



Every Child Every Day

SUPERINTENDENT
TONYA HORNE-WILLIAMS

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LINDA GEARHEART

VICE CHAIR DISTRICT 4
KEITH SMALLWOOD

MEMBER DISTRICT 2
DR. CHANDRA VARIA

MEMBER DISTRICT 3
WILLIAM NEWSOME, JR

MEMBER DISTRICT 5
STEVE SLONE

Consent Agenda Item (Action Item): Consider/Approve Change Order #2 with Rising Sun Developing for the BLES School Gym Renovation

Applicable State or Regulations: 702 KAR 4:160-Capital Construction Process

Fiscal/Budgetary Impact: This change order is in the amount of \$50,402.53

History/Background: Upon discovering additional hazardous materials during construction, the contractor has provided pricing to abate these materials. A&M will mobilize with appropriate personnel equipment to perform asbestos abatement of pipe insulation across approximately 2,000LP of piping.

Following Board approval and KDE authorization of change orders to the cost of a project. The original BG-1 for the Betsy Layne ES Gymnasium Renovations on June 23, 2025 for \$3,516,568.57. The revised BG-1 in the amount of \$3,516,558.57 was approved on December 15th.

Recommended Action: To approve Change Order #2 as presented.

Contact Person(s):

Kevin O'Quinn, Director of Facilities

606-874-9569

Director

Superintendent

Date: February 12, 2026

The Floyd County Board of Education does not discriminate on the basis of race, color, national origin, age, religion, marital status, sex, or disability in employment, educational programs, or activities as set forth in Title IX & VI, and in Section 504.

442 KY ROUTE 550, EASTERN KY, 41622
TEL: 606.886.2354 FAX: 606.886.4550

rosstarrant | a MORE group brand

CHANGE ORDER

DATE:	01/05/2026	CO #:	02
TO:	Rising Sun Developing 2555 Palumbo Drive, #110 Lexington, Kentucky 40509	PROJECT:	Betsy Layne Elementary School Gym Renovation Floyd County, Kentucky BG 25-434 RTA 25013
CONTRACT DATE:	November 3 rd , 2025	CONTRACT FOR:	General Construction

THE CONTRACT IS CHANGED AS FOLLOWS:

(Include, where applicable, any undisputed amount attributable to previously executed Construction Change Directives.)

Upon discovery of additional hazardous materials during construction, contractor has provided pricing to abate these materials. A&M will mobilize with appropriate personnel and equipment to perform asbestos abatement of pipe insulation across approximately 2,000LF of piping. This quote is based on a wrap and cut/glove bag removal methods, critical barriers and mini containments will be required to be put into place to section off working areas and clearances will have to be ran due to this being a friable abatement. Clearances will be performed by CMEC, LLC.

\$38,093.92

Provide material, labor, and equipment to install metal studs & Z Girt to the cold rolled steel existing structure that was discovered during demo. This is due to an unknown condition.

\$8,025.94

Provide materials & labor to hang the center court/logo to the CMU wall beside the goal - under the scoreboards & surface mount the glass to the face of the court.

\$4,282.67

TOTAL AMOUNT OF THIS CHANGE ORDER:

\$50,402.53

The original Contract Sum was	\$ 2,396,043.00
The net change by previously authorized Change Orders	\$ 0.00
The Contract Sum prior to this Change Order was	\$ 2,428,928.40
The Contract Sum will be Increased by this Change Order in the amount of	\$ 50,402.53
The new Contract Sum including this Change Order will be	\$ 2,479,330.93
The Contract Time will be increased	19 DAYS
The Date of Substantial Completion as of the date of this Change Order is therefore	August 1, 2026

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.
101 Old Lafayette Avenue
Lexington, Kentucky 40502

ARCHITECT *(Firm name and address)*

Rising Sun Developing
2555 Palumbo Drive, #110
Lexington, Kentucky 40509

CONTRACTOR *(Firm name and address)*

Floyd County Board of Education
442 KY Route 550
Prestonsburg, Kentucky 41622

OWNER *(Firm name and address)*



BY *(Signature)*

MICHAEL HUGHES

(Typed or printed name)

2/12/2026

DATE



BY *(Signature)*

Michael Prater

(Typed or printed name)

02.12.26

DATE

BY *(Signature)*

(Typed or printed name)

DATE

WE ARE MORE.

FACPAC Contract Change Order Supplemental Information Form (Ref# 64286)

Form Status: Saved

Tier 3 Project: Betsy Layne ES Gymnasium Renovations

BG Number: 25-434

Status: Active

District: Floyd County (HB727) (175)

Phase: Project Initiation (View Checklist)

Contract: Rising Sun Developing, 0001, General Contractor

Type: General Contractor

Proposed

Change Order Number	2
Time Extension Required	Yes
If Yes Number Of Days	19
Date Of Change Order	2/12/2026
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	\$166,072.09
Net Approved COs	\$0.00
Remaining After Approved COs	\$166,072.09
Net All COs	\$83,287.93
Remaining After All COs	\$82,784.16

This Requested Change Order Amount \$50,402.53

+/-

Change In A/E Fee This Change Order \$2,923.34

+/-

Change In CM Fee This Change Order

+/-

Remaining Construction Contingency \$79,860.82

Balance

Contract Change Requested By General Contractor; Local Board of Education

Contract Change Reason Code Expansion of Scope; Found Condition

Change Order Description And Justification

Upon discovery of additional hazardous materials during construction, contractor has provided pricing to abate these materials. A&M will mobilize with appropriate personnel and equipment to perform asbestos abatement of pipe insulation across approximately 2,000LF of piping. This quote is based on a wrap and cut/glove bag removal methods, critical barriers and mini containments will be required to be put into place to section off working areas and clearances will have to be ran due to this being a friable abatement. Clearances will be performed by

CMEC, LLC.

\$38,093.92

Provide material, labor, and equipment to install metal studs & Z Girt to the cold rolled steel existing structure that was discovered during demo. This is due to an unknown condition.

\$8,025.94

Provide materials & labor to hang the center court/logo to the CMU wall beside the goal - under the scoreboards & surface mount the glass to the face of the court.

\$4,282.67

TOTAL AMOUNT OF THIS CHANGE ORDER: \$50,402.53

Cost Benefit To Owner

These prices are in line with industry standards.

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	\$38,659.29	76.70%
Materials	\$5,169.00	10.26%
Profit and Overhead	\$6,574.24	13.04%
Bond Insurance		0.00%
Cost Breakdown Total:	\$50,402.53	

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# 64286)**

W. J. Flynn

2/12/2026

Architect

Date

Construction Manager

Date

Finance Officer

Date

Local Board of Education Designee

Date



Asbestos Removal #002 - Pipe Hangers

Submitted Date: 2/12/2026
 Submitted By: Michael Prater
 Title: Project Manager

To
 Company: RossTarrant Architects
 Attn: Michael Hughes
 Address: 101 Old Lafayette Ave, Lexington, KY 40502
 Phone: (859) 254-4018

Project Information
Project Name: Betsy Layne Elementary Gym Reno
Project Address: Betsy Layne, KY
RSD Project #: 25-25

Documents Referenced:

Quotation Summary:

Change Order Scope of Work - A&M will mobilize with appropriate personnel and equipment to perform asbestos abatement of pipe insulation across approximately 2,000LF of piping. This quote is based on a wrap and cut/glove bag removal methods, critical barriers and mini containments will be required to be put into place to section off working areas and clearances will have to be ran due to this being a friable abatement. Clearances will be performed by CMEC, LLC.

1 week

Exclusions:

Total (Pricing Valid for 30 Days): \$ 38,093.92

LABOR INFORMATION					
Classification:	Number of Workers:	Duration (Hours):	Total Hours:	Wage Rate:	Total:
RSD Project Manager	0	0.00	0.00	\$ 95.98	\$ -
RSD Superintendent	0	0.00	0.00	\$ 75.02	\$ -
RSD Operator	0	0.00	0.00	\$ 70.25	\$ -
Carpenter- Footing add	0	0.00	0.00	\$ 65.50	\$ -
Laborer	0	0.00	0.00	\$ 55.50	\$ -
Total # of Workers:	0	0.00	0.00	Labor Subtotal:	\$ -
				Labor Total:	\$ -

MATERIAL INFORMATION				
Model / Part #:	Description:	Quantity:	Unit Cost:	Total:
	Wrap & cut all non domestic water lines & glove and bag method on all domestic water lines	1	\$ 31,870.15	\$ 31,870.15
	Running aggressive air clearance	1	\$ 1,255.00	\$ 1,255.00
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			Material Subtotal:	\$ 33,125.15
			Material Total:	\$ 33,125.15

TOOLS & EQUIPMENT INFORMATION				
Model / Part #:	Description:	Quantity:	Unit Cost:	Total:
	Scissor Lift	0	\$ 500.00	\$ -
	Off Road Truck (In Hours)	0	\$ 215.50	\$ -
	OnRoad Truck (In Hours)	0	\$ 145.00	\$ -
	Skid Steer (In Hours)	0	\$ 180.00	\$ -
	Roller (In Hours)	0	\$ 180.00	\$ -
	Excavator (In Hours)	0	\$ 215.50	\$ -
	Fuel (in Gallons) 2 Gallons per Runtime hrs total	0	\$ 3.68	\$ -
			Equipment Sub Total:	\$ -
		6.00%	Sales Tax:	\$ -
			Equipment Total:	\$ -

SUBCONTRACTOR INFORMATION				
Quote #:	Subcontractor:	Qty:	Unit Cost:	Total:
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			Subcontractor Sub Total:	\$ -
			Subcontractor Total:	\$ -

SUMMARY INFORMATION	
Labor Total:	\$ -
Material Total:	\$ 33,125.15
Equipment Total:	\$ -
Subcontractor Total:	\$ -
15% OHP	\$ 4,968.77
Grand Total:	\$ 38,093.92



Mount Court to CMU Wall

Submitted Date: 2/12/2026
 Submitted By: Michael Prater
 Title: Project Manager

To
 Company: RossTarrant Architects
 Attn: Michael Hughes
 Address: 101 Old Lafayette Ave, Lexington, KY 40502
 Phone: (859) 254-4018

Project Information
Project Name: Betsy Layne Elementary Gym Reno
Project Address: Betsy Layne, KY
RSD Project #: 25-25

Documents Referenced:

Quotation Summary:

This price is to provide materials & labor to hang the center court/logo to the CMU wall beside the goal - under the scoreboards & surface mount the glass to the face of the court.

1 week

Exclusions:

Total (Pricing Valid for 30 Days): \$ 4,282.67

LABOR INFORMATION					
Classification:	Number of Workers:	Duration (Hours):	Total Hours:	Wage Rate:	Total:
RSD Project Manager	0	0.00	0.00	\$ 95.98	\$ -
RSD Superintendent	1	3.00	3.00	\$ 75.02	\$ 225.06
RSD Operator	0	0.00	0.00	\$ 70.25	\$ -
Carpenter- Footing add	0	0.00	0.00	\$ 65.50	\$ -
Laborer	3	6.00	18.00	\$ 55.50	\$ 999.00
Total # of Workers:	4	9.00	21.00	Labor Subtotal:	\$ 1,224.06
				Labor Total:	\$ 1,224.06
					\$ 1,224.06

MATERIAL INFORMATION				
Model/ Part #:	Description:	Quantity:	Unit Cost:	Total:
	Materials to anchor court to wall	1	\$ 600.00	\$ 600.00
	Glazing to cover court (4x8 sheets)	6	\$ 275.00	\$ 1,650.00
	Rigging / handling	1	\$ 250.00	\$ 250.00
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			Material Subtotal:	\$ 2,500.00
			Material Total:	\$ 2,500.00

TOOLS & EQUIPMENT INFORMATION				
Model/ Part #:	Description:	Quantity:	Unit Cost:	Total:
	Scissor Lift	0	\$ 500.00	\$ -
	Off Road Truck (In Hours)	0	\$ 215.50	\$ -
	OnRoad Truck (In Hours)	0	\$ 145.00	\$ -
	Skid Steer (In Hours)	0	\$ 180.00	\$ -
	Roller (In Hours)	0	\$ 180.00	\$ -
	Excavator (In Hours)	0	\$ 215.50	\$ -
	Fuel (In Gallons) 2 Gallons per Runtime hrs total	0	\$ 3.68	\$ -
			Equipment Sub Total:	\$ -
		6.00%	Sales Tax:	\$ -
			Equipment Total:	\$ -

SUBCONTRACTOR INFORMATION				
Quote #:	Subcontractor:	Qty:	Unit Cost:	Total:
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			Subcontractor Sub Total:	\$ -
			Subcontractor Total:	\$ -

SUMMARY INFORMATION	
Labor Total:	\$ 1,224.06
Material Total:	\$ 2,500.00
Equipment Total:	\$ -
Subcontractor Total:	\$ -
15% OHP	\$ 558.61
Grand Total:	\$ 4,282.67