WOODFORD COUNTY BOARD OF EDUCATION AGENDA ITEM

ITEM :	TEM #: DATE: November 18, 2024						
TOPIC	TOPIC/TITLE: Phase 2 WCHS Change Order						
PRESE	ENTER:	Shane	Smith				
ORIGI	N:						
	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						
	[[X X	STATE OR FEDERAL LAW OR REGULATION BOARD OF EDUCATION POLICY OTHER:				
PREVI	OUS RE	VIEW	, DISCUSSION OR ACTION:				
			S BOARD REVIEW, DISCUSSION OR ACTION VIEW OR ACTION				
	[DATE: ACTION:				
BACK	GROUN	D INFO	DRMATION:				
details.			2 of the WCHS project. The change order amount adds \$304,659.04. See attachment for OR ELEMENTS :				
IMPAC	CT ON R	ESOU	RCES:				
TIMET	TABLE F	OR FU	JRTHER REVIEW OR ACTION:				
SUPERINTENDENT'S RECOMMENDATION: Recommended Not Recommended							



TRACE CREEK CONSTRUCTION, INC.

127 Market Street | P.O. Box 539 Vanceburg, Kentucky 41179

Phone: 606.796.3867 | Fax: 606.796.3948

www.tracecreek.net

WCHS Track and Field: Change Order #04 Summary

1.) Additional Requested Days

(36 Days) PR 06 Bleachers- Musco lighting lead-time up to 12 weeks from approval.

Total Additional Days Requested: 36

Updated Substantial Completion Date: 2/10/2025

2.) PR #05 Electrical at Fence

Provide credit to delete conduit, wiring and devices for receptacles shown along fence.

02-04 Rising Sun Developing

• Total Cost Deduct: -(\$1,376.66)

Total Deduct: -(\$1,376.66)

3.) PR #06 Bleachers

Add 4" and 6" concrete, foundations, site drainage, and utilities for a future 2,485 person grandstand.

05-01 Olympic Construction

• Total Cost Add: \$306,035.70

Total Add: \$306,035.70

CO#04 Total Cost Add = \$304,659.04



PROPOSAL REQUEST

DATE:

10/17/2024

PR #:

PR 006

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 SA1.2 SITE LAYOUT AND DEVELOPMENT PLAN:
 - a) Add 4" and 6" concrete pavement as shown for bleachers.
 - b) Add bleacher structure.
 - c) Add gravel pavement under bleachers as shown.
 - d) Sod area around bleachers as shown.
 - e) Relocate light poles to be 122' O.C. from the 50-yard line.
- 2. Refer to SA2.1 SITE GRADING AND DRAINAGE PLAN:
 - a) Modify grading and drainage layout as shown.
- 3. Refer to SA2.2 SITE GRADING PLAN:
 - a) Slope new pavement at a 1% from north to south.
 - b) Slope area under bleachers at 2% to low point.
 - c) Modify swales to not be under bleachers.
 - d) Raise rim/ground elevation over DS-34.
- 4. Refer to \$A2.3 SITE DRAINAGE PLAN:
 - a) Add perforated piping under bleachers as shown. Space perf pipes 20' minimum O.C. Space around bleacher foundations.
 - b) Relocate manhole DS-34 along the outgoing pipe. Adjust piping length and add risers to manhole to meet new grade/rim elevation.
 - c) Tie perforated piping to DS-34 and DS-85. Seal penetrations to be watertight.
- 5. Refer to SA4.3:
 - a) Add stone section detail as shown.
- 6. Refer to the revised site utility drawings UE2.1:
 - a) Add infrastructure to support pressbox and videoboard.

Proposed Change Order Page 2

- 7. Add devices and equipment per E1.2 pressbox plans.
- 8. Add electrical equipment to support pressbox and videoboard per E2.0 one-line diagram.
- 9. Add pressbox communication riser and modify fiber one-line diagram to support pressbox and videoboard.
- 10. Provide a separate price to perform the following work: Upgrade athletic field lighting system to be 50FC.

Attachments:

SA1.2, SA2.1, SA2.2, SA2.3, SA4.3, UE2.1, E1.2, E2.0, E3.0, ST110

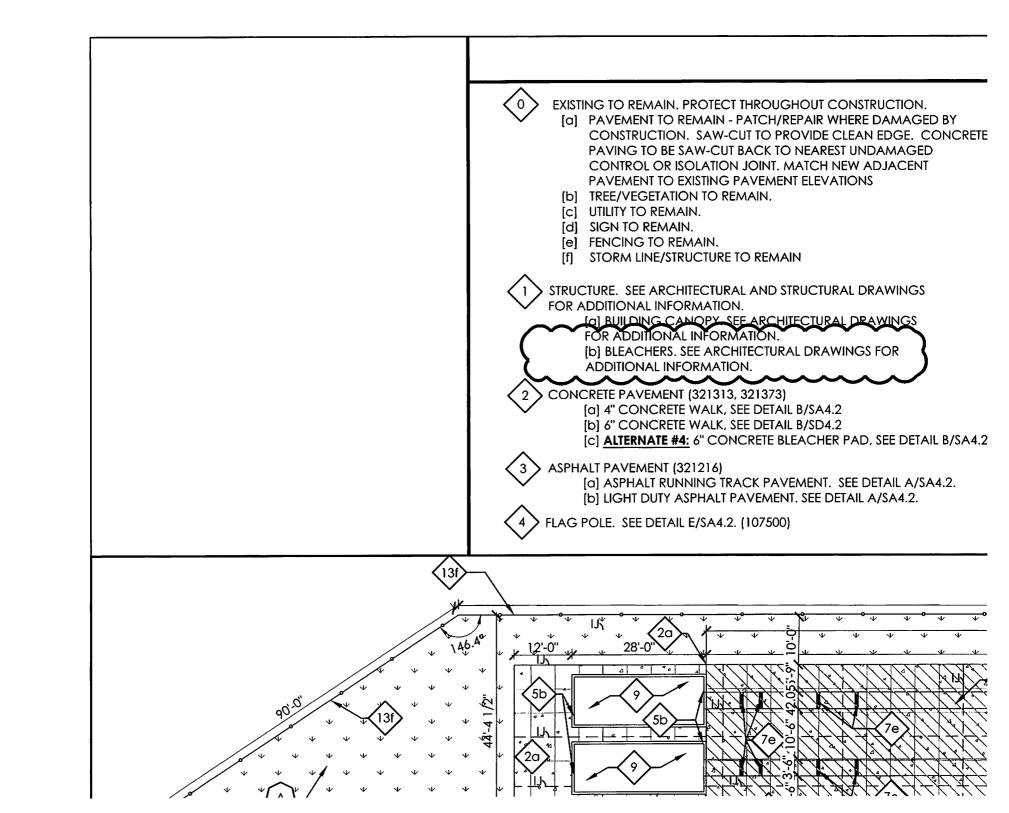
Prepared By:

Chandler Sergent, AIA Associate

/cs

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

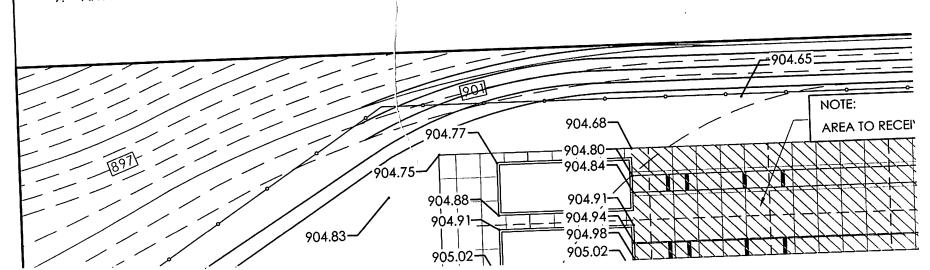
PR 006

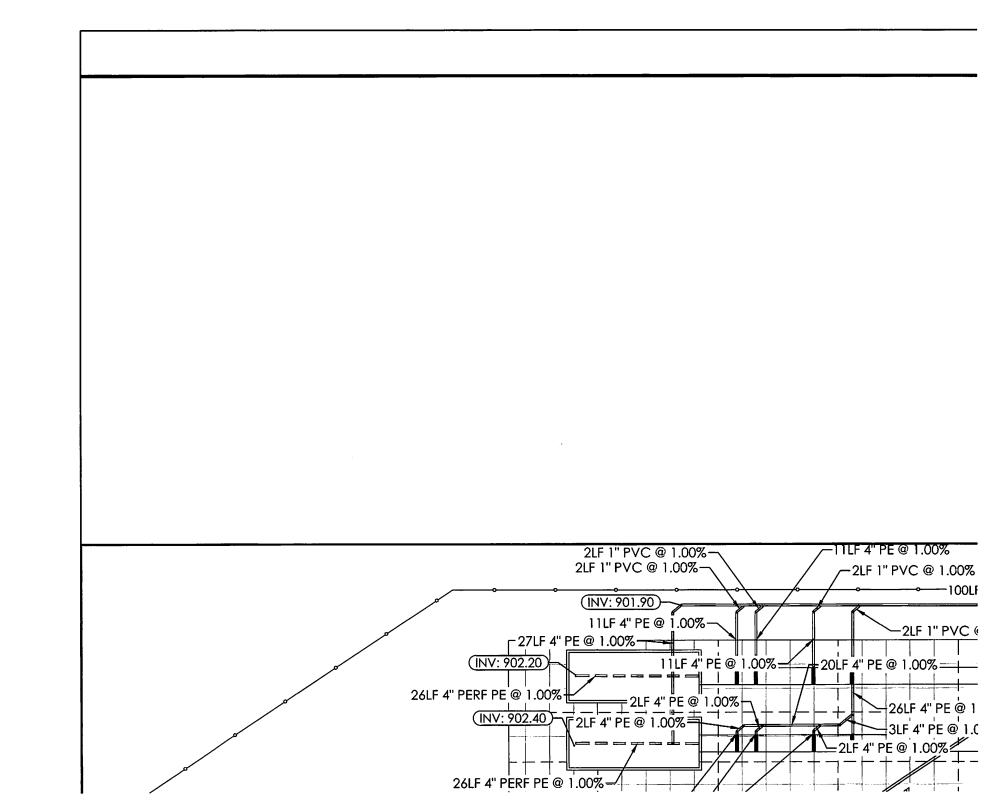


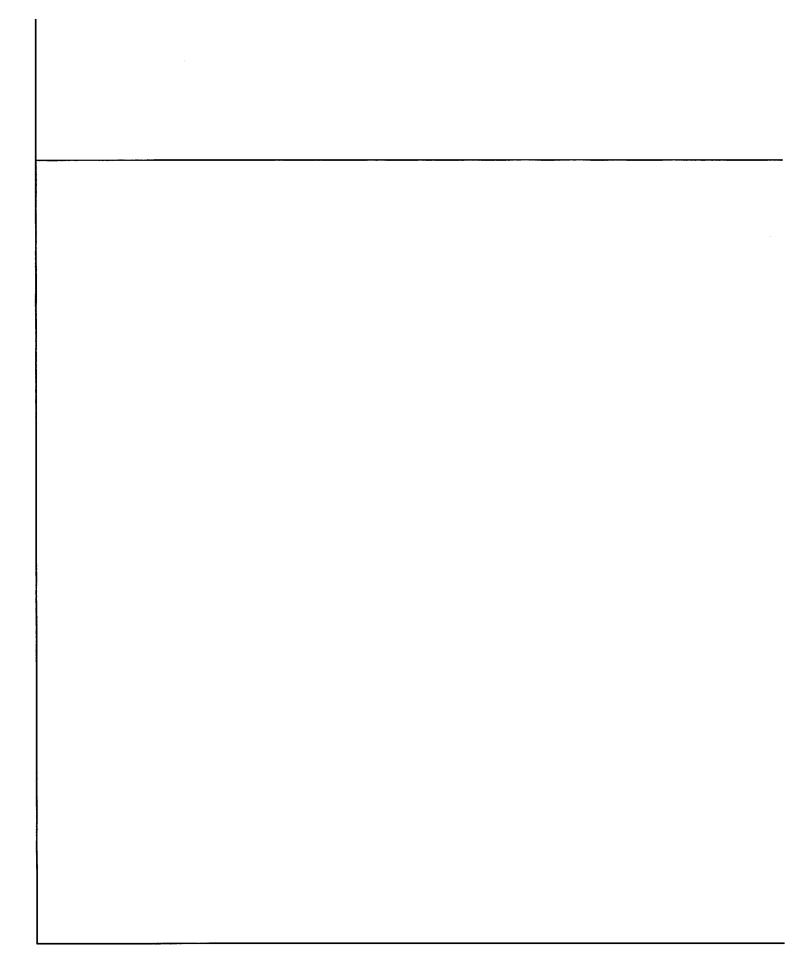
- 1. THE CONTRACTOR SHALL VERIFY LOCATIONS AND ACTUAL DEPTHS OF ALL EXISTING STORM DRAINS, GAS MAINS, WATER MAINS, AND PIPE: CONNECTIONS AND CROSSINGS. CONTRACTOR SHALL PAY PARTICULAR ATTENTION TO AREAS WHERE CONSTRUCTION OR GRADING MA LINES.
- 2. ANY DISCREPANCIES BETWEEN THIS GRADING PLAN AND ACTUAL FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHI TO EXCAVATION, GRADING, TRENCHING, OR OTHER CONSTRUCTION OF ANY SORT. FAILURE TO NOTIFY THE ARCHITECT IN WRITING PRIOR EXCAVATION, GRADING, TRENCHING, OR OTHER CONSTRUCTION SHALL IMPLY THE CONTRACTOR'S VERIFICATION OF AND ACCEPTANCE CONDITIONS. SAID FAILURE TO NOTIFY THE ARCHITECT IN WRITING SHALL IDENTIFY AND HOLD HARMLESS THE OWNER FROM ANY ADDITIO THE CONTRACTOR DUE TO DISCREPANCIES NOT REPORTED WHICH COULD HAVE BEEN DETECTED BY PRUDENT AND REASONABLE OBSERV, 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
- 4. ALL PERVIOUS SURFACES SHALL BE GRADED AND INSTALLED WITH A MINIMUM SLOPE OF TWO PERCENT (2 %) AND A MAXIMUM SLOPE OF T (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 AF
- 8. PROTECT AREAS TO BE SEEDED AS FOLLOWS:
- 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 EROSION-CONTROL BLANKETS.
- 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 SPECIFICATIONS. DO NOT USE HAY.
- 9. ANY AREAS DISTURBED DURING CONSTRUCTION ARE TO BE RECONDITIONED, SEEDED, AND MULCHED PER THE SPECIFICATIONS.

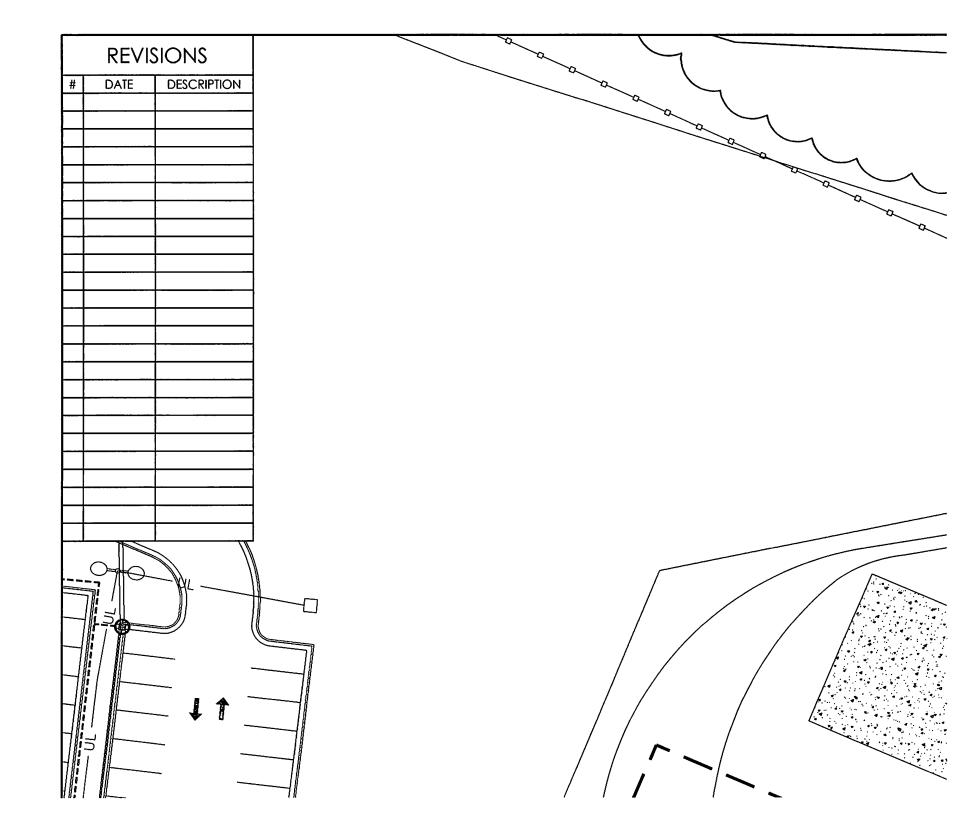
				STRUCTURE SCHEDULE			
STRC. NO.	GRATE ELEV.	INVERT ELEV.	STR. DESC.	GRATE TYPE	FRAME TYPE	DETAIL	NORTHING
DS-1	N/A	886.00	HEADWALL	GALVANIZED BAR & GRATE	N/A	B/SA4.1	198503.071:
D\$-2	904.68	887.02	48" MANHOLE (MIN)	SOLID LID	NEENAH R-1733	A/SD4.1	198460.814:
DS-3	904.50	896.88	48" MANHOLE (MIN)	SOLID LID	NEENAH R-1733	A/SA4.1	198382.558
DS-4	904.50	900.23	48" MANHOLE (MIN)	SOLID LID	NEENAH R-1733	A/SA4.1	198181.913
DS-5	904.50	897.92	48" MANHOLE (MIN)	SOLID LID	NEENAH R-1733	A/SA4.1	198226.134
DS-6	904.50	899.80	48" MANHOLE (MIN)	SOLID LID	NEENAH R-1733	A/SA4.1	198026.084:

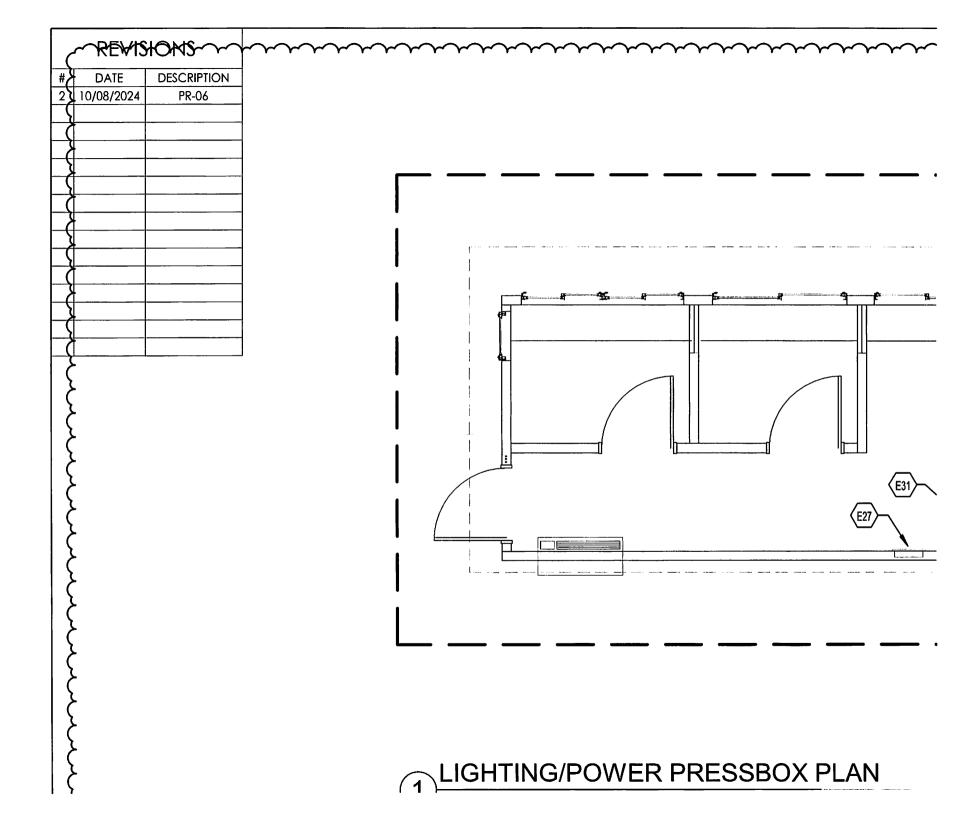
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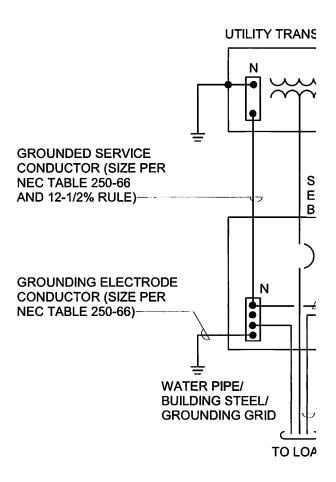




REVISIONS					
#	DATE	DESCRIPTION			
1	08/08/2024	Addendum #1			
2	10/08/2024	PR-06			

TYPE	DESCRIPTION
A1	2X4 SURFACE MOUNT LED. COLD-I HOUSING, SMOOTH HEMMED SIDE FORMED END FLANGES. STANDAR #19 LENS, 0.156" THICK PRISMATIC POLYESTER POWDER COAT FINISI
A1E	SAME AS PARENT TYPE WITH INTE LUMEN EMERGENCY BATTERY.
B1	1X4 SURFACE MOUNT LED. COLD-I HOUSING, SMOOTH HEMMED SIDE FORMED END FLANGES. STANDAR #19 LENS, 0.156" THICK PRISMATIC POLYESTER POWDER COAT FINISI
B1E	SAME AS PARENT TYPE WITH INTE LUMEN EMERGENCY BATTERY.
C1	7" SHALLOW, SURFACE MOUNT DO NON-CONDUCTIVE MATERIAL WITH DIFFUSE LENS.
D1	4' LOW-PROFILE LED STRIP FIXTUF COLD-ROLLED STEEL HOUSING W SNAP-ON LENS.
D1E	SAME AS PARENT TYPE WITH INTE LUMEN EMERGENCY BATTERY.
E1	ARCHITECTURAL EGRESS LIGHT. \ RATED WITH INTEGRAL COLD WEA 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" WALLWASH LED DO' GALVANIZED STEEL CONSTRUCTION MATTE, DIFFUSE LENS. WET LOCA
X1	DIE-CAST ALUMINUM SINGLE SIDE

REVISIONS					
#	DATE DESCRIPTION				
2	10/08/2024	PR-06			
					





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: 02-04

Date: 11/16/2024

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 #5- Electrical at fence

The original Contract Sum was \$ 1,645,014.00

Net change by previously authorized Change Orders \$ 208,706.12

The Contract Sum prior to this Change Order was \$ 1,853,720.12

The Contract Sum will be decreased by this Change Order in the amount of \$ 1,376.66

The new Contract Sum including this Change Order will be \$ 1,852,343.46

The Contract Time will be unchanged by Zero (0) days.

The Contractor's Work shall be substantially complete on 1/6/2025.

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	Trace Creek Construction, Inc.	
ARCHITECT (Firm name)	CONSTRUCTION MANAGER (Firm name)	
mille	lay Carry	_
SIGNATURE	SIGNATURE	
Michael Hughes, Project Manager	Clay Ratliff, Vice President	_
PRINTED NAME AND TITLE	PRINTED NAME AND TITLE	
11/16/2024	11/16/2024	
DATE:	DATE:	
Rising Sun Developing	Woodford County Board of Education	
CONTRACTOR (Firm name)	OWNER (Firm name)	
SIGNATURE	SIGNATURE	
PRINTED NAME AND TITLE	PRINTED NAME AND TITLE	
DATE:	DATE:	

FACPAC Contract Change Order Supplemental Information Form (Ref# 61261)

Form Status: Saved

Tier 1 Project: High School Project Phase 2 Practice Field & Track - 20220829124351

BG Number: 23-120

District: Woodford County (HB678) (601)

Status: Active

Phase: Project Initiation (View Checklist)

Contract: Rising Sun Developing, Inc., 0002, General Trades

Type: CM Bid Package

Proposed

Change Order Number

02-04

Time Extension Required

No

Date Of Change Order

11/16/2024

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	\$684,002.00
Net Approved COs	\$341,480.32
Remaining After Approved COs	\$342,521.68
Net All COs	\$340,103.66

Remaining After All COs

\$343,898.34

This Requested Change Order Amount (\$1,376.66)

+/-

Change In A/E Fee This Change Order \$0.00

+/-

Change In CM Fee This Change Order \$0.00

+/-

Remaining Construction Contingency \$304,650.89

Balance

Contract Change Requested By

Architect/Engineer

Contract Change Reason Code

Reduction of Scope

Change Order Description And Justification

Electrical outlets removed from fence due to fence alternate not being accepted.

Cost Benefit To Owner

Cost savings to the owner for scope that is no longer required or needed.

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	(\$957.65)	69.56%	
Materials	(\$419.01)	30.44%	
Profit and Overhead		0.00%	
Bond Insurance		0.00%	
Cost Breakdown Total:	\$-1,376.66		

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

quote

Explain Why

Pricing was reviewed by CM and Design Team and deemed to be accurate and fair.

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Change Order Supplemental Information Form Signature Page (Online Form Ref# 61261)

Architect

11/16/2024

Date

Construction Manager

11/16/2024

Date

Finance Officer

Date

Local Board of Education Designee

Date

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)
Olympic Construction, LLC
Nicholasville, KY 40383

CONTRACT INFORMATION:

Contract For: BP05 Date: September 19, 2024

ARCHITECT: (name and address)

RossTarrant Architects 101 Old Lafayette Avenue, Lexington, KY 40502

CHANGE ORDER INFORMATION:

Change Order Number: 05-01

Date: 11/16/2024

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 06-Bleachers

The original Contract Sum was	\$ 874,389.66
Net change by previously authorized Change Orders	\$ 0.00
The Contract Sum prior to this Change Order was	\$ 874,389.66
The Contract Sum will be increased by this Change Order in the amount of	\$ 306,035.70
The new Contract Sum including this Change Order will be	\$ 1,180,425.36

The Contract Time will be increased by Thirty-Six (36) days. The Contractor's Work shall be substantially complete on 2/10/2025.

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	Trace Creek Construction, Inc.
ARCHITECT (Firm name)	CONSTRUCTION MANAGER (Eirm-name)
SIGNATURE	SIGNATURE
Michael Hughes, Project Manager	Clay Ratliff, Vice President
PRINTED NAME AND TITLE	PRINTED NAME AND TITLE
11/16/2024	11/16/2024
DATE:	DATE:
Olympic Construction, LLC	Woodford County Board of Education
CONTRACTOR (Firm name)	OWNER (Firm name)
SIGNATURE	SIGNATURE
PRINTED NAME AND TITLE	PRINTED NAME AND TITLE
DATE:	DATE:

FACPAC Contract Change Order Supplemental Information Form (Ref# 61262)

Form Status: Saved

Tier 1 Project: High School Project Phase 2 Practice Field & Track - 20220829124351

BG Number: 23-120 District: Woodford County (HB678) (601)

Status: Active Phase: Project Initiation (View Checklist)

Contract: Olympic Construction, LLC, 0005, Concession and Restroom Building

Type: CM Bid Package Proposed

Change Order Number 05-01
Time Extension Required Yes
If Yes Number Of Days 36

Date Of Change Order 11/16/2024 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.

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Current Approved Amount	\$684,002.00
Net Approved COs	\$341,480.32
Remaining After Approved COs	\$342,521.68
Net All COs	\$646,139.36
Remaining After All COs	\$37,862.64

This Requested Change Order Amount \$306,035.70

+/-

Change In A/E Fee This Change Order \$17,444.03

+/-

Change In CM Fee This Change Order \$13,771.60

+/_

Remaining Construction Contingency (\$32,600.44)

Balance

Contract Change Requested By Local Board of Education; Owner

Contract Change Reason Code Expansion of Scope

Change Order Description And Justification

Include all site, concrete, and utilities to allow for future 2,500 student grandstand and upgraded athletic lighting.

Cost Benefit To Owner

Prepares the owner for future expansion of seating.

Contract unit prices have been utilized Yes 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	\$131,705.90	43.04%		
Materials	\$146,934.50	48.01%		
Profit and Overhead	\$27,395.30	8.95%		
Bond Insurance		0.00%		
Cost Breakdown Total:	\$306,035.70			

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

Explain Why

Pricing has been reviewed by CM and Design Team and deemed to be fair and accurate.

about:blank

Change Order Supplemental Information Form Signature Page (Online Form Ref# 61262)

Architect Date

Construction Manager Date

Finance Officer Date

Local Board of Education Designee Date