

**LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT CONTRACT CHANGE
ORDER**

DATE: April 2, 2025
Contract Modification
2
CONTRACT #: 035-2023

PROJECT: Consultant Services Agreement -Valley Park Building Renovation & Expansion

TO: Johnson Early Architects

Original Contract Amount	\$69,000.00
Cumulative Amount of Previous Contract Modifications	\$148,500.00
Percent Change of Previous Contract Modifications	215%
Existing Contract Amount	\$217,500.00
Net (increase/decrease) in Contract Amount - (From following pages)	\$25,000.00
Percent Change of This Contract Modification	36%
Original Contract Amount	\$69,000.00
Cumulative Amount of all Contract Modifications	\$173,500.00
Percent Change of all Contract Modifications	251%
New Contract Amount Including this Change Order	\$242,500.00

Recommended by [Signature] (Project Manager) Date 4-3-25

Accepted by [Signature] (Consultant) Date 4-4-25

Accepted by n/a (Contractor) Date _____

Approved by n/a (Director) Date _____

Approved by [Signature] (Commissioner) Date 4/03/25

Approved by [Signature] (Mayor or CAO) Date 4/24/25

LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT CONTRACT MODIFICATION				DATE:		April 2, 2025	
				Contract Mod #:		2	
				CONTRACT #:		035-2023	
Project: Consultant Services Agreement - Amendment							
TO: Johnson Early Architects							
You are hereby requested to comply with the following changes from the contract plans and specifications;							
Item No.	ADD / DEL	Description of changes	Units	Quantity	Unit Price	Decrease in contract price	Increase in contract price
1	ADD	Increase contract for professional services	LS	1	\$ 15,320.00	\$ -	\$ 148,500.00
2	ADD	Increase contract for professional services	LS	1	\$ 25,000.00	\$ -	\$ 25,000.00
3						\$ -	\$ -
4						\$ -	\$ -
5						\$ -	\$ -
6						\$ -	\$ -
7						\$ -	\$ -
8						\$ -	\$ -
9						\$ -	\$ -
10						\$ -	\$ -
11						\$ -	\$ -
12						\$ -	\$ -
13						\$ -	\$ -
14						\$ -	\$ -
15						\$ -	\$ -
Total decrease						\$ -	
Total increase							\$ 173,500.00
Net (increase) in contract price							\$ 173,500.00



TO: Mayor Linda Gorton
Honorable Members, Urban County Council

FROM: 
Chris Ford, Commissioner of General Services

DATE: April 2, 2025

SUBJECT: Request Council authorization to execute Change Order #2 with Johnson Early Architects for Design Services associated with the Valley Park Building Renovation & Expansion in the amount of \$25,000.00 increasing the contract amount from \$217,500.00 to the \$242,500.00.

Request:

To execute Change Order #2 with Johnson Early Architects for Design Services associated with the Valley Park Building Renovation & Expansion in the amount of \$25,000.00 increasing the contract amount from \$217,500.00 to the \$242,500.00.

Purpose:

Due to the increased project scope associated with implementing the parking master plan, Johnson Early Architects incurred additional expenses in the amount of \$25,000. The new contract amount, including this change order, will be \$242,500.00.

Budgetary Implication:

Increase of \$25,000 to the current contract

Are the funds budgeted? Yes,

Yes, This will be paid from Fund 1105-707602-7221-91015-2024-
VALLEY_PK_2024_COUNCIL

File Number: 0317-25

Director/Commissioner: Chris Ford





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131 prosperous place, ste 19b • lexington, kentucky 40509
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Fee Proposal

Johnson Early Architects:

Daniel Thornberry
Johnson Early Architects
Lexington, KY 40508
546 E Main St, Ste 101

Client:

LFUCG Parks & Recreation

Date: March 13, 2025

Project Name: Valley Park Building Renovation

Location: 2077 Cambridge Drive
Lexington, KY

Project Description:

Construction Documents for the following:

Expanded Scope of Work for:
Parking Expansion & Site Improvements

The expanded scope of work consists of miscellaneous site improvements, new concrete walks, new/relocated site lighting elements, new storm drainage elements, new/reworked parking areas, new/repaved drive areas, and parking striping/signage, as outlined in the "Preliminary Site Layout" drawing and phasing plan provide by LFUCG Parks & Recreation.

Any additions and/or alterations to the scope outlined in this proposal could result in additional design fees to be billed to LFUCG.

Scope of Services:

1. Providing coordination between site design and the owner, or owner's representative.
2. Coordination and preparation of all construction documents with the assist of the site design and electrical engineering consultant. Deliverables as outlined below:
 - Demolition Plan
 - Erosion Control Plan
 - Site Improvement Plan
 - Site Grading Plan
 - Storm Drainage Plan
 - Storm Drainage Profiles
 - Landscape Plan
 - Site Details
 - Written Specifications
 - Site Lighting
3. Construction administration for the expanded scope of work.



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Miscellaneous provisions:

1. Owner has provided the following: preliminary site layout drawings showing a proposed parking lot layouts and site improvements.
2. Proposal is based on the owner's provided drawings; see attachments 'A' & 'B'.

Exclusions:

- P&Z Submittal/Review
- Permit costs; Reproduction and shipping costs;
- Special Inspections; by owner (RFP preparation/coordination by JEA if required)

Fee Arrangement:

The total fee for this expanded scope of work shall be \$25,000.00. The project billing increments are as listed below.

Construction Documents	\$20,000
Construction Administration	\$05,000

Special Conditions: Any requested deviations from the owner provided master plan drawing or phasing plan, requiring design services, shall be billed at an hourly rate of \$275 per hour.

Offered by

(signature)

Daniel Thornberry, Architect AIA
(printed name/title)

The terms and conditions following this form
are part of this agreement. We look forward to working
with you on this project. Thank you.

Accepted by (Client):

(signature)

(date)

(printed name/title)

(for)

[illegible]

NOTE: ALL ELEVATIONS ARE BASED ON KENTUCKY STATE PLANNED COORDINATE SYSTEM DERIVED FROM A GPS SURVEY

SITE LEGEND

CRACKS IN CONCRETE

[illegible]

Graphing scale with markings at 0, 10, and 20. A vertical line is drawn at 10, and a horizontal line is drawn at 20. The intersection is marked with a dot.

VALLEY PARK
2077 CAMBRIDGE DRIVE
DIVISION OF PARKS & REC

PRELIMINARY SITE LAYOUT

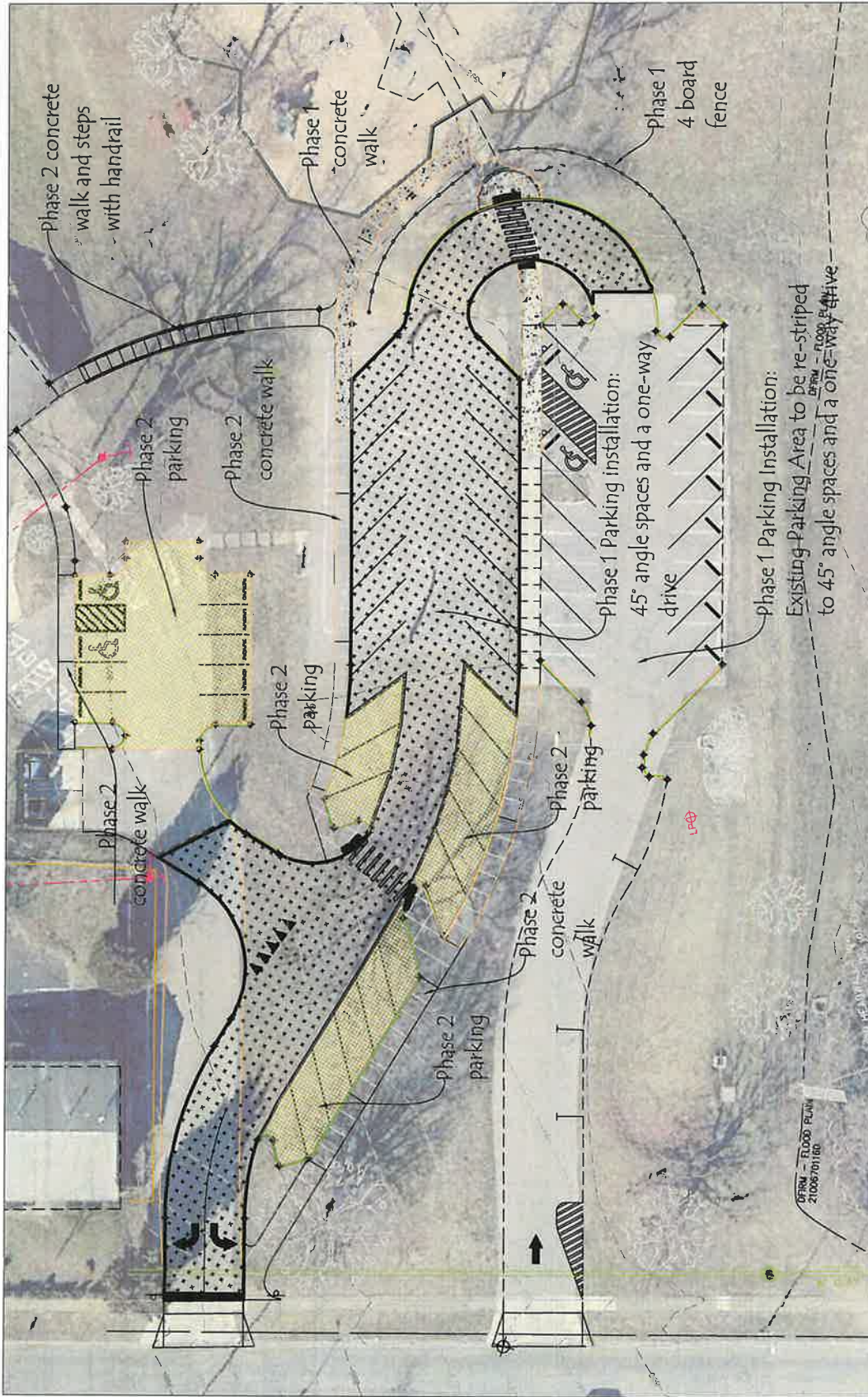
3 of X



Valley Park
PARKING LOT AND
SIDEWALK ADDITION
2077 Cambridge Dr
Lexington, Kentucky



Drawn by:
Date: 8/14
Design by:
Revisions:
Sheet:



Phases Plan EXHIBIT 'A'

SCALE: 1" = 30'-0"

Existing Parking Area = 22 spaces.
Phase 1 New pkg. Area = 16 spaces.
Phase 2 parking Area = 23 spaces.
Total Parking = 61 spaces.