

**WOODFORD COUNTY BOARD OF EDUCATION
AGENDA ITEM**

ITEM #: **DATE:** September 22, 2025

TOPIC/TITLE: WCHS Project Change Order

PRESENTER: Shane Smith

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:

Attached for your review and approval is a change order with a proposed solution to remediate an underground spring that has presented itself under the bus loop in the front of the building. RTA & CMTA feel that this is the best solution for long-term remediation to prevent driveway and parking lot deterioration. Cost would be approximately \$76,243.81 depending on the amount of rock hammering/trenching that has to be done. Since this repair will have to be completed over fall break, we are asking for contingent approval to complete the work in the event that the rock hammering/trenching costs more than is illustrated in this change order.

SUMMARY OF MAJOR ELEMENTS:

IMPACT ON RESOURCES:

TIMETABLE FOR FURTHER REVIEW OR ACTION:

SUPERINTENDENT'S RECOMMENDATION: ☒ Recommended ☐ Not Recommended



FACPAC Contract Change Order Supplemental Information Form (Ref# 63214)

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: ICD, Inc., 0001, Earthwork, Storm Drainage, & Erosion Control
 Type: CM Bid Package Proposed

Change Order Number	01-02
Time Extension Required	No
Date Of Change Order	9/16/2025
Change Order Amount To Date	Increase

Construction Contingency

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

Current Approved Amount	\$684,002.00
Net Approved COs	\$654,534.36
Remaining After Approved COs	\$29,467.64
Net All COs	\$761,257.57
Remaining After All COs	\$-77,255.57

This Requested Change Order Amount \$76,243.21

+/-

Change In A/E Fee This Change Order \$3,812.16

+/-

Change In CM Fee This Change Order \$54,524.84

+/-

Remaining Construction Contingency

Balance

Contract Change Requested By Local Board of Education

Contract Change Reason Code Found Condition

Change Order Description And Justification

Per PR#84 provide material and labor to remediate spring at bus loop. Proceed with both Option A and Option B.

Cost Benefit To Owner

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	\$36,243.21	47.54%
Materials	\$40,000.00	52.46%
Profit and Overhead		0.00%
Bond Insurance		0.00%
Cost Breakdown Total:	\$76,243.21	
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# 63214)

Architect

Date

Travis Curry
Construction Manager

9/16/25

Date

Finance Officer

Date

Local Board of Education Designee

Date

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)

ICD, Inc.
12425 Paul Coffey Boulevard
Ashland, KY 41102

CONTRACT INFORMATION:

Contract For: Bid Package 01
Date: February 27, 2023

CHANGE ORDER INFORMATION:

Change Order Number: 01-02
Date: September 16, 2025

ARCHITECT: (name and address)

RossTarrant Architects, Inc.
101 Old Lafayette Avenue
Lexington, KY 40502

CONSTRUCTION MANAGER: (name and address)

Trace Creek Construction, Inc.
127 Market Street
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.)

Per PR#84 provide material and labor to remediate spring at bus loop. Proceed with both Option A and Option B.

The original Contract Sum was	\$	394368.00
Net change by previously authorized Change Orders	\$	27548.05
The Contract Sum prior to this Change Order was	\$	421,916.05
The Contract Sum will be increased by this Change Order in the amount of	\$	76243.21
The new Contract Sum including this Change Order will be	\$	498,159.26

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

The Contractor's Work shall be substantially complete onPer CM Schedule.

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.



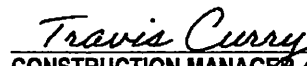
ARCHITECT (signature)

Michael Hughes, Project Manager

(printed name, title, and license number if required)

9/16/2025

Date



CONSTRUCTION MANAGER (signature)

Travis Curry, Senior PM

(printed name and title)

9/16/25

Date



CONTRACTOR (signature)

(printed name and title)

9-16-2025

Date

OWNER (signature)

(printed name and title)

Date

Independent Contractors Dist., Inc.
ICD, Inc.

Change Order Request

P O Box 2587
Ashland KY 41105-2587

DATE: August 5, 2025
REQUEST # 3

Phone [606-928-0126] Email: icdincky@gmail.com

FOR: Woodford Co High
Spring Remediation

To:
Trace Creek Construction Inc.
P O Box 539
Vanceburg KY 41179

Phone [606-796-3867)

DESCRIPTION	Amount
PR084 - Spring Remediation at Bus Loop	
Please see attached spreadsheet for pricing	
Part A	\$ 43,298.11
Part B	\$ 33,965.70
TOTAL	\$ 77,263.81

Credit for two dead trees: \$1,020.60

Please send approved Change Order to Independent Contractors Dist., Inc. Total: \$76,243.21

If you have any questions concerning these changes, Contact Bobby Dunn, 276-724-0305,
icdbdunn@gmail.com

PR 084 for Woodford Co BOE spring remediation at parent loop

New Material	Quantity	Unit	Price per unit	Part B Total	Part A Total
6" perf pipe	382	lf	\$3.94		\$1,505.08
6" PE pipe	37	lf	\$12.15	\$449.55	
6" 45's	3	ea	\$63.56	\$190.68	
6" wye	1	ea	\$68.39	\$68.39	
#2 Stone	9.6	tons	\$59.06	\$566.98	
#9's washed stone	162.44	tons	\$39.66		\$6,442.37
Seed and straw	3200	sqft	\$0.34		\$1,088.00
Spring box concrete	4.63	cy	\$998.00	\$4,620.74	
Asphalt patch	1600	sqft	\$12.00	\$19,200.00	
Total:				\$25,096.34	\$9,035.45
6% salestax:				\$1,505.78	\$542.13
Material Total:				\$26,602.12	\$9,577.58
Site Demo	Quantity	Unit	Price per unit	Part B Total	Part A Total
Asphalt removal	29.63	cy	\$18.00	\$533.34	
Rock removal Part B	24.32	cy	\$162.82	\$3,959.78	
Rock Removal Part A	106.67	cy	\$162.82		\$17,368.01
Demo Total:				\$4,493.12	\$17,368.01
Labor	Quantity	Unit	Price per unit	Part B Total	Part A Total
Tree placement	10	ea	\$510.30		\$5,103.00
Install pipe part B	41	lf	\$25.00	\$1,025.00	
Install pipe part A	382	lf	\$25.00		\$9,550.00
Install concrete	4.63	cy	\$382.00	\$1,768.66	
Install stone & fabric part B	9.6	tons	\$8.00	\$76.80	
Install stone & fabric part A	162.44	tons	\$8.00		\$1,299.52
lay seed and straw	1600	sqft	\$0.25		\$400.00
Labor Total:				\$2,870.46	\$16,352.52
Total for all work:				\$33,965.70	\$43,298.11

Notes: This quote includes all material and labor to complete PR 084
 Excludes: Exact spring location / GPS coordinates must be provided by engineer
 Tree placement location / GPS coordinates must be provided by engineer

DATE:	06/30/2023	PR #:	PR 084
TO:	Travis Curry – Trace Greek Construction	RE:	Woodford County Board of Education Versailles, Kentucky BG 19-353 RTA 1916

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. Provide spring remediation at parent loop as shown in attached sheets.
 - a. Pricing is to be submitted in two parts:
 - i. Part A of the pricing is to include:
 1. Labor and materials to install the 6" French drain in the existing drainage swale and connect to drainage structure DS-63 as shown. French drain shall be installed in conformance with detail E/SD4.1
 2. Labor and materials to include the removal and re-installation of the newly planted trees along School House Road. Remove and relocate trees to be 4'-0" from the school side of the adjacent sidewalk. Contractor to repair sod as necessary to provide uniform lawn.
 3. Labor and materials to include hydroseeding of disturbed area.
 - ii. Part B of the pricing is to include:
 1. Labor and materials to install spring box as detailed on sheets PR84.2 and PR84.3
 2. Labor and materials to remove and replace existing asphalt and striping at the bus loop to install the new spring box.

Attachments:

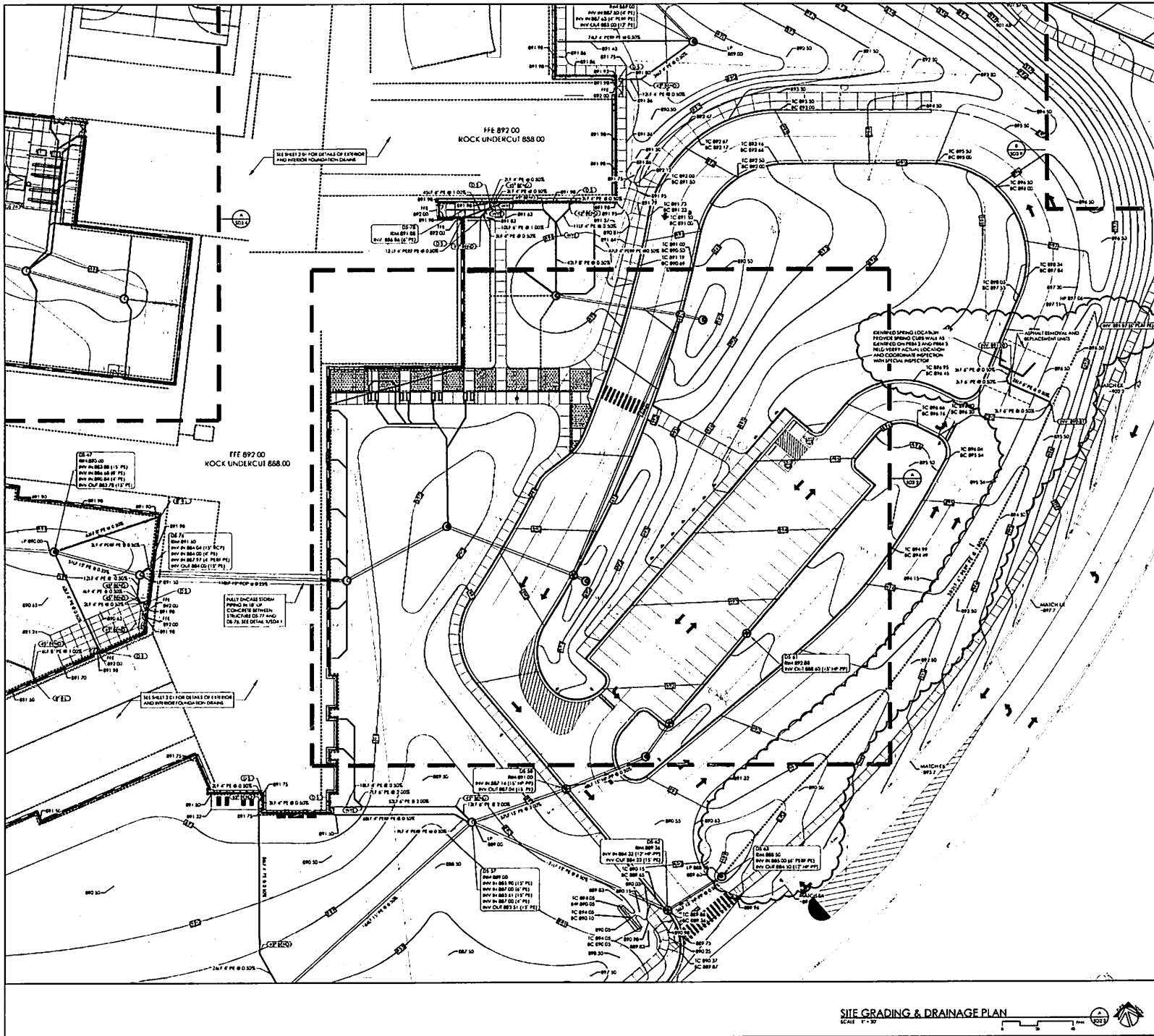
SD2.3, PR84.2, PR84.3

Prepared By:

Michael B. Mays, PE

/mbm

c: Sarah Lamere, Michael Hughes – RTA
Travis Curry -Trace Creek
Shane Smith – Woodford County Schools
File 1916-4B
PR 084



SITE GRADING & DRAINAGE PLAN

SCALE 1" = 20'

GENERAL SITE NOTES

- THE SITE PLANS WERE PREPARED BASED UPON TOPOGRAPHIC SURVEYS BY L&L SURVEYING, INC. IN 2011. THE SURVEY DATA IS BASED ON THE 1983 DATUM.
- THE CONTRACTOR SHALL VERIFY ALL ELEVATIONS, FEATURES, AND CONDITIONS BEFORE ANY CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE SURVEY DATA.
- THE ARCHITECT AND ARCHITECT CONSULTANTS SHALL HAVE NO LIABILITY FOR THE REMOVAL OF EXISTING UTILITIES OR OBSTRUCTIONS OF ANY KIND. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ANY OBSTRUCTIONS OF ANY KIND.
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SITE GRADING NOTES

- THE CONTRACTOR SHALL VERIFY LOCATIONS AND ACTUAL GRADES OF ALL EXISTING ELEVATIONS, FEATURES, AND CONDITIONS BEFORE ANY CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE SURVEY DATA.
- ANY DISCREPANCIES BETWEEN THE GRADING PLAN AND ACTUAL FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE SURVEY DATA.
- ALL EXISTING SURFACES SHALL BE GRADED AND FINISHED WITH A MINIMUM SLOPE OF ONE PERCENT (1%) AND A MAXIMUM SLOPE OF SEVEN PERCENT (7%).
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SITE STORM DRAINAGE NOTES

- THE CONTRACTOR SHALL VERIFY LOCATIONS AND ACTUAL GRADES OF ALL EXISTING ELEVATIONS, FEATURES, AND CONDITIONS BEFORE ANY CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE SURVEY DATA.
- ANY DISCREPANCIES BETWEEN THE GRADING PLAN AND ACTUAL FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE SURVEY DATA.
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LEGEND

TC	TOP OF CURB
BC	BOTTOM OF CURB
FE	FINISHED FLOOR ELEVATION
FW	TOP OF WALL AT FINISH GRADE
FW	BOTTOM OF WALL AT FINISH GRADE

SPOT ELEVATION LEGEND

TC	TOP OF CURB
BC	BOTTOM OF CURB
FE	FINISHED FLOOR ELEVATION
FW	TOP OF WALL AT FINISH GRADE
FW	BOTTOM OF WALL AT FINISH GRADE

ROSSITANT architects

10000 WOODFORD PIKE, SUITE 100
WOODFORD, KY 40393
TEL: 502.241.4033
WWW.ROSSITANTARCHITECTS.COM

SITE GRADING & DRAINAGE PLAN

WOODFORD COUNTY HIGH SCHOOL

FOR THE

WOODFORD COUNTY BOARD OF EDUCATION

330 Pigeon Pike, Kentucky 40393

Project No. 19-03

Drawn By: J. L. L. L.

Check By: J. L. L. L.

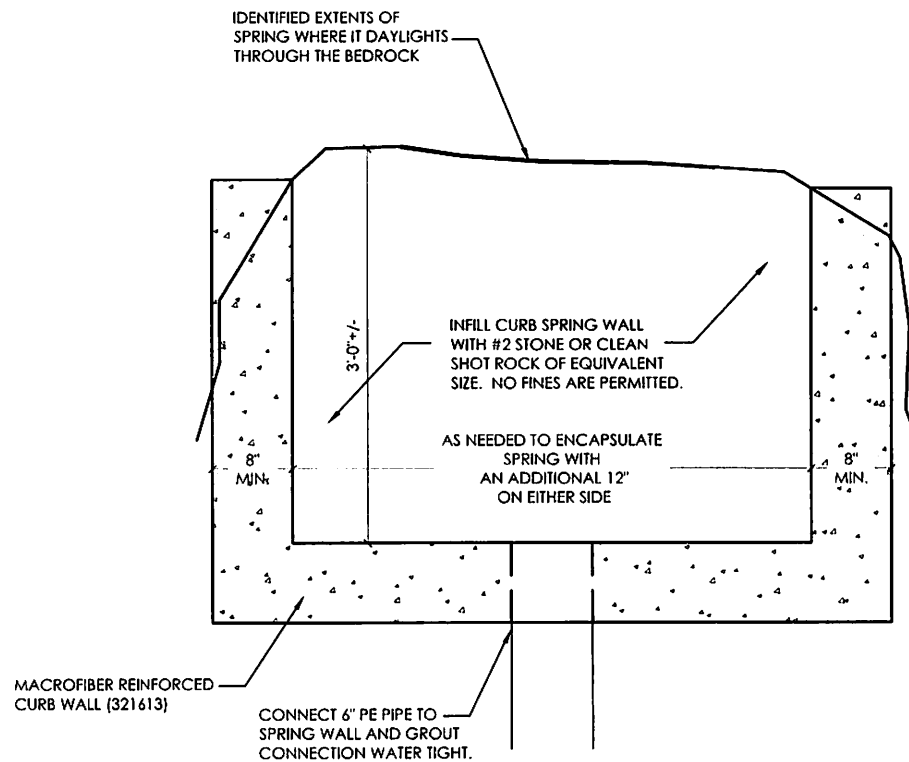
Scale: 1" = 20'

Sheet No. 1 of 1

DATE: 11/02/2023

SD2.3

11/02/2023



NOTE:
FULLY ENCAPSULATE THE SPRING WITH NEW CURB WALL. BEDROCK SURFACE IS TO BE CLEANED OF ALL DEBRIS AND SOIL MATERIALS PRIOR TO INSTALLATION OF CURB WALL.

SPRING CURB WALL

SCALE: N.T.S.

A
PR84.2

MACROFIBER REINFORCED CURB WALL (321613)

EXTEND FABRIC DOWN THE FACE OF THE SPRING WALL AND EXTEND 12-INCHES ACROSS THE ADJACENT BEDROCK.

CONNECT 8" PE PIPE TO SPRING WALL AND GROUT CONNECTION WATER TIGHT.

#2 STONE OR CLEAN SHOT ROCK OF EQUIVALENT SIZE. NO FINES ARE PERMITTED.

6 OZ. NON WOVEN FILTER FABRIC.

EXTEND FABRIC 2-FEET OVER ADJACENT BEDROCK.

PROVIDE 8-INCH INVERT THROUGH SPRING WALL

12" LONG #3 DOWELS @ 24" O.C.

The diagram is a cross-sectional view of a spring wall assembly. On the left is a vertical wall labeled 'MACROFIBER REINFORCED CURB WALL (321613)'. To the right of the wall is a layer of '#2 STONE OR CLEAN SHOT ROCK OF EQUIVALENT SIZE. NO FINES ARE PERMITTED.' This stone layer is separated from the wall by a layer of '6 OZ. NON WOVEN FILTER FABRIC.' The fabric is shown extending 'DOWN THE FACE OF THE SPRING WALL AND EXTEND 12-INCHES ACROSS THE ADJACENT BEDROCK.' and also 'EXTEND FABRIC 2-FEET OVER ADJACENT BEDROCK.' at the top. Below the stone layer is a horizontal layer of '12" LONG #3 DOWELS @ 24" O.C.' which is part of an '8-INCH INVERT THROUGH SPRING WALL'. An '8" PE PIPE' is shown connected to the wall, with a note to 'CONNECT 8" PE PIPE TO SPRING WALL AND GROUT CONNECTION WATER TIGHT.' The entire assembly is situated on a sloped bedrock surface.

SCALE: N.T.S.

A
PR84.3

PROPOSAL REQUEST

WOODFORD COUNTY HIGH SCHOOL

WOODFORD COUNTY BOARD OF EDUCATION
330 Pisgah Pike, Kentucky 40383

Date	05/20/16
Project	1816
Drawn	MSM
Checked	
Quantity	14427 E29 324
Revisions	
Comments	

PROPOSAL REQUEST

PR84.3

6/30/2025