

**WOODFORD COUNTY BOARD OF EDUCATION
AGENDA ITEM**

ITEM #: **DATE:** October 27, 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:

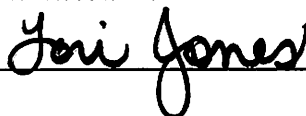
Attached for your review and approval is a change order with a proposed solution to remediate an underground spring that has presented itself under the bus loop in the front of the building. RTA & CMTA feel that this is the best solution for long-term remediation to prevent driveway and parking lot deterioration. 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 BG1.

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 by an alternate bid or competitive price quote	No	
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)

Jerry Patton Pres

(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

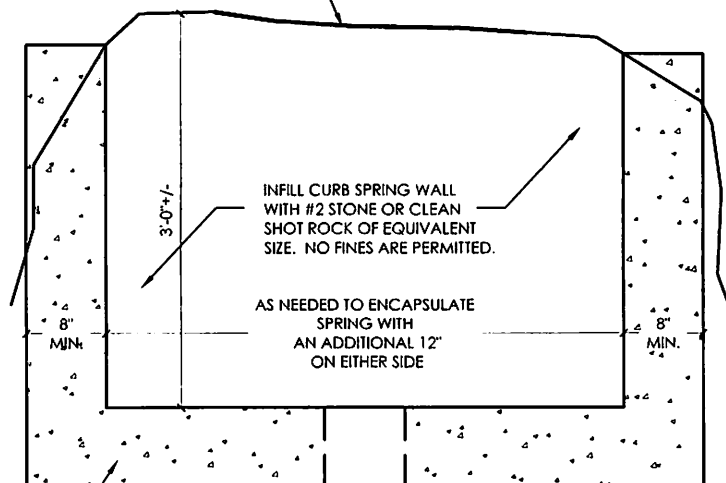
Prepared By:

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

IDENTIFIED EXTENTS OF
SPRING WHERE IT DAYLIGHTS
THROUGH THE BEDROCK



MACROFIBER REINFORCED
CURB WALL (321613)

CONNECT 6" PE PIPE TO
SPRING WALL AND GROUT
CONNECTION WATER TIGHT.

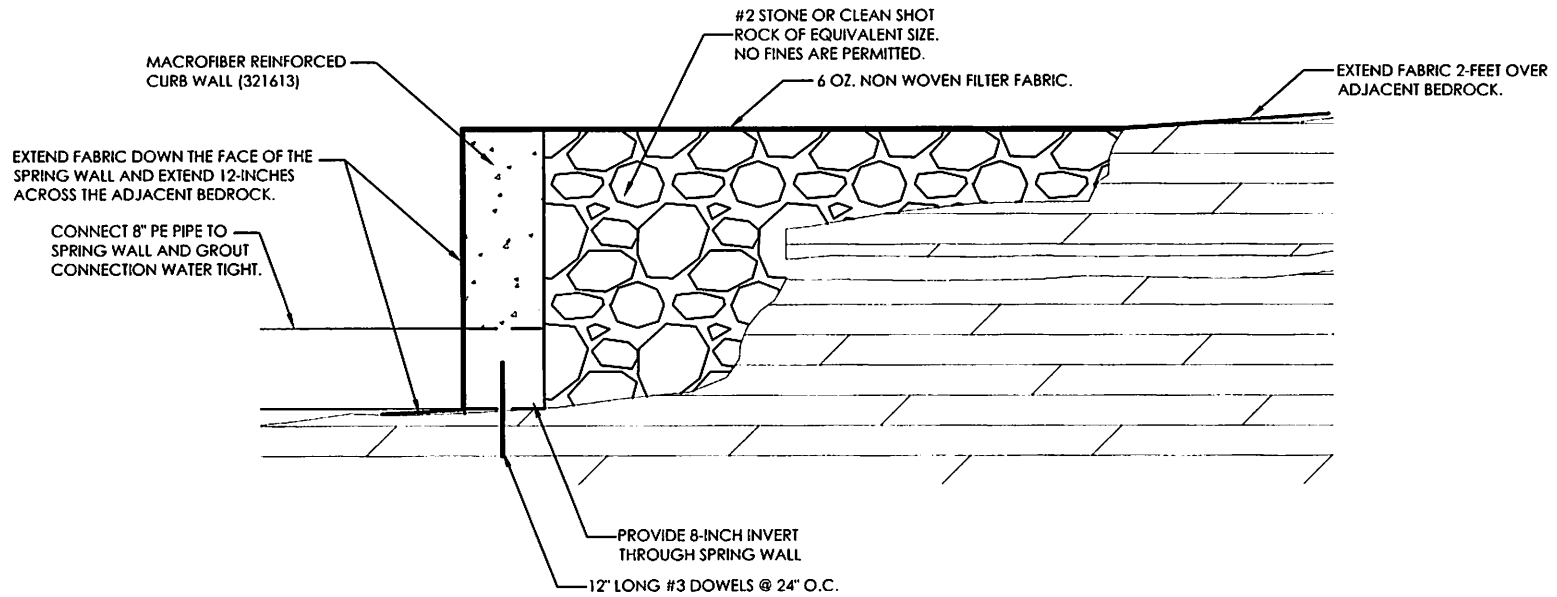
NOTE:
FULLY ENCAPSULATE THE SPRING WITH NEW
CURB WALL. BEDROCK SURFACE IS TO BE
CLEANED OF ALL DEBRIS AND SOIL MATERIALS
PRIOR TO INSTALLATION OF CURB WALL.

SPRING CURB WALL

SCALE: N.T.S.

A
PR84.2

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
PR84.3