

CHANGE ORDER

DATE: 9/11/2024 CO #: Four (4) TO: Omni Commercial, LLC PROJECT: Rowan County Board of 2025 Leestown Road, Suite B Education Lexington, KY 40511 551 Viking Way Morehead, KY 40351 RTA 23063 BG 24-246 CONTRACT DATE: March 25, 2024 CONTRACT FOR: General Construction THE CONTRACT IS CHANGED AS FOLLOWS: (Include, where applicable, any undisputed amount attributable to previously executed Construction Change Directives.) 1. COR 04 - Changes to the site concrete for drainage. ADD +\$13,126.10 TOTAL AMOUNT OF THIS CHANGE ORDER: +\$13,126.10 The original Contract Sum was \$448,000.00 The net change by previously authorized Change Orders (-\$25,650.00)The Contract Sum prior to this Change Order was \$422,350.00 The Contract Sum will be INCREASED by this Change Order in the amount of +\$13,126.10 The new Contract Sum including this Change Order will be \$435,476.10 The Contract Time will be increased by 0 days The Date of Substantial Completion as of the date of this Change Order is therefore August 18, 2024 NOTE: This Change Order does not include changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which 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, CONTRACTOR AND OWNER. RossTarrant Architects, Inc. Omni Commercial, LLC Rowan County Board of 101 Old Lafayette Avenue 2025 Leestown Road, Suite B Education Lexington, Kentucky 40502 Lexington, KY 40511 551 Viking Way Morehead, KY 40351 **OWNER** (Firm name and address) **ARCHITECT** (Firm name and address) **CONTRACTOR** (Firm name and address)

Suzanne Irwin
(Typed or printed name)

Jeff Crockett
(Typed or printed name)
(Typed or printed name)
(Typed or printed name)

BY (Signature)

DATE

9/12/2024 09/12/2024 DATE

FACPAC Contract Change Order Supplemental Information Form (Ref# 60804)

Form Status: Saved

Tier 4 Project: RCSHS BLEACHER REPLACEMENT

BG Number: 24-246 District: Rowan County (HB678) (515)
Status: Active Phase: Project Initiation (View Checklist)

Contract: OMNI Commercial, LLC, 0003, Site Development

Type: General Contractor Proposed

Change Order Number 4
Time Extension Required No

Date Of Change Order 9/12/2024 Change Order Amount To Date Decrease

Construction Contingency

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

Current Approved Amount	\$149,069.00
Net Approved COs	\$-32,780.00
Remaining After Approved COs	\$181,849.00
Net All COs	\$-12,523.90
Remaining After All COs	\$161,592.90

This Requested Change Order Amount \$13,126.10

+/-

Change In A/E Fee This Change Order

+/-

Change In CM Fee This Change Order

+/-

Remaining Construction Contingency \$57,323.90

Balance

Contract Change Requested By
Contract Change Reason Code

Architect/Engineer
Improved Plans/Specs

Change Order Description And Justification

The site concrete is changed to acheive proper drainage with a bleacher system that cannot be shimmed at the stairs and ramps.

Cost Benefit To Owner

No standing water on the concrete

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		0.00%
Materials		0.00%
Profit and Overhead	\$0.00	0.00%
Bond Insurance		0.00%
Cost Breakdown Total:	\$0.00	
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# 60804)

Sugarna Arwin	9/12/2024
Sugarnas Arwing Architect	Date
Construction Manager	Date
Finance Officer	Date
Local Board of Education Designee	Date



CHANGE ORDER REQUEST

2025 Leestown Road, Suite B Lexington, KY 40511 Phone (859) 254-0011

DATE September 4, 2024 Project Name: Rowan Co HS Bleacher Replacement

jcrockett@omnicommercialky.com

CUSTOMER	Rowan County Board of Education
	551 Viking Drive
	Morehead, KY 40351

DESCRIPTION		TOTAL	
COR #05 (PR #03 Pricing)			
ADD Omni pricing for concrete changes	\$	11,414.00	
*Note: Approximate estimate of 3 weeks of work pending clear weather acceptable for concrete pouring after formal approval of change order to complete work.			
Subtotal Amount	\$	11,414.00	
GC Mark-Up	\$	1,712.10	
Change Order Amount	\$	13,126.10	
Original Contract Amount	S	448,000.00	
Contract Amount with Previous Change Orders	\$	422,350.00	
Total Contract Amount with Change Orders	\$	435,476.10	

Jeff Crockett 9/4/2024

Authorized by: RossTarrant Architects Date

SUBS/VENDORS	BASE BID	
DEDUCT		
Original Scope of Work Concrete Deduct - Lump Sum From Subcontractor		-\$25,489.00
Staking & Layout	-\$2,000.00	
Earthwork	-\$2,700.00	
Gravel Paving: 4" Material/Delivery	-\$174.00	
Geotextile Fabric	-\$740.00	
Concrete 6" DGA Material/Delivery	-\$268.00	
Concrete 6" DGA Labor	-\$280.00	
Concrete Delivery Fees	-\$270.00	
Concrete Pump Trucks	-\$2,463.00	
Concrete Slabs	-\$10,500.00	
Concret Formwork	-\$1,602.00	
Equipment	-\$1,000.00	
Export Foundation Spoils	-\$1,000.00	
Rebar Material	-\$942.00	
Rebar Labor	-\$850.00	
Control Joints	-\$700.00	
	Total of Deduct: -\$25,489.00	\$0.00
ADD		
Staking & Layout: Site	\$2,000.00	
Earthwork & Grading	\$2,700.00	
Gravel Paving: 4" DGA Material/Deliver	\$174.00	
Geotxtile Fabric	\$740.00	
Concrete: 6" DGA Material/Deliver	\$536.00	
Concrete: 6" DGA Labor	\$560.00	
Concrete: Curb Slab	\$16,019.00	
Concrete: Delivery Fees	\$270.00	
Concrete Pump Truck Fees	\$4,000.00	
Concrete: Formwork	\$3,204.00	
Equipment - Mobilize OMNI Backhoe & Skid Steer	\$1,000.00	
Export Foundation Spoils	Wasted on site	
Rebar Material	\$1,484.00	

Rebar Labor \$1,371.00 Isolation Joint Cut \$745.00 Isolation Joint \$2,100.00

Total of Add: \$36,903.00

Differnce: \$11,414.00 15% Markup: \$1,712.10

Total \$13,126.10

NOTE(S):

a. Anything not included in the above scope is excluded from our proposal.



PROPOSAL REQUEST

DATE: August 7th, 2024 PR #: 003

TO: OMNI Commercial LLC RE: Rowan Bleacher Replacement

PO Box 34065

Lexington, Kentucky 40588

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.

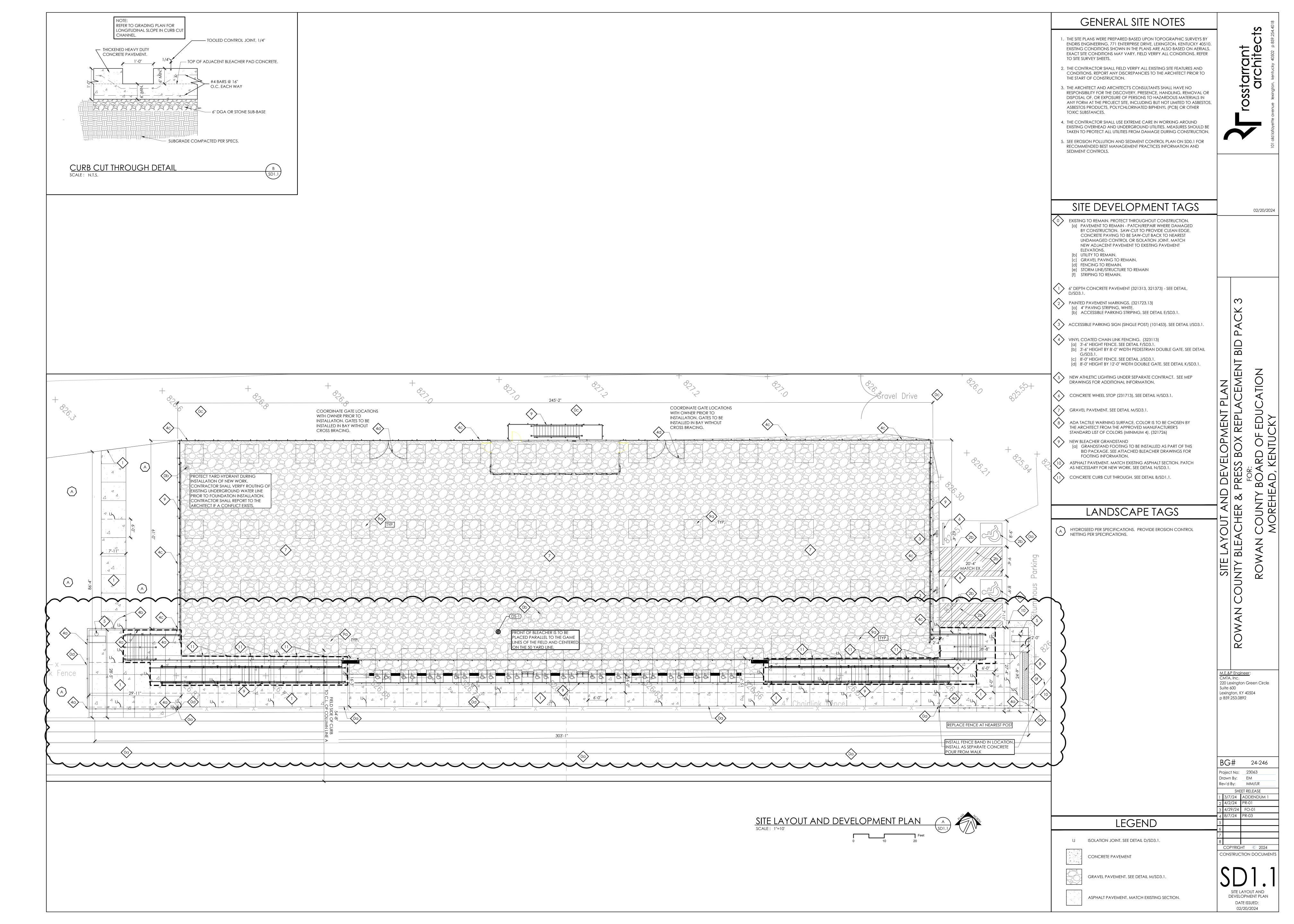
- 1. Refer to SD1.1 SITE LAYOUT AND DEVELOPMENT PLAN
 - a. Modify concrete under bleacher stairs and ramps to be a raised pad condition refer to dark dashed line for limits. Curb cut locations are provided in the grading plan and are to be located between bleacher anchors to the pad.
 - b. Modify ADA pad width as shown.
 - c. Refer to plan stair/ramp condition.
 - i. Ensure fence band near dropped curb is to be a separate concrete pour from other concrete.
 - ii. Ensure fence band on southwest of concrete pad is a separate concrete pour from the other concrete.
 - d. Remove section of concrete between ramps, under ADA seating.
- 2. Refer to SD2.1 SITE GRADING AND DRAINAGE PLAN
 - a. Refer to spot elevations for curb cuts through stair/ramp pads.
 - b. Modify grading as shown to accommodate raised stair/ramp pad. Extra care to be taken at flush locations shown.

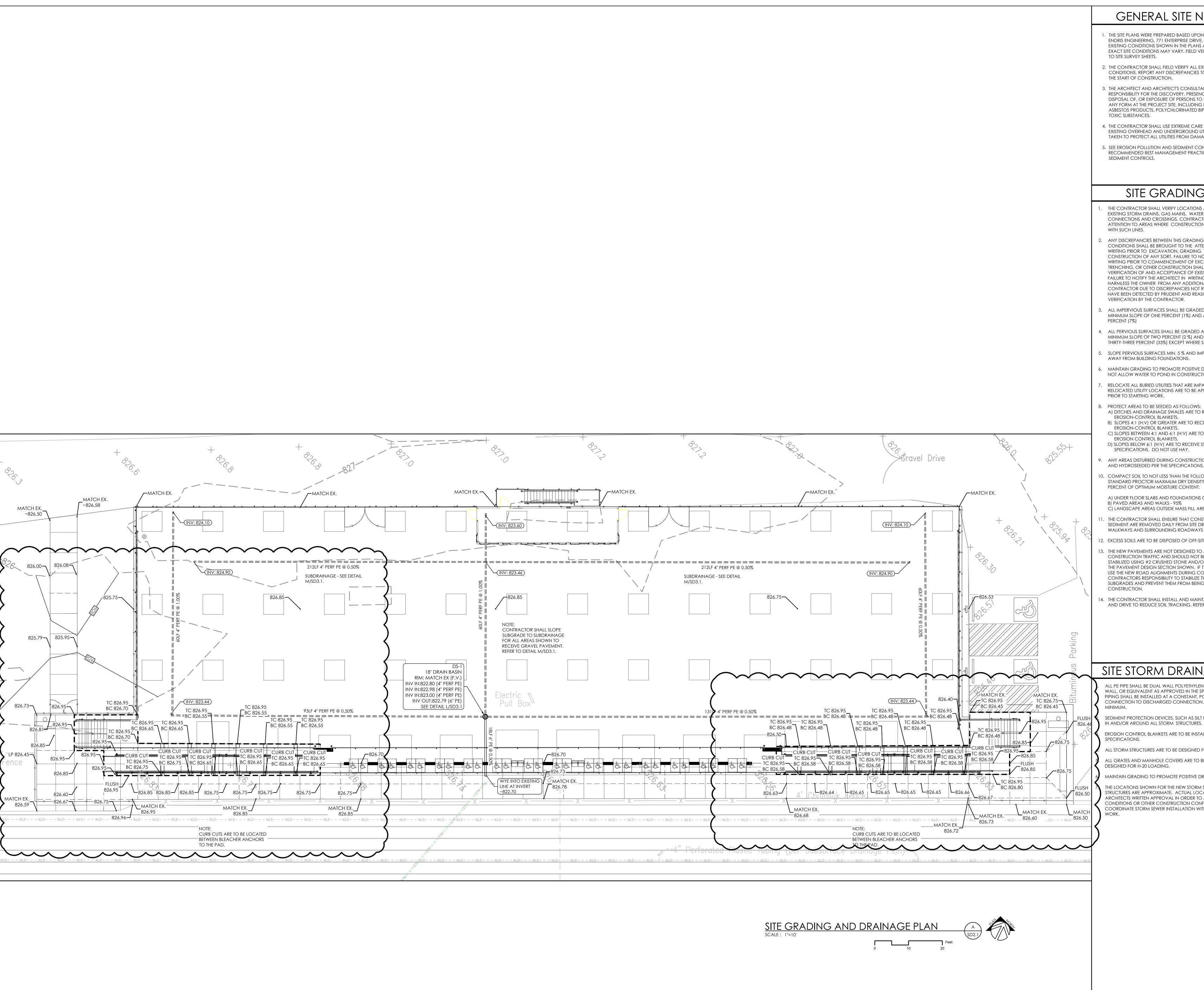
ATTACHMENTS:

SD1.1 - SITE LAYOUT AND DEVELOPMENT PLAN

SD2.1 - SITE GRADING AND DRAINAGE PLAN

DV/	E A A EIT		C D I A I A
BY:	Emma Moore, FIT	C:	Suzanne P. Irwin, AIA





GENERAL SITE NOTES

. THE SITE PLANS WERE PREPARED BASED UPON TOPOGRAPHIC SURVEYS BY ENDRIS ENGINEERING, 771 ENTERPRISE DRIVE, LEXINGTON, KENTUCKY 40510. EXISTING CONDITIONS SHOWN IN THE PLANS ARE ALSO BASED ON AERIALS. EXACT SITE CONDITIONS MAY VARY. FIELD VERIFY ALL CONDITIONS. REFER

O

starrant archite

SS

0

02/20/2024

- 2. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING SITE FEATURES AND CONDITIONS. REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO THE START OF CONSTRUCTION.
- 3. THE ARCHITECT AND ARCHITECT'S CONSULTANTS SHALL HAVE NO RESPONSIBILITY FOR THE DISCOVERY, PRESENCE, HANDLING, REMOVAL OR DISPOSAL OF, OR EXPOSURE OF PERSONS TO HAZARDOUS MATERIALS IN ANY FORM AT THE PROJECT SITE, INCLUDING BUT NOT LIMITED TO ASBESTOS, ASBESTOS PRODUCTS, POLYCHLORINATED BIPHENYL (PCB) OR OTHER
- 4. THE CONTRACTOR SHALL USE EXTREME CARE IN WORKING AROUND EXISTING OVERHEAD AND UNDERGROUND UTILITIES. MEASURES SHOULD BE TAKEN TO PROTECT ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION.
- 5. SEE EROSION POLLUTION AND SEDIMENT CONTROL PLAN ON SD0.1 FOR RECOMMENDED BEST MANAGEMENT PRACTICES INFORMATION AND

SITE GRADING NOTES

- THE CONTRACTOR SHALL VERIFY LOCATIONS AND ACTUAL DEPTHS OF ALL EXISTING STORM DRAINS, GAS MAINS, WATER MAINS, AND PIPES TO ALL NEW CONNECTIONS AND CROSSINGS. CONTRACTOR SHALL PAY PARTICULAR ATTENTION TO AREAS WHERE CONSTRUCTION OR GRADING MAY INTERFERE
- ANY DISCREPANCIES BETWEEN THIS GRADING PLAN AND ACTUAL FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IN WRITING PRIOR TO EXCAVATION, GRADING, TRENCHING, OR OTHER CONSTRUCTION OF ANY SORT, FAILURE TO NOTIFY THE ARCHITECT IN WRITING PRIOR TO COMMENCEMENT OF EXCAVATION, GRADING, TRENCHING, OR OTHER CONSTRUCTION SHALL IMPLY THE CONTRACTOR'S VERIFICATION OF AND ACCEPTANCE OF EXISTING SITE CONDITIONS. SAID FAILURE TO NOTIFY THE ARCHITECT IN WRITING SHALL IDENTIFY AND HOLD HARMLESS THE OWNER FROM ANY ADDITIONAL COSTS INCURRED BY THE CONTRACTOR DUE TO DISCREPANCIES NOT REPORTED WHICH COULD HAVE BEEN DETECTED BY PRUDENT AND REASONABLE OBSERVATION AND VERIFICATION BY THE CONTRACTOR.
- 3. ALL IMPERVIOUS SURFACES SHALL BE GRADED AND INSTALLED WITH A MINIMUM SLOPE OF ONE PERCENT (1%) AND A MAXIMUM SLOPE OF SEVEN
- 4. ALL PERVIOUS SURFACES SHALL BE GRADED AND INSTALLED WITH A MINIMUM SLOPE OF TWO PERCENT (2 %) AND A MAXIMUM SLOPE OF THIRTY-THREE PERCENT (33%) EXCEPT WHERE SHOWN.
- 5. SLOPE PERVIOUS SURFACES MIN. 5 % AND IMPERVIOUS SURFACES MIN. 1% AWAY FROM BUILDING FOUNDATIONS.
- 6. MAINTAIN GRADING TO PROMOTE POSITIVE DRAINAGE AT ALL TIMES. DO NOT ALLOW WATER TO POND IN CONSTRUCTION AREAS.
- 7. RELOCATE ALL BURIED UTILITIES THAT ARE IMPACTED BY ANY EARTHWORK. RELOCATED UTILITY LOCATIONS ARE TO BE APPROVED BY THE ARCHITECT
- A) DITCHES AND DRAINAGE SWALES ARE TO RECEIVE HIGH-VELOCITY EROSION-CONTROL BLANKETS. B) SLOPES 4:1 (H:V) OR GREATER ARE TO RECEIVE LONG-TERM
- C) SLOPES BETWEEN 4:1 AND 6:1 (H:V) ARE TO RECEIVE SHORT-TERM EROSION CONTROL BLANKETS. D) SLOPES BELOW 6:1 (H:V) ARE TO RECEIVE STRAW MULCH PER THE
- ANY AREAS DISTURBED DURING CONSTRUCTION ARE TO BE RECONDITIONED AND HYDROSEEDED PER THE SPECIFICATIONS.
- 10. COMPACT SOIL TO NOT LESS THAN THE FOLLOWING PERCENTAGES OF THEIR STANDARD PROCTOR MAXIMUM DRY DENSITY AT PLUS OR MINUS TWO (2)

A) UNDER FLOOR SLABS AND FOUNDATIONS ON STRUCTURAL FILL - 98% B) PAVED AREAS AND WALKS - 95% C) LANDSCAPE AREAS OUTSIDE MASS FILL AREAS - 85%

- THE CONTRACTOR SHALL ENSURE THAT CONSTRUCTION DEBRIS AND SEDIMENT ARE REMOVED DAILY FROM SITE DRIVEWAYS, PARKING AREAS, WALKWAYS AND SURROUNDING ROADWAYS AND WALKWAYS.
- 12. EXCESS SOILS ARE TO BE DISPOSED OF OFF-SITE.
- 13. THE NEW PAVEMENTS ARE NOT DESIGNED TO ACCOMMODATE CONSTRUCTION TRAFFIC AND SHOULD NOT BE USED FOR SUCH UNLESS STABILIZED USING #2 CRUSHED STONE AND/OR GEO-GRID IN ADDITION TO THE PAVEMENT DESIGN SECTION SHOWN. IF THE CONTRACTOR WISHES TO USE THE NEW ROAD ALIGNMENTS DURING CONSTRUCTION, IT IS THE CONTRACTORS RESPONSIBILITY TO STABILIZE THE ROAD ALIGNMENT SUBGRADES AND PREVENT THEM FROM BEING DAMAGED DURING
- 14. THE CONTRACTOR SHALL INSTALL AND MAINTAIN A CRUSHED STONE ENTRY AND DRIVE TO REDUCE SOIL TRACKING. REFER TO EPSC PLAN.

SITE STORM DRAINAGE NOTES

ALL PE PIPE SHALL BE DUAL WALL POLYETHYLENE PIPE WITH SMOOTH INTERIOR WALL, OR EQUIVALENT AS APPROVED IN THE SPECIFICATIONS. ALL STORM PIPING SHALL BE INSTALLED AT A CONSTANT, POSITIVE SLOPE FROM INLET CONNECTION TO DISCHARGED CONNECTION. PIPE SLOPE IS TO BE 0.5%

SEDIMENT PROTECTION DEVICES, SUCH AS SILT FENCING SHALL BE INSTALLED IN AND/OR AROUND ALL STORM STRUCTURES.

EROSION CONTROL BLANKETS ARE TO BE INSTALLED AS INDICATED IN THE

ALL STORM STRUCTURES ARE TO BE DESIGNED FOR H-20 LOADING. ALL GRATES AND MANHOLE COVERS ARE TO BE HEAVY DUTY CAST IRON

MAINTAIN GRADING TO PROMOTE POSITIVE DRAINAGE AT ALL TIMES.

THE LOCATIONS SHOWN FOR THE NEW STORM SEWER PIPING AND STRUCTURES ARE APPROXIMATE. ACTUAL LOCATIONS CAN BE ADJUSTED WITH ARCHITECTS WRITTEN APPROVAL IN ORDER TO AVOID UNFORESEEN CONDITIONS OR OTHER CONSTRUCTION CONFLICTS. CONTRACTOR IS TO COORDINATE STORM SEWER INSTALLATION WITH ALL OTHER TRADES AND

CMTA, Inc. 220 Lexington Green Circle Suite 600 exington, KY 40504 p 859.253.0892

Project No: 23063 Drawn By: EM Rev'd By: MM/LR SHEET RELEASE 1 3/7/24 ADDENDUM 1

CONSTRUCTION DOCUMENTS

SITE GRADING AND DRAINAGE PLAN DATE ISSUED: 021/2072824