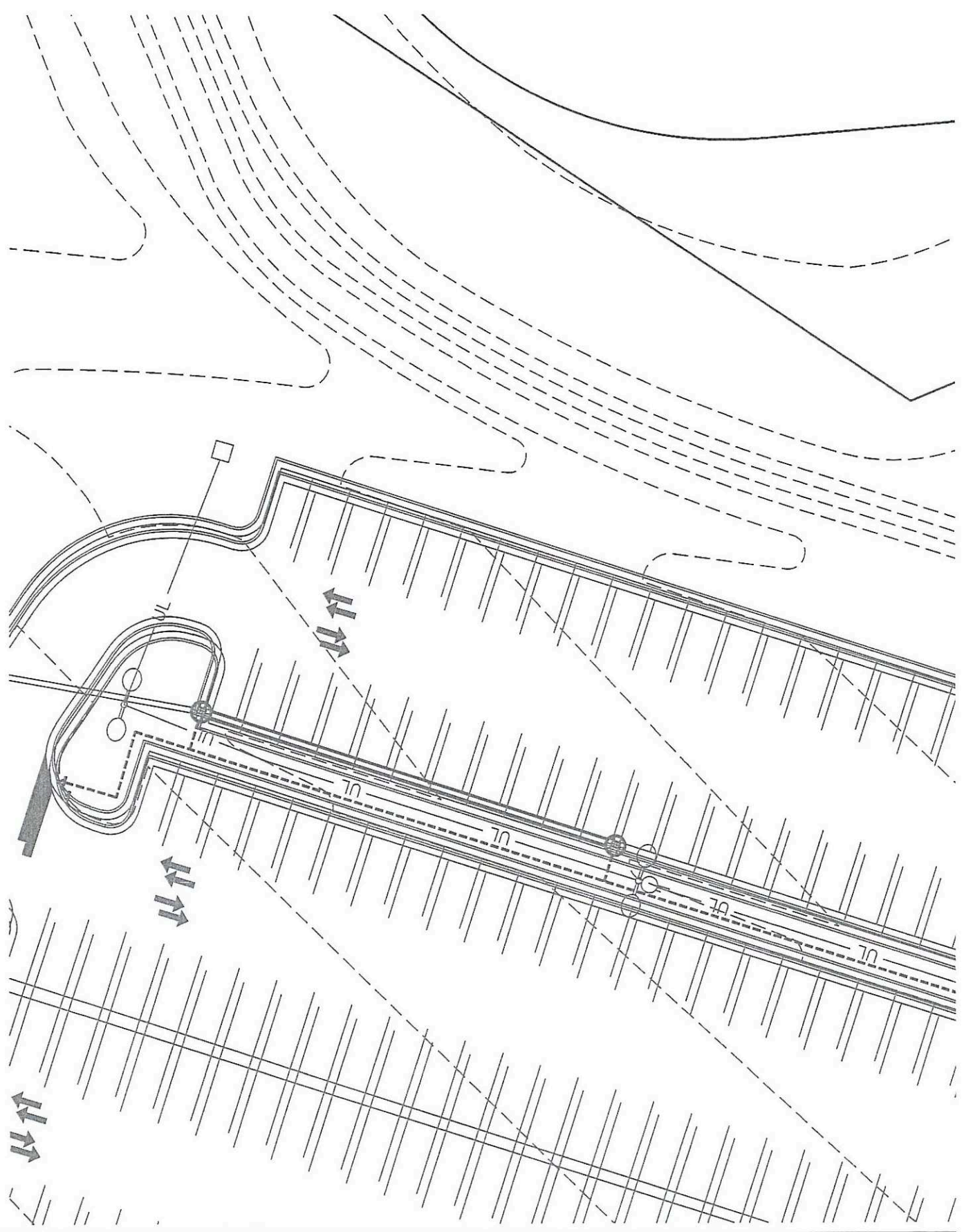
Prepared By:

Chandler Sergent, AIA Associate

/cs

c: Sarah Lamere, Michael Hughes – RTA
Clay Ratliff -Trace Creek
Shane Smith – Woodford County Schools
File 1916-4B
PR 002R







REVISIONS

#	DATE	DESCRIPTION
2	08/04/2023	PR-02

TYPE	DESCRIPTION
A1	2X4 SURFACE MOUNT LED, COLD- HOUSING, SMOOTH HEMMED SIDE FORMED END FLANGES, STANDAR #19 LENS, 0.156" THICK PRISMATIC POLYESTER POWDER COAT FINISH
A1E	SAME AS PARENT TYPE WITH INTE LUMEN EMERGENCY BATTERY.
B1	1X4 SURFACE MOUNT LED, COLD- HOUSING, SMOOTH HEMMED SIDE FORMED END FLANGES, STANDAR #19 LENS, 0.156" THICK PRISMATIC POLYESTER POWDER COAT FINISH
B1E	SAME AS PARENT TYRE WITH INTE LUMEN EMERGENCY BATTERY.
C1	7" SHALLOW, SURFACE MOUNT DC NON-CONDUCTIVE MATERIAL WITH DIFFUSE LENS.
D1	4' LOW-PROFILE LED STRIP FIXTUR COLD-ROLLED STEEL HOUSING-W SNAP-ON LENS.
D1E	SAME AS PARENT TYPE WITH INTE LUMEN EMERGENCY BATTERY.
E1	ARCHITECTURAL EGRESS LIGHT, I RATED WITH INTEGRAL COLD WEAF BATTERY.
OF1	EXTERIOR WALL MOUNT FIXTURE, TWO-PIECE DIE-CAST ALUMINUM I POWDER COAT FINISH FOR CORR WEATHER RESISTANCE, TYPE 3 M DISTRIBUTION, WET LOCATION RA
OF2	RECESSED 6" WALL WASH LED DO GALVANIZED STEEL CONSTRUCTI MATTE, DIFFUSE LENS, WET LOCA
X1	DIE-CAST ALUMINUM SINGLE SIDE



AIA Document G731™ – 2019

Change Order, Construction Manager as Adviser Edition

PROJECT: *(name and address)*
Woodford County High School Phase 2
145 School House Road, Versailles, KY
40383

OWNER: *(name and address)*
Woodford County Board of Education
330 Pisgah Pike, Versailles, KY 40383

CONTRACTOR: *(name and address)*
Graybar Electric Co.
1740 Fortune Ct, Lexington, KY 40509

CONTRACT INFORMATION:
Contract For: BP 02 Supplier
Date: February 27, 2023

ARCHITECT: *(name and address)*
RossTarrant Architects
101 Old Lafayette Avenue,
Lexington, KY 40502

CHANGE ORDER INFORMATION:
Change Order Number: P2-02-03-01
Date: 10/18/23

CONSTRUCTION MANAGER: *(name and address)*
Trace Creek Construction, Inc.
127 Market St., Vanceburg, KY 41179

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.)

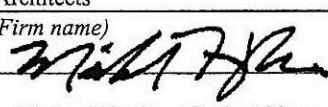
PR 02- Upsize and relocate Panel MPH, TX-1, & MPL1. Add a 4" and a 1 1/2" PVC Communication conduit to the room adjacent to the Electrical Room per PR2 drawing.

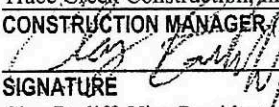
The original Contract Sum was	\$	16,636.00
Net change by previously authorized Change Orders	\$	0.00
The Contract Sum prior to this Change Order was	\$	16,636.00
The Contract Sum will be increased by this Change Order in the amount of	\$	17,724.00
The new Contract Sum including this Change Order will be	\$	34,360.00

The Contract Time will be unchanged by Zero (0) days.
The Contractor's Work shall be substantially complete on 5/15/2024.

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, CONSTRUCTION MANAGER, CONTRACTOR, AND OWNER.

RossTarrant Architects
ARCHITECT *(Firm name)*

SIGNATURE
Michael Hughes, Project Manager
PRINTED NAME AND TITLE
10/18/23
DATE:

Trace Creek Construction, Inc.
CONSTRUCTION MANAGER *(Firm name)*

SIGNATURE
Clay Ratliff, Vice President
PRINTED NAME AND TITLE
10/18/23
DATE:

Graybar Electric Co.
CONTRACTOR *(Firm name)*
Michael Windhorn
SIGNATURE
Michael Windhorn, Sales
PRINTED NAME AND TITLE
10/18/23
DATE:

Woodford County Board of Education
OWNER *(Firm name)*
SIGNATURE
PRINTED NAME AND TITLE
DATE:

FAYETTE ELECTRICAL SERVICE, INC.



1101 Enterprise Drive
 Winchester, KY 40391
 (859) 263-8620
www.fayetteelectric.com

To: Trace Creek Construction
 127 Market Street, Suite 200
 Vanceburg, KY
 Attn: Mr. Clay Ratliff

7-Aug-23

Re: Panel upgrades
 PR# 2
 FCO# 1

PROPOSED CHANGE ORDER

Upsize and relocate Panel MPH, TX-1, & MPL1. Add a 4" and a 1 1/2" PVC Communication conduit to the room adjacent to the Electrical Room per PR2 drawing.

Material Cost			\$59,406.36
Labor Cost	136.07 @ Rate	\$77.00	\$10,477.39
Subcontractor Labor			\$0.00
Subtotal			\$69,883.75
Inspections (1%)			\$698.84
Bond (1%)			\$698.84
TOTAL COST			\$71,281.43
Less Graybar's new DPO			-\$34,360.00
FES Total			\$36,921.43
Graybar's DPO 8/7/23			\$34,360.00
Less Graybar's original DPO			-\$16,636.00
		Add	\$17,724.00

Jeff Kiser, Estimator

Authorized Signature

Item #	Size	Description	Q/M	Quantity	U/M	Mat Result	Lab Result
18		SQUARE D GEAR QUOTE	M	1.00		39,514.00	0.00
10051	2	EMT	M	-2.00	FT	-9.81	-13.12
10055	4	EMT	M	2.00	FT	27.75	26.24
10088	1	PVC SCH 40	M	80.00	FT	162.00	328.00
10090	1 1/2	PVC SCH 40	M	60.00	FT	202.50	344.40
10091	2	PVC SCH 40	M	-10.00	FT	-39.45	-65.60
10095	4	PVC SCH 40	M	320.00	FT	3,336.00	3,148.80
20004	1 1/2	PVC SCH 40 90-DEG ELBOW	M	2.00	EA	10.80	65.60
20005	2	PVC SCH 40 90-DEG ELBOW	M	-1.00	EA	-6.23	-41.00
20009	4	PVC SCH 40 90-DEG ELBOW	M	1.00	EA	45.00	82.00
20044	4	PVC SCH 40 90-DEG ELBOW 36"R	M	1.00	EA	120.00	98.40
20427	2	GRC 90-DEG ELBOW	M	-1.00	EA	-22.50	-53.30
20431	4	GRC 90-DEG ELBOW	M	1.00	EA	112.50	82.00
30005	2	GRC COUPLING	M	-2.00	EA	-18.00	-18.04
30009	4	GRC COUPLING	M	2.00	EA	105.00	32.80
30241	2	EMT STEEL COMP IN-THROAT CONN	M	-2.00	EA	-11.19	-49.20
30245	4	EMT STEEL COMP IN-THROAT CONN	M	2.00	EA	80.22	82.00
30258	1	PVC COUPLING	M	1.00	EA	0.60	8.20
30260	1 1/2	PVC COUPLING	M	4.00	EA	3.42	39.36
30261	2	PVC COUPLING	M	-1.00	EA	-1.20	-9.84
30265	4	PVC COUPLING	M	4.00	EA	24.00	49.20
30303	2	PVC FEMALE ADAPTER	M	-1.00	EA	-1.80	-16.40
30307	4	PVC FEMALE ADAPTER	M	1.00	EA	7.50	20.50
40234	3/4	GRD BUSHING INSULATED	M	-2.00	EA	-14.55	-32.80
40236	1 1/2	GRD BUSHING INSULATED	M	-2.00	EA	-19.53	-57.40
40238	2	GRD BUSHING INSULATED	M	2.00	EA	28.80	98.40
40242	4	GRD BUSHING INSULATED	M	2.00	EA	84.33	180.40
50074	3/4	LIQUIDTITE CONDUIT	M	-6.00	FT	-12.24	-34.44
50076	1 1/2	LIQUIDTITE CONDUIT	M	-6.00	FT	-13.50	-44.28
50078	2	LIQUIDTITE CONDUIT	M	6.00	FT	27.00	73.80
50082	4	LIQUIDTITE CONDUIT	M	6.00	FT	108.00	123.00
50085	3/4	LIQUIDTITE ANGLE CONNECTOR	M	-1.00	EA	-8.25	-12.30
50087	1 1/2	LIQUIDTITE ANGLE CONNECTOR	M	-1.00	EA	-15.47	-16.40
50089	2	LIQUIDTITE ANGLE CONNECTOR	M	1.00	EA	30.57	20.50
50093	4	LIQUIDTITE ANGLE CONNECTOR	M	1.00	EA	249.78	28.70
50096	3/4	LIQUIDTITE STRAIGHT CONNECTOR	M	-1.00	EA	-4.22	-12.30
50098	1 1/2	LIQUIDTITE STRAIGHT CONNECTOR	M	-1.00	EA	-10.35	-16.40
50100	2	LIQUIDTITE STRAIGHT CONNECTOR	M	1.00	EA	37.50	16.40
50104	4	LIQUIDTITE STRAIGHT CONNECTOR	M	1.00	EA	165.00	28.70
60287	2 x	GRS NIPPLE	M	-1.00	EA	-33.00	-12.30
60322	4 x	GRS NIPPLE	M	1.00	EA	75.00	20.50
70074	10	THHN/THWN CU (STR)	M	-84.00	FT	-32.76	-48.22
70093	6	THHN/THWN CU (STR)	M	276.00	FT	313.40	248.95
70098	1/0	THHN/THWN CU (STR)	M	26.00	FT	95.16	46.90
70099	2/0	THHN/THWN CU (STR)	M	63.00	FT	281.61	123.98
70100	3/0	THHN/THWN CU (STR)	M	-120.00	FT	-610.20	-255.84
70108	600	THHN/THWN CU (STR)	M	424.00	FT	9,115.15	1,668.86
70189	8	GREEN THHN CU (GRD 100A)	M	-21.00	FT	-15.44	-15.50
70190	6	GREEN THHN CU (GRD 200A)	M	21.00	FT	23.63	18.94
70195	1/0	GREEN THHN CU (GRD 800A)	M	30.00	FT	109.80	51.66
100178	6	WIRE TERMINATION LBR	M	2.00	EA	0.00	27.88
100184	1/0	WIRE TERMINATION LBR	M	2.00	EA	0.00	32.80
100185	2/0	WIRE TERMINATION LBR	M	6.00	EA	0.00	108.24
100186	3/0	WIRE TERMINATION LBR	M	-8.00	EA	0.00	-164.00
100193	600	WIRE TERMINATION LBR	M	16.00	EA	0.00	879.04
160104	1/4	WEDGE ANCHOR	M	-4.00	EA	-2.70	-65.60
160109	3/8	WEDGE ANCHOR	M	4.00	EA	3.25	72.16
170121	40	DISTRIBUTION PANELBOARD W/BKRS	M	2.00	EA	0.00	1,968.00
170209	60	PNLBD W/BOLT-ON BKRS	M	-1.00	EA	0.00	-410.00
170214	200	PNLBD W/BOLT-ON BKRS	M	-1.00	EA	0.00	-738.00
190013	15 k	3PH DRY TRANSFORMER-FLOOR MTD	M	-1.00	EA	0.00	-738.00
190022	112	3PH DRY TRANSFORMER-FLOOR MTD	M	1.00	EA	0.00	1,476.00
390126	12"	BACKHOE TRENCHING	E	-10.00	FT	-67.50	-24.60
390127	12"	BACKHOE TRENCHING	E	40.00	FT	600.00	98.40
390129	18"	BACKHOE TRENCHING	E	350.00	FT	5,250.00	1,435.00
500102		PULL LINE (STRING)	M	395.00	FT	2.96	48.59
850007	5/8	COPPER GROUND ROD	M	1.00	EA	21.00	123.00
850050	5/8	GROUND ROD CLAMP	M	1.00	EA	3.00	16.40

Job totals:

59,406.36 10,477.84



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Change Order, Construction Manager as Adviser Edition

PROJECT: (name and address)
Woodford County High School Phase 2
145 School House Road, Versailles, KY
40383

OWNER: (name and address)
Woodford County Board of Education
330 Pisgah Pike, Versailles, KY 40383

CONTRACTOR: (name and address)
Rising Sun Developing
2555 Palumbo Drive, Ste 110, Lexington,
KY 40509

CONTRACT INFORMATION:
Contract For: BP02
Date: February 27, 2023

ARCHITECT: (name and address)
RossTarrant Architects
101 Old Lafayette Avenue,
Lexington, KY 40502

CHANGE ORDER INFORMATION:
Change Order Number: 02-02
Date: 10/18/23

CONSTRUCTION MANAGER: (name and address)
Trace Creek Construction, Inc.
127 Market St., Vanceburg, KY 41179

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.)

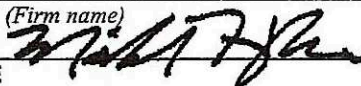
PR-02 Revise site utilites as shown per PR02 revised drawings

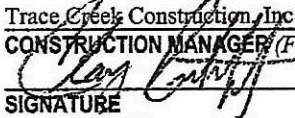
The original Contract Sum was	\$	1,645,014.00
Net change by previously authorized Change Orders	\$	39,556.00
The Contract Sum prior to this Change Order was	\$	1,684,570.00
The Contract Sum will be increased by this Change Order in the amount of	\$	243,173.73
The new Contract Sum including this Change Order will be	\$	1,927,743.73

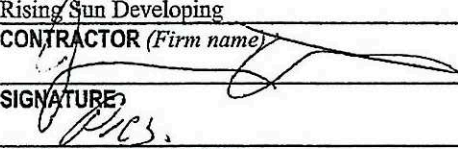
The Contract Time will be unchanged by Zero (0) days.
The Contractor's Work shall be substantially complete on 5/15/2024.

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

RossTarrant Architects
ARCHITECT (Firm name)

SIGNATURE
 Michael Hughes, Project Manager
PRINTED NAME AND TITLE
 10/18/23
DATE:

Trace Creek Construction, Inc.
CONSTRUCTION MANAGER (Firm name)

SIGNATURE
 Clay Ratliff, Vice President
PRINTED NAME AND TITLE
 10/18/23
DATE:

Rising Sun Developing
CONTRACTOR (Firm name)

SIGNATURE
PRINTED NAME AND TITLE
DATE:

Woodford County Board of Education
OWNER (Firm name)
SIGNATURE
PRINTED NAME AND TITLE
DATE:

WCHS Phase #2 PR002 MPE changes

Proposal To: 10.9.2023
Trace Creek Construction
Woodford County High School Phase #2
Versailles, KY 40383

Description:
 PR002 MPE changes-sales tax is included in the material costs listed below.

Item	QTY	Unit	Unit \$	Cost
electrical scope: upsize & relocate panel MPH, TX-1, & MPL1. Add a 4" and 1 1/2" PVC Communication conduit to room adjacent to electrical room per PR2 drawing.				
electrical materials	1		\$59,406.36	\$59,406.36
electrical labor	1		\$10,477.39	\$10,477.39
inspections	1		\$698.84	\$698.84
plumbing scope: domestic waterline, add (2) each valve and cap-off for building and stub out. Sanitary sewer line, tie-into existing sanitary manhole, approx. 160' of 4" SDR-35 PVC SS line at unit price of \$70/foot, approx. 566' of 8" SDR-35 PVC SS line, (3) each SS manholes w/asphalt coating, trench rock excavation/removal/disposal, excavation/backfill/remove spoils, rough grade areas disturbed				
domestic water line materials	1		\$2,500.00	\$2,500.00
domestic water line labor	1		\$3,000.00	\$3,000.00
sanitary manhole tie-in materials	1		\$200.00	\$200.00
sanitary manhole tie-in labor	1		\$1,000.00	\$1,000.00
4" SDR-35 PVC SS materials/labor	160	lf	\$70.00	\$11,200.00
4" ECO-materials	1		\$577.00	\$577.00
4" ECO-labor	1		\$500.00	\$500.00
8" SDR 35 PVC SS materials/labor	566	lf	\$88.00	\$49,808.00
3 each SS manhole w/asphalt coating-materials	1		\$9,000.00	\$9,000.00
3 each SS manhole w/asphalt coating-labor	1		\$12,000.00	\$12,000.00
trench rock excavation/removal/disposal	220	cuyd	\$225.00	\$49,500.00
barricades/safety/signage-materials & labor	1		\$2,000.00	\$2,000.00
shores boxes/rental	1		\$10,000.00	\$10,000.00
misc. testing/survey	1		\$5,000.00	\$5,000.00
OHP @ 15%				\$34,030.14

Total Change Request	\$260,897.73
	Graybar DPO CO (\$17,724.00)
	RSD CO Amount \$243,173.73

trench rock excavation based upon 4'-7" average depth & 24" wide trenchif quantities are over or under pricing will adjust accordingly***
 (RSD project mgr) Donnie Napier

Rising Sun Developing, Inc.
 2555 Palumbo Drive, Ste 110
 Lexington, KY 40509
 859-543-0205 Ph/859-543-0230 Fax

