

MEMORANDUM

May 5, 2026

To: Alan Gibbs
Lamarcus Davis
Eddie Rowland
John Ambrose
Al Turner

From: Lorri Byrd

Subject: Horse Arena Flooring Change Order

Kim Stokes is on this agenda to present a change order to the Horse Arena Contract. Attached to this memorandum is the cost breakdown from Proform Construction for the flooring and another quote from Buxton Construction, LLC. Recommendation from staff is to approve as a change order to the existing contract with Proform Construction.

Regards,

Lorri Byrd

PRICE BREAKOUT

Covered Arena Change Orders

Arena Base Grading. Subgrade/M10/ River Sand	\$59,000.00
Storm Drain System	\$110,000.00
Perimeter Drain	\$9,200.00
Sprinkler System	\$21,522.00
Subtotal	\$199,722
Project Management/ Supervision	\$8,900
Construction Management Fee @ 3.5%	\$7,301.77
Total Covered Arena Cost	\$215,923.77

ADD ALTERNATES

1450 LF of 2x10 PT Arena Kickboard	\$14,363.85
Bond if required	\$18,024.52
Total ADD Alternates	\$32,388.37



Proform Construction LLC
PO Box 1424
Forsyth, Georgia 31029

April 28, 2026

Lorri Byrd
38 West Main Street
Forsyth, Georgia 31029

RE: Change Order Proposal for Monroe County Covered Horse Arena

Dear Lorri,

I am very pleased and thankful for the opportunity to provide you with this Change Order Proposal for our project. Proform Construction, LLC proposes to construct the Storm Drainage, Horse Footing, and Sprinkler System for the Monroe County Recreation Department Covered Horse Arena for the estimated budget of ***Two Hundred Fifteen Thousand, Nine Hundred Twenty Three Dollars and Seventy Seven Cents (\$215,923.77)***. Pricing is based off plans designed by Triple Point Engineering dated April 2026 as well as Quantity Takeoff provided by Triple Point Engineering. Please find attached itemized pricing.

Thank you for your consideration of Proform Construction's proposal and we look forward to your favorable response. If you have any questions or need additional information, please do not hesitate to call.

Most sincerely yours,

Robert E. Muckenfuss, Jr.
Owner, Proform Construction LLC
478-550-7101
Robert@proformgc.com
www.proform.construction

Submitted: 04/28/2026

Buxton Construction, LLC
PO Box 25
Byron, Georgia 31008

Wade Council
(478) 214-4296

QUANTITY TAKEOFF
Project: Monroe County Arena Cover
For: Monroe County
Date: 2026-4-9

TPE Project No. MSW 003

Triple Point Engineering, Inc.
93 Gateway Dr
Macon, GA 31210



ARENA DESIGN					
ITEM #	QUAN.	UNIT	DESCRIPTION	UNIT PRICE	TOTAL AMT.
ITEM 1 – ARENA BASE					
a.	602	CY	Subangular, Arena River Sand, 5" Depth *	\$88.34	\$53,180.68
b.	722	CY	M10 Granite Screening (3/8 inch minus) 6" Compacted and Rolled	\$41.14	\$29,703.08
c.	1	LS	Laser Grade and Compact Sub-Surface	\$53,453.13	\$53,453.13
TOTAL ITEM 1					\$136,336.89
ITEM 2 – ROOF DRAIN COLLECTION LINES					
a.	759	LF	15" HDPE	\$35.85	\$27,210.15
b.	300	LF	18" HDPE	\$50.38	\$15,114.00
c.	6	Ea.	Concrete Junction Box	\$4,309.76	\$25,858.56
d.	26	Ea.	ADS Inserta-Tee (1 Per Column w/ Downdrain)	\$1,647.66	\$42,839.16
TOTAL ITEM 2					\$111,021.87
TOTAL BASE BID					\$247,358.76
ALTERNATE BID ITEMS					
ITEM 1 – PERIMETER DRAIN					
a.	500	LF	6" Perforated Drain Pipe	\$48.07	\$24,035.00
b.	69	CY	#57 Stone Washed, 18" Trench Depth	\$86.50	\$5,968.50
c.	444	SY	Non-Woven Geotextile Meeting AASHTO M 288 Class 2 for Subsurface Drainage	\$0.85	\$377.40
d.	70	LF	6" Non-Perforated Drain Pipe	\$40.30	\$2,821.00
e.	2	Ea.	ADS Inserta-Tee (1 Per French Drain Connection to Roof Drain Collection Line)	\$573.64	\$1,147.28
TOTAL ITEM 1					\$34,349.18
ITEM 2 – SPRINKLER SYSTEM					
a.	12	Ea.	Senninger 7125 PC Impact Sprinkler		
b.	12	Ea.	#16 Nozzle (1/4")		
c.	12	Ea.	3/4" Male End Reducer		
d.	72	LF	1" SCH40 PVC Riser (w/ Bracing and Male Ends)		
e.	12	Ea.	1" Ball Valve (Installed at Riser Base for Freeze Prevention)		
f.	1000	LF	2" SCH40 PVC		
g.	1	Ea.	Zone Valve Manifold in Below Grade Enclosure		
h.	1	Ea.	Mesh Filter		
i.	1	Ea.	2" Ball Valve in Below Grade Enclosure		
j.	1	Ea.	Hunter X2 4 Station Sprinkler Controller		
k.	1	Ea.	Master Valve in Below Grade Enclosure		
l.	1	Ea.	Hunter Pressure Regulator (PRU5058F) in Below Grade Enclosure		
m.	1	Ea.	Gate Valve in Below Grade Enclosure		
TOTAL ITEM 2					
ITEM 3 – ARENA SAND FOOTING ADDITIVE - PREMIER EQUESTRIAN - ALL PURPOSE					
a.	-	-	Premier Equestrian - All Purpose Footing and Sand Stabilizer		
b.	-	-	Performance Footing - Levitare		
TOTAL ITEM 3					
ITEM 4 – ARENA KICKBOARDS					
a.	1450	LF	2"x10" Pressure Treated Boards		
TOTAL ITEM 4					

* Design thickness shown; contractor to place initial 3" and adjust to final depth as directed.

Total Quote = \$281,707.94