R-420-2025
Original R-415-2023
Contract #217-2023

LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT
CONTRACT MODIFICATION

7/15/2025

Project: Armstrong Mill Shared Use Path

Location: Armstrong Mill Rd - Appian Way to Squires Hill Ln

To (Contractor): Banks Engineering, Inc.
1211 Jessamine Station Rd.
Nicholasville, KY 40356

Contract No: 415-2023

Contract Modification No: 1

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	Additional design services and more right of way parcels beyond original scope				$ -	$ 50,000.00
						$ -	$ -
						$ -	$ -
						$ -	$ -
						$ -	$ -
						$ -	$ -
						$ -	$ -
Total decrease						$ -	
Total increase							$ 50,000.00
Net (increase/decrease) in contract price							$ 50,000.00

Current Contract Amount = $199,325.00

New Contract Amount = $249,325.00

Recommended by Ryan Hopkins NAK (Proj. Engr.) Date 7/8/25

Accepted by John B. Steinmetz (Contractor) Date 7/8/25

Approved by [signature] (Director - Engineering) Date 7/14/25

Approved by Nancy Albright (Commissioner - EQPW) Date 7/15/25

Approved by Linda Gorton (Mayor or CAO) Date 9/12/2025

JUSTIFICATION FOR CHANGE	PROJECT: Armstrong Mill Shared Use Path
	CONTRACT NO. 415-2023
	CONTRACT MODIFICATION NO.: 1

1. Necessity for change: Original contract included 4 parcels of right of way acquisition, but 8 more are required now. Unforeseen plan revisions were required due to utility locations, topography, and traffic signal upgrades for pedestrian mobility. Original contract did not include bidding assistance services.
2. Is proposed change an alternate bid? ___Yes ___x___No
3. Will proposed change alter the physical size of the project? ___Yes ___x__No

   If "Yes", explain.
4. Effect of this change on other prime contractors: N/A
5. Has consent of surety been obtained? ___Yes __x__Not Necessary
6. Will this change affect expiration or extent of insurance coverage? ___Yes __x__No

   If "Yes", will the policies be extended? ___Yes ___No
7. Effect on operation and maintenance costs: N/A
8. Effect on contract completion date: N/A

Linda Gorton

Mayor

9/12/25

Date

CONTRACT HISTORY FORM

Project Name: **Armstrong Mill Shared Use Path**

Contractor: **Banks Engineering, Inc.**

Contract Number and Date: **415-2023** **07/15/25**

Responsible LFUCG Division: **Engineering**

CONTRACT AND MODIFICATION DETAILS

A. Original Contract Amount: Next Lowest Bid Amount:	$	**199,325.00**	
B. Amount of Selected Alternate or Phase:	$		
C. Cumulative Amount of All Previous Alternates or Phases:	$	**199,325.00**	
D. Amended Contract Amount:	$	**199,325.00**	
E. Cumulative Amount of All Previous Change Orders:	$	**0.00**	**0.0%** *(Line E / Line D)*
F. Amount of This Change Order:	$	**50,000.00**	**25.1%** *(Line F / Line D)*
G. Total Contract Amount:	$	**249,325.00**	

SIGNATURES

Project Manager: _____ Date: 7/8/25

Reviewed by: _____ Date: 07/14/25

Division Director: _____ Date: 7/14/25

COUNTY	Fayette	PROJECT TYPE	Shared Use Path Design
ROUTE	Armstrong Mill Road	CONSULTANT	Banks Engineering, Inc.
DESC	Shared Use Path Connections	REVIEWED BY	
	Change Order Manhour Estimate	PREPARED BY	John Steinmetz

PUBLIC INVOLVEMENT

No.	ITEM	PERSONS	UNIT	AMOUNT	HRS/UNIT	HOURS
160	Develop and Maintain Mailing List	1	LS		2	0
161	Prepare for Advisory Committee/Officials Meeting	2	No.		2	0
162	Attend Advisory Committee/Officials Meeting	3	No.		3	0
163	Prepare for Public Meetings/Hearings	2	No.		2	0
164	Attend Public Meetings/Hearings	2	No.		4	0
165	Prepare and Distribute Newsletter	1	No.			0
166	Property owner coordination	1	No.		1	0
	PUBLIC INVOLVEMENT MISCELLANEOUS					
167						0
168						0
169						
	PUBLIC INVOLVEMENT TOTAL					**0**

QA/QC

No.	ITEM	UNIT	AMOUNT	HRS/UNIT	HOURS
180	Plan review	No.		3	0
181	Structure review	LS			0
	QA/QC TOTAL				**0**

CONSTRUCTION PHASE SERVICES

No.	ITEM	UNIT	AMOUNT	HRS/UNIT	HOURS
182	Bidding Services	LS	1	24	24
183	Construction Inspection	LS	0		0
	CONSTRUCTION SERVICES TOTAL				**24**

PRODUCTION-HOUR SUMMARY

SURVEY TOTAL	**0**
LINE AND GRADE TOTAL	**0**
UTILITY COORDINATION TOTAL	**0**
RIGHT OF WAY PLANS TOTAL	**40**
FINAL PLANS TOTAL	**202.5**
MEETINGS TOTAL	**0**
PUBLIC INVOLVEMENT TOTAL	**0**
QA/QC TOTAL	**0**
CONSTRUCTION SERVICES TOTAL	**24**
GRAND TOTAL	**266.5**

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	Change Order Manhour Estimate	PREPARED BY	John Steinmetz

FINAL PLAN PREPARATION (Continued)

No.	ITEM	UNIT	AMOUNT	HRS/UNIT	HOURS
116	Prepare layout sheet	LS		4	0
117	Prepare typical sections	No.		2	0
118	Prepare Interchange geometric approval	No.			0
119	Prepare intersection geometric approval	No.			0
120	Prepare coordinate control sheet	Mile		8	0
121	Prepare elevation developments	No.			0
122	Prepare striping plan	No.		8	0
123	Calculate final quantities	Mile		9	0
124	Complete general summary	LS		4	0
125	Complete paving summary	LS		4	0
126	Complete drainage summary	LS		4	0
127	Complete pavement under-drain summary	LS			0
128	Prepare cost estimate	LS		6	0
129	Plot/print copies of plans	LS		4	0
130	Plan revisions	Mile		12	0
131	Prepare final construction plans submittal	LS		4	0
	MAINTENANCE OF TRAFFIC				
132	Write maintenance of traffic notes (TCP)	LS		8	0
133	Prepare construction phasing plans	Mile		12	0
134	Develop diversion plan sheets	Sheet			0
135	Develop diversion profile sheets	Sheet			0
136	Develop diversion cross sections	No.			0
137	Develop temporary drainage	No.			0
	FINAL PLANS MISCELLANEOUS				
138	Document available rock quantities	LS		4	0
139	Geotechnical - assume 20 rock soundings plus boring at existing wall	LS		8	0
140	Environmental investigations	LS		16	0
141	SUP Signage Plan	LS		8	0
142	Prepare specifications	LS		32	0
143	Pedestrian signals, conduit, and junction boxes	LS	1	16	16
	FINAL PLANS TOTAL				**202.5**

MEETINGS

No.	ITEM	PERSONS	UNIT	AMOUNT	HRS/UNIT	HOURS
150	Prelim. line and grade inspection	2	No.		3	0
151	Drainage inspection	2	No.		3	0
152	Final inspection	2	No.		4	0
153	Misc. project coordination meetings	2	No.		2	0
154	Project team meetings	2	No.		2	0
	MEETINGS MISCELLANEOUS					
155	Value Engineering Study		LS			0
156	Constructability Review		LS		4	0
	MEETINGS TOTAL					**0**

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	Change Order Manhour Estimate	PREPARED BY	John Steinmetz

RIGHT OF WAY PLANS

No.	ITEM	UNIT	AMOUNT	HRS/UNIT	HOURS
60	Deed research	Parcel		0.12	0
61	Establish property and ownership	Parcel		0.25	0
62	Calculate Right of Way	Parcel	8	1	8
63	Prepare legal descriptions	Parcel	8	3	24
64	Complete Right of Way summary sheet	Parcel	8	1	8
65	Generate Right of Way strip map *(scale 1" = 100')*	Sheet		8	0
66	Prepare Right of Way Plans Submittal	LS		4	0
67	Right of Way revisions after Right of Way submittal	LS		4	0
	R/W PLANS MISCELLANEOUS				
68		LS	0		0
69		Parcel	0		0
70		Parcel	0		0
71					
72					
	RIGHT OF WAY PLANS TOTAL				**40**

FINAL PLAN PREPARATION

No.	ITEM	UNIT	AMOUNT	HRS/UNIT	HOURS
80	Computer setup	LS			0
81	Update existing topography and terrain model	Mile		8	0
82	Refine alignments (horizontal & vertical) - from timesheets	LS	1	107	107
83	Refine alignments (if necessary) - from utility and R/W issues	LS	1	79.5	79.5
84	Finalize templates & transitions	No.		2	0
85	Develop final roadway model	Mile		4	0
86	Develop proposed design	Mile		30	0
87	Generate plan sheets *(scale 1" = 20')*	Sheet		1	0
88	Generate profile sheets *(scale 1" = 20')*	Sheet		2	0
89	Detail cross sections *(scale 1" = 5')*	No.		0.5	0
90	Design entrances	No.		4	0
91	Revise roadway plans from soils report	Mile			0
	DRAINAGE				
92	Develop pipe sections (< 54")	No.		1.6	0
93	Develop drainage system map	Mile		6	0
94	Develop drainage situation (bridge)	No.			0
95	Develop drainage situation (culvert)	No.			0
96	Develop blue line stream channel change (=> 200')	No.			0
97	Drainage analysis (entrance pipes)	No.			0
98	Drainage analysis (A < = 200 acres)	No.		2.2	0
99	Drainage analysis (200 acres < A < 1.0 sq. mile)	No.			0
100	Drainage analysis (A = > 1.0 sq. mile) level 1 analysis	No.			0
101	Drainage analysis (A = > 1.0 sq. mile) level 2 analysis	No.			0
102	Drainage analysis (A = > 1.0 sq. mile) level 3 analysis	No.			0
103	Special drainage studies	No.		16	0
104	Roadway ditches and channels	Mile		16	0
105	Develop Erosion Control Plan	Mile		12	0
106	Inlet spacing calculations	No.			0
107	Storm sewers calculations	No.		2	0
108	Perform scour analysis	No.			0
109	Assemble preliminary and final drainage folders	LS			0
110	Prepare advanced situation folder - bridge	No.			0
111	Prepare advanced situation folder - culvert	No.			0

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PRELIMINARY LINE AND GRADE

No.	ITEM	UNIT	AMOUNT	HRS/UNIT	HOURS
30	Computer setup	LS		4	0
31	Prepare existing manuscripts	Mile		9	0
32	Establish approximate property lines and ownership	Parcel		0.63	0
33	Study and develop typical sections	No.		4	0
34	Study and develop horizontal alignments	Mile		24	0
35	Study and develop vertical alignments	Mile		24	0
36	Create and evaluate proposed roadway models	Mile		30	0
37	Design entrances	No.		8	0
38	Pre-size pipes (all alternates)	No.		1	0
39	Pre-size culverts (all alternates)	No.			0
40	Pre-size bridges (all alternates)	No.			0
41a	Conduct Traffic Engineering Analysis (Basic; Highway Capacity Manual Proc	Intersection			0
41b	Conduct Traffic Engineering Analysis (Advanced; Micro-simulation)	Intersection			0
42	Study and development of interchange	No.			0
43	Study and development of intersection	No.		1	0
44	Study and develop maintenance of traffic plan	LS		32	0
45	Plot/print copies of plans for team meeting and inspections	LS		4	0
46	Calculate preliminary quantities and develop cost estimates	Alt.		12	0
47	Revise plans and estimates	LS		20	0
48	Preliminary Right of Way with taking areas	Parcel		1	0
49	Prepare Design Executive Summary	LS		8	0
50	Develop/document "Avoidance Alternatives to Water Related Impacts"	LS		8	0
	PRELIMINARY LINE & GRADE MISCELLANEOUS				
51	Drainage studies to assess impacts of placing fill in "basins"	No.		8	0
52	Develop / assess alternatives at existing retaining wall	No.		4	0
53		LS			0
54					0
55					0
	PRELIMINARY LINE AND GRADE TOTAL				**0**

UTILITY COORDINATION

No.	ITEM	PERSONS	UNIT	AMOUNT	HRS/UNIT	HOURS
56	Utility Coordination Meeting	2	No.		2	0
57	Develop Utility Relocation Layout Sheets (1"=200')		Mile			0
58	Develop Utility Relocation Plans (1"=50')		Mile			0
	UTILITY COORDINATION MISCELLANEOUS					
59	BUD and utility coordination for locates		LS		4	0
	UTILITY COORDINATION TOTAL					**0**

COUNTY	Fayette	PROJECT TYPE	Shared Use Path Design
ROUTE	Armstrong Mill Road	CONSULTANT	Banks Engineering, Inc.
DESC	Shared Use Path Connections	REVIEWED BY	
	Change Order Manhour Estimate	PREPARED BY	John Steinmetz

SURVEY

No.	ITEM	CREW	UNIT	AMOUNT	HRS/UNIT	HOURS
	RECONNAISSANCE					
1	Control - (existing)	1	Mile		2	0
2	Utilities - (data gathering, identification & contact)	1	No.		1	0
3	Drainage - (sink holes, streams, pipes, etc.)	1	Mile		2	0
	CONTROL					
4	Horizontal	2	Mile		3	0
5	Vertical	2	Mile		3	0
6	Process data	1	Mile		2	0
	PLANIMETRIC SURVEY					
7	Planimetric location *(complete)*	2	Mile		12	0
8	Subsurface Utility Engineering, Quality Levels C & D	1	Mile		8	0
9	Subsurface Utility Engineering, Quality Level B	1	LS			0
10	Subsurface Utility Engineering, Quality Level A	1	Mile		80	0
11	Process data	1	Mile		20	0
	TERRAIN SURVEY					
12	DTM data collection *(Items 11-18 not required if used)*	2	Acre		2	0
13	Verify terrain model accuracy	2	Mile			0
14	Tie-ins	2	No.			0
15	Drainage situations survey (Bridge)	2	No.			0
16	Drainage situations survey (Culvert)	2	No.			0
17	Drainage pipe section (non-situation size)	2	No.			0
18	Flood plain data	2	No.			0
19	Railroad Surveys	2	No.			0
20	Additional necessary DTM data *(specify pickup or update)*	2	Acre			0
21	Process data	1	Mile		20	0
	ESTABLISH PROPERTY LINES & OWNERSHIP					
22	Contact & Interview Property Owners	1	Parcel		0.1	0
23	Field tie property lines/corners	2	Parcel		0.25	0
	STAKING					
24	Stake centerlines, approaches, detours	2	Mile			0
25	Stake core holes - structures *(unit is per structure)*	2	No.			0
26	Stake core holes - roadway *(unit is per core hole)*	2	No.		0.3	0
	SURVEY MISCELLANEOUS					
27	Determine roadway elevations (Crown and EP)	2	Mile			0
28	Environmental areas	2	No.			0
29						0
	SURVEY TOTAL					**0**

TEAM KENTUCKY TRANSPORTATION CABINET

KENTUCKY TRANSPORTATION CABINET
Department of Highways
DIVISION OF PROFESSIONAL SERVICES

TC 40-2
Rev. 12/2022
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ENGINEERING AND RELATED SERVICES FEE PROPOSAL

SECTION 1: PROJECT INFORMATION

DATE:	Jun 20, 2025	**COUNTY:**	Fayette	**ITEM #:**	07-00448
PROJECT:	Armstrong Mill Shared Use Path				
DESC:	Change Order Fee Computations				

SECTION 2: BUDGET INFORMATION

FEE CONSIDERATIONS	PROPOSED HOURS	NEGOTIATED HOURS	AVERAGE RATE	ESTIMATED COST
Survey			$ 36.75	$ -
Preliminary Line & Grade			$ 56.50	$ -
Utility Coordination			$ 70.00	$ -
Right of Way Plans	40		$ 52.63	$ 2,105.20
Final Plans	202.5		$ 68.42	$ 13,854.26
Meetings			$ 70.00	$ -
Public Involvement			$ 64.50	$ -
QA / QC			$ 70.00	$ -
Construction Services	24		$ 66.00	$ 1,584.00
				$ -
TOTAL PRODUCTION HOURS & PAYROLL	266.5			**$ 17,543.46**

OVERHEAD (147.83 %)	$ 25,934.85
PROFIT (15.00 %)	$ 6,521.75
COST OF MONEY (%)	$ -

DIRECT COSTS	AMOUNT
TOTAL DIRECT COSTS	**$ -**

SUBCONSULTANTS	AMOUNT
	$ -
	$ -
TOTAL SUBCONSULTANTS	**$ -**

TOTAL FEE	**$ 50,000**

*Rounded to the nearest dollar

SECTION 3: SIGNATURE

FIRM NAME: Banks Engineering, Inc. | **SIGNED BY:** John B. Steinmetz

John B. Steinmetz	Senior Engineer	6/20/2025
CONSULTANT SIGNATURE	**TITLE**	**DATE**
PROFESSIONAL SERVICES SIGNATURE	**TITLE**	**DATE**

Please review this proposal at your convenience and contact me with any questions or comments. Thank you for the opportunity to continue our work with you on this project.

Very truly yours,
Banks Engineering, Inc.

John B. Steinmetz

John B. Steinmetz, P.E.
Senior Engineer

23041

BANKS

June 20, 2025

Mr. Ryan Hughes, PE
Lexington Fayette Urban County Government
Division of Engineering
101 East Vine Street, 4th Floor
Lexington, KY 40507

RE: Proposal for Additional Services
Armstrong Mill Shared Use Path Project

Mr. Hughes:

Banks Engineering is pleased to present this proposal for additional services related to the design of the Armstrong Mill Shared Use Path. Based on recent discussions and the course of the project design phase, we have and will be performing services beyond the scope of our original agreement. Changes to our scope involve the following work elements:

1. Eight additional right-of-way parcels; our original agreement was based on 4 parcels, and we now have 12.
2. Several major plan revisions in Trail 3 due to changed direction from the Division of Engineering (DOE), primarily related to avoidance of utility impacts (alignment revisions, retaining wall alternates, trail widths, etc.)
3. Addition of two pedestrian signals and a section of underground conduit and junction boxes.
4. Potential design changes due to utility relocations or right-of-way acquisition issues (all work under this item would be done only after receiving prior approval from LFUCG).
5. Bidding Services consisting of responses to bidders' questions, review of the bids, and making a recommendation for award.

Construction administration services will be included in future construction funding and are not part of this proposal. Manhours have been tracked for item 2 above and estimated for items 3 and 4. For item 1, we used the same hours per unit as shown in our original production hour worksheet for the 4 assumed parcels.

Below is a summary of the proposed fees for the work included in this proposal, as detailed in the attached spreadsheets:

8 additional parcels:	$6,000
Alignment revisions:	$20,865
Pedestrian signals, conduit, and junction boxes:	$3,120
Potential design changes	$15,500
Bidding services:	$4,515
Total Additional Fees:	$50,000