

AIA® Document G701/CMa™ – 1992

Change Order - Construction Manager-Adviser Edition

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

PROJECT (Name and Address)
STANTON ELEMENTARY SCHOOL
WEST COLLEGE AVENUE
STANTON, KY 40380

CHANGE ORDER NUMBER: 21-01
INITIATION DATE: 4/16/2024

TO CONTRACTOR (Name and Address)
RISING SUN DEVELOPING COMPANY
2555 PALUMBO DRIVE
SUITE 110

PROJECT NUMBERS: 000743
CONTRACT DATE: 1/15/2024
CONTRACT FOR: BID PACKAGE #21 (BP#1 SITE WORK,3
GENERAL TRADES, 5 STEEL, 9 PAINT)

THE CONTRACT IS CHANGED AS FOLLOWS: PR #1 – Due to existing saturated onsite soils, the geotechnical engineer recommended that a wick drain system be installed in the building pad to wick the water out of the building area so the soils can consolidate as required. The design also changed to stone backfill in lieu of soil backfill due to the saturated soils onsite and the anticipated timeframe it would have taken to dry out the existing onsite soil material.

The original Contract Sum was	6,892,783.85
Net change by previously authorized Change Orders	0.00
The Contract Sum prior to this Change Order was	6,892,783.85
The Contract Sum will be Increased by this Change Order in the amount of	18,675.33
The new Contract Sum including this Change Order will be	6,911,459.18

The Contract Time will be adjusted by 28 days.
The date of Substantial Completion as of the date of this Change Order therefore is 7/16/2025.

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

CODELL CONSTRUCTION COMPANY

SHERMAN CARTER BARNHART ARCHITECTS, PLLC

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

ARCHITECT (Firm Name)
2405 HARRODSBURG ROAD LEXINGTON, KY 40504

ADDRESS

ADDRESS

BY (Signature)

BY (Signature)

(Typed Name)

DATE:

(Typed Name)

DATE:

RISING SUN DEVELOPING COMPANY

POWELL COUNTY BOARD OF EDUCATION

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

OWNER (Firm Name)
691 BRECKINRIDGE STREET STANTON, KY 40380

ADDRESS

ADDRESS

BY (Signature)

BY (Signature)

(Typed Name)

DATE:

(Typed Name)

DATE:

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User Notes:

(1884033357)

FACPAC Contract Change Order Supplemental Information Form (Ref# 59782)

Form Status: Saved

Tier 1 Project: New Stanton Elementary School

BG Number: 21-072

District: Powell County (HB678)

Status: Active

Phase: Project Initiation (View Checklist)

Contract: Rising Sun Developing Company, 0021, Combination Bid (BP#1 Site Work, BP#3 General Trades, BP#5 Steel, BP#9 Paint)

Type: CM Bid Package

Proposed

Change Order Number	21-01
Time Extension Required	Yes
If Yes Number Of Days	28
Date Of Change Order	4/16/2024
Change Order Amount To Date	

Construction Contingency

Calculations below are project wide. Remaining negative Construction Contingency may require the submission of a revised BG1.

Current Approved Amount	\$1,235,621.11
Net Approved COs	\$0.00
Remaining After Approved COs	\$1,235,621.11
Net All COs	\$18,675.33
Remaining After All COs	\$1,216,945.78

This Requested Change Order Amount \$18,675.33

+/-

Change In A/E Fee This Change Order \$1,008.47

+/-

Change In CM Fee This Change Order \$354.83

+/-

Remaining Construction Contingency

Balance

Contract Change Requested By Architect/Engineer

Contract Change Reason Code Found Condition

Change Order Description And Justification

PR #1 - Due to existing saturated onsite soils, the geotechnical engineer recommended that a wick drain sytem be installed in the building pad to wick the water out of the building area so the soils can consolidate as required. The design also changed to stone backfill in lieu of soil backfill due to the saturated soils onsite and anticipated timeframe it would have taken to dry out the existing onsite soil material.

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	\$15,874.03	85.00%
Materials	\$0.00	0.00%
Profit and Overhead	\$2,801.30	15.00%
Bond Insurance		0.00%
Cost Breakdown Total:	\$18,675.33	

Cost for this Change Order supported No
by an alternate bid or competitive price
quote

Explain Why

Change Order Supplemental Information Form Signature Page (Online Form Ref# 59782)

Architect

Date

Construction Manager

Date

Finance Officer

Date

Local Board of Education Designee

Date



Change Order Review Form

PR #01 Wick Drains

PR # 01

Stanton Elementary School (000743)

West College Avenue
Stanton, KY 40380

PR #01 Wick Drains

Date: 4/2/2024

To: Sherman Carter Barnhart Architects, PLLC

From: Michael Graf

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 is acceptable.

The Owner requests an itemized proposal for changes to the Contract Sum and Contract Time for proposed modifications to

the Contract Documents described herein. The Contractor shall submit this proposal within Zero (0) days or notify the Architect in writing of the anticipated date of submission.

(Insert a detailed description of the proposed modifications to the Contract Documents and, if applicable, attach or reference

specific exhibits.)

Please provide itemized pricing to nstall the wick drains in accordance with the Geotechnical Engineer /Testing Agency Addendum #2 letter dated 3-28-24.

Attachments: SD2.9 Wick Drain Layout Plan, and Solid Ground Drainage Addendum #2 Letter dated 3-28-24

Description	BP	Amount
C&T DESIGN & EQUIPMENT CO.,	012	0.00
CENTRAL KENTUCKY SHEET METAL	018	0.00
DIXIE ROOFING, INC.	006	0.00
ELLIOTT CONTRACTING, INC.	008	0.00
FACILITY COMMISSIONING GROUP	020	0.00
GRAYHAWK, LLC	007	0.00
HINKLE CONTRACTING COMPANY LLC	021	414,564.60
IRWIN INSTALLATION SOURCE	013	0.00
MARTIN FLOORING COMPANY, INC.	014	0.00
MASON STRUCTURE, INC.	004	0.00
RIMAR ELECTRIC, LLC	019	0.00
RISING SUN DEVELOPING COMPANY	021	18,675.33
ROSA MOSAIC & TILE COMPANY	022	0.00
TWIN LAKES FIRE SERVICE, LLC	017	0.00

Summary

Total Days 0.00

Total

433,239.93

Sherman Carter Barnhart Architects, PLLC



4/16/24

Signature

DATE:

Codell Construction Company

Michael Graf

West College Avenue

Stanton, KY 40380

mgraf@codellconstruction.com



04/10/24

To: Codell Construction

Stanton Elementary School

Attn: Kenny Davis

Pr. 1

Material:

3217 lf. 4" pipe @\$1.37 per lf.	\$4,407.29
Fittings and pipe acc.	\$389.12
828 tons of #8 stone @ \$25.03 per ton	\$20,724.84

Labor:

Operators @ 110 hrs. @ \$65.00 per hr.	\$7,150.00
Operator @ \$110 hrs. @ \$65.00 per hr.	\$7150.00
labor 110 hrs. @ \$45.00 PER HR.	\$4,950.00
labor 110 hrs. @ \$45.00 PER HR.	\$4,950.00
layout 20 hrs. @ \$85.00 per hr.	\$1,700.00

Equipment:

Excavator 110 hrs.@ \$120.00 PER HR.	\$13,200.00
Excavator 110 hrs.@ \$120.00 PER HR.	\$13,200.00

Gravel Pad:

Gravel fill under pad 20,523 tons @ \$20.20 per ton	\$414,564.60
Filter fabric mat 10 414.89 sy. yds. @ \$1.75 per sy yd.	\$18,226.06
Filter fabric labor	\$10,406.12
Credit to move material on site 13,682 yds. @ \$6.00 per yd.	-\$82,092.00
Overhead 15%	\$65,838.90
Allowance Deduct from base-bid	-\$71,525.00.
<u>Total amount:</u>	<u>\$433,239.93</u>



Add 15 days due to redesign.

Add 18 days for additional scope of work.

The gravel that is left on the balance of the po will be credited back to Rising Sun Developing.

AIA® Document G710™ – 2017

Architect's Supplemental Instructions

PROJECT: (name and address)

Stanton Elementary School
870 W. College Avenue
Stanton, KY 40380

CONTRACT INFORMATION:

Contract For: Construction Manager
Date:

ASI INFORMATION:

ASI Number: 003
Date: April 1, 2024

OWNER: (name and address)

Powell County Schools

691 Breckinridge Street
Stanton, KY 40380

ARCHITECT: (name and address)

Sherman Carter Barnhart Architects PLLC

144 Turner Commons Way
Suite 110
Lexington, KY 40508

CONTRACTOR: (name and address)

Codell Construction Co. (CM) -
Winchester
4475 Rockwell Road
Winchester, KY 40392

The Contractor shall carry out the Work in accordance with the following supplemental instructions without change in Contract Sum or Contract Time. Proceeding with the Work in accordance with these instructions indicates your acknowledgment that there will be no change in the Contract Sum or Contract Time.


(Insert a detailed description of the Architect's supplemental instructions and, if applicable, attach or reference specific exhibits.)

Settlement plate layout.

ISSUED BY THE ARCHITECT:

Sherman Carter Barnhart Architects PLLC

ARCHITECT (Firm name)



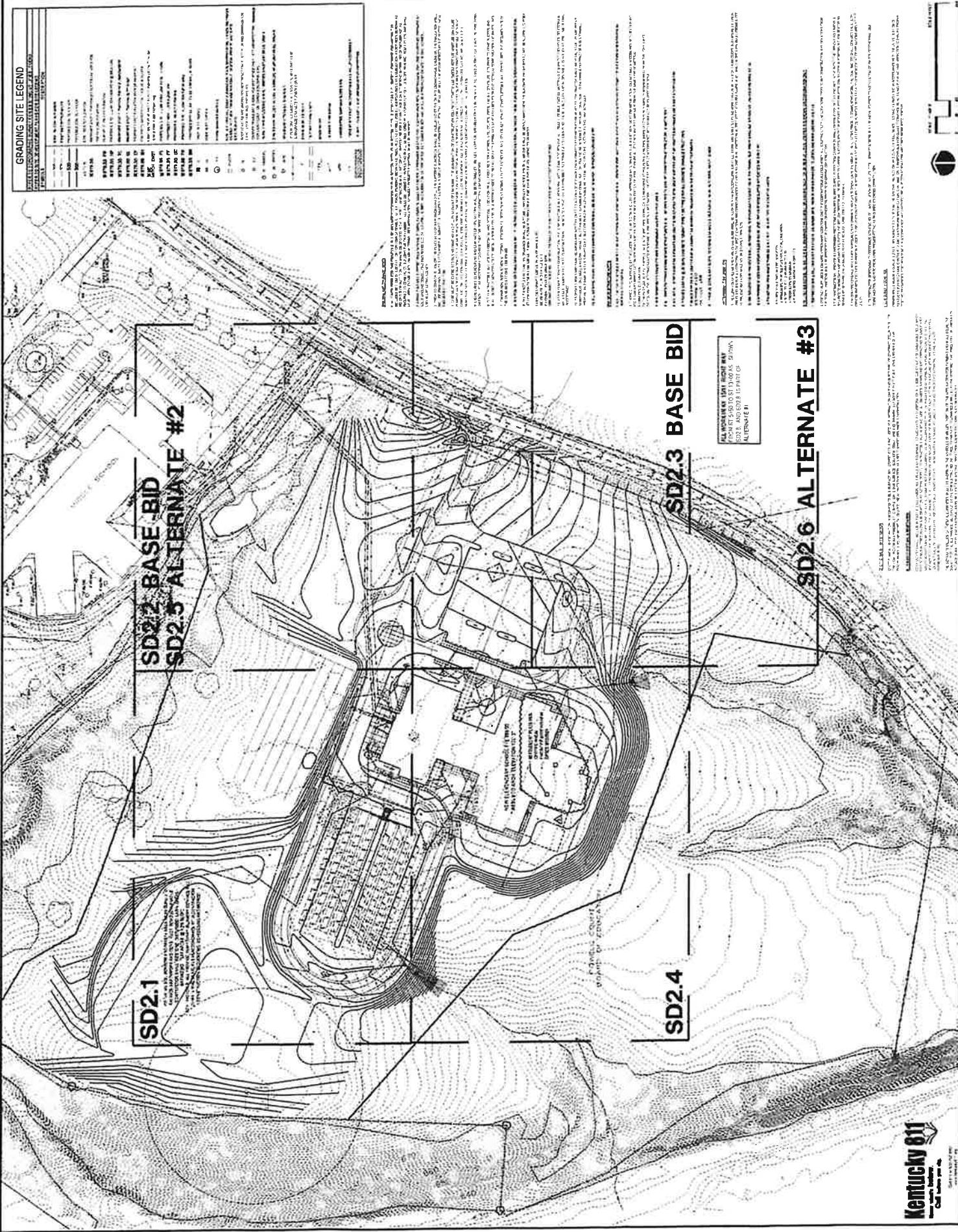
SIGNATURE

Mike Bashikhes

PRINTED NAME AND TITLE

April 1, 2024

DATE





SOLID GROUND

CONSULTING ENGINEERS, PLLC

Engineering Innovation; Providing Solutions to Your Challenges.

March 28, 2024

Mr. Mike Bashikhes
Sherman Carter Barnhart Architects
2405 Harrodsburg Road
Lexington, Kentucky 40504

Subject: **Drainage Addendum #2 Letter
Powell County Elementary
Stanton, Powell County, Kentucky
Solid Ground Project No.: 24-173**

Mr. Bashikhes,

Solid Ground Consulting Engineers (Solid Ground) is pleased to present this Drainage Addendum #2 Letter for Powell County Elementary, Stanton, Kentucky. This letter provides supplemental information for wick drain design parameters and locations.

Wick Drains

Due to the high in-situ moisture content of the subgrade soils and the known 10+ feet of fill, we are recommending a modified wick drain implementation. The wick drains will assist in dewatering the site and aid in consolidation of the proposed fill soils.

Wick drains should consist of a 4" perforated pipe that is wrapped in filter fabric. Wick drains should be embedded with a minimum of 6" of open grade stone (#57 to #8). Wick drains should be installed a minimum of 3 feet into existing grade or the width of the nearest footing, whichever is greater. Wick drains should be installed with 30 foot spacings and should extend a minimum of 10 feet past the outside edge of footings. The wick drains should end into a closed pipe that is tied into the proposed storm drainage system. Figure 1 shows the approximate locations of wick drains, drain lines, and settlement monitoring plates.

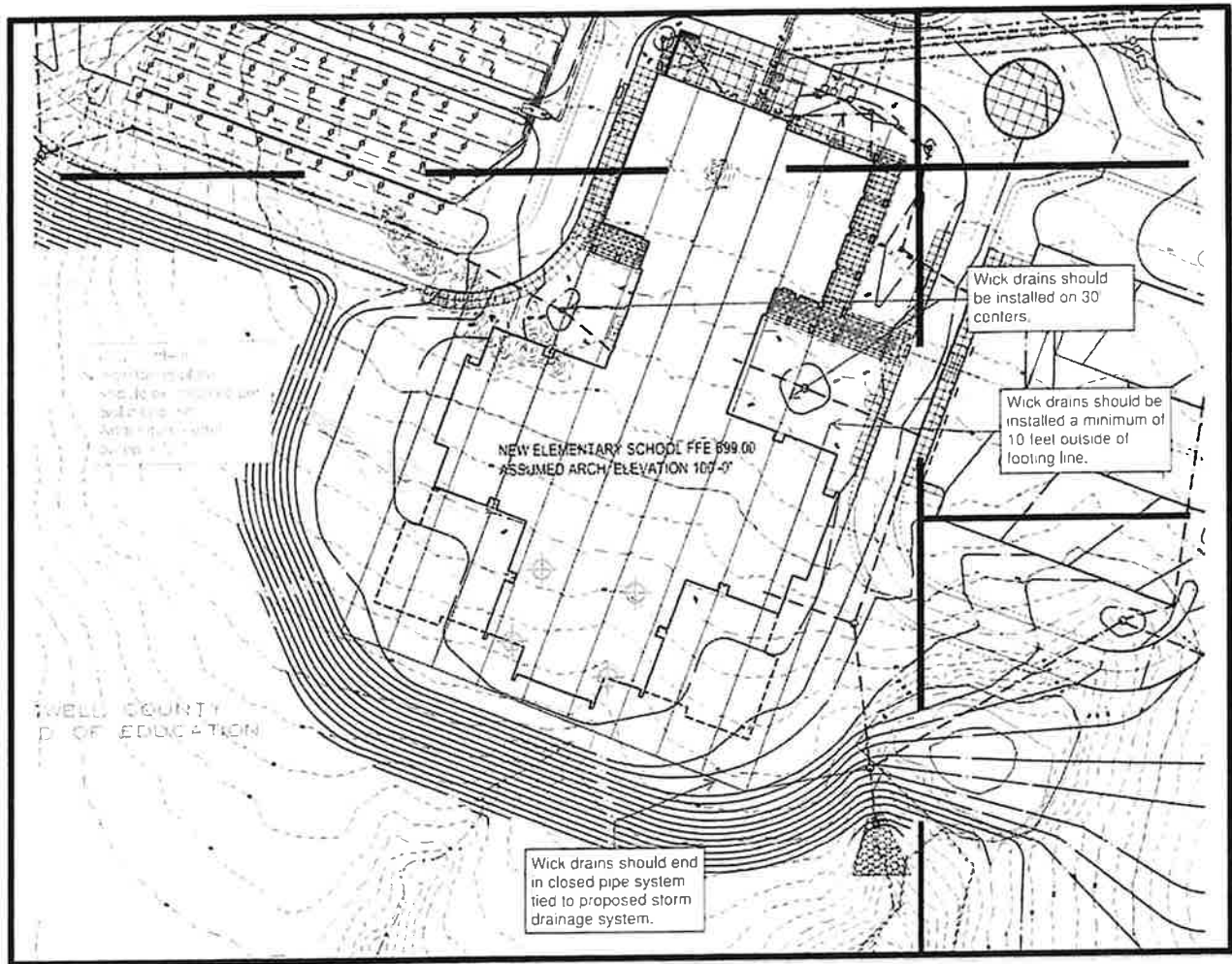


Figure 1 – Approximate Locations

We appreciate the opportunity to provide our consulting services to you. We look forward to working with you on this and future projects.

Sincerely,
SOLID GROUND CONSULTING ENGINEERS,

Beck Smith
Beck Smith, PE
Senior Engineer
Kentucky License Number 37415

