



Kenton County School District | *It's about ALL kids.*

**THE KENTON COUNTY BOARD OF
EDUCATION**

1055 EATON DRIVE, FORT WRIGHT, KENTUCKY
41017

TELEPHONE: (859) 344-8888 / FAX: (859) 344-1531

WEBSITE: www.kenton.kyschools.us

Dr. Henry Webb, Superintendent of Schools

KCSD ISSUE PAPER

DATE:

2/22/18

AGENDA ITEM (ACTION ITEM):

Consider/Approve Change Order No. 14 – Monarch Construction – Ft. Wright Elementary School Renovation – BG 16-007

APPLICABLE BOARD POLICY:

Capital Construction Process – 702 KAR 4:160

HISTORY/BACKGROUND:

This is the fourteenth change order of the Ft. Wright Elementary School Renovation – BG 16-007 associated with the Monarch Construction Company. The original contract with the Ft. Wright Elementary School Renovation is \$13,314,712.19. This change order for a decrease of \$4,746 with previous change orders of \$635,733 makes the new contract sum \$13,945,699.19.

| | |
|---|----------------------------|
| Item #1 – Change metal siding at two secondary door locations to brick. | ADD: \$14,400.00 |
| Item #2 – Add receptacles to mechanical room for IT equipment. | ADD: \$2,627.00 |
| Item #3 – Delete gypsum board at underside of classroom trusses. | DEDUCT: \$29,466.00 |
| Item #4 – Add wall panels to shower pan and add floor drain. | ADD: \$5,643.00 |
| Item #5 – Add drain tile at playground. | ADD: \$1,493.00 |
| Item #6 – Install paper towel dispensers at hand sinks in kitchen. | ADD: \$557.00 |
| | TOTAL: (\$4,746.00) |

FISCAL/BUDGETARY IMPACT:

Deduct of \$4,746 to the existing contract with Monarch Construction Company.

RECOMMENDATION:

It is recommended that the Board approve Change Order No. 14 for Monarch Construction associated with Ft. Wright Elementary Renovation – BG 16-007 for a deduct of \$4,746.00.

CONTACT PERSON:

Rob Haney, Executive Director of Support Operations and Finance

Principal

Rob Haney

District Administrator

[Signature]

Superintendent

Use this form to submit your request to the Superintendent for items to be added to the Board Meeting Agenda.

Principal –complete, print, sign and send to your Director. Director –if approved, sign and put in the Superintendent's mailbox.

Kenton County Board of Education

Board Members: Carl Wicklund, Chairperson Karen L. Collins, Vice Chairperson Joshua Crabtree, Esq. Carla Egan Jesica Jehn
"The Kenton County Board of Education provides *Equal Education & Employment Opportunities.*"

Under History/Background

SUMMARY OF CHANGE ORDERS FOR FT. WRIGHT ELEMENTARY SCHOOL – BG 16-007

| | |
|---|-----------------|
| The original contingency for this project | \$832,700.00 |
| Total for prior approved change orders | (635,733.00) |
| Material/Equipment purchase order changes | 12,000.00 |
| The total for current change orders | <u>4,746.00</u> |
| Contingency Balance | \$213,713.00 |

AIA[®] Document G701[™] – 2017

Change Order

PROJECT: *(Name and address)*

Ft. Wright Elementary School
Addition & Renovation
501 Farrell Dr
Covington, KY 41011

CONTRACT INFORMATION:

Contract For: General Construction
Date: 2016.03.10

CHANGE ORDER INFORMATION:

Change Order Number: 014
Date: 2018.02.20

OWNER: *(Name and address)*

Kenton County Board of Education
1055 Eaton Drive
Ft. Wright, KY 41017

ARCHITECT: *(Name and address)*

PCA Architecture, PSC
1881 Dixie Highway, Suite 130
Ft. Wright, KY 1011

CONTRACTOR: *(Name and address)*

Monarch Construction Company
P.O. Box 12249
Cincinnati, OH 45212

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.)

Item No. 14-01

Description: Change of Work Proposal No. 48 (Request for Proposal No. 33)

Change metal siding at two secondary door locations to brick. (Architect's Request).

Cost Benefit to Owner: Increases durability of exterior skin at two secondary door locations.

ADD: \$14,400.00

Item No. 14-02

Description: Change of Work Proposal No. 51 (Request for Proposal No. 22)

Add receptacles to mechanical room for IT equipment (Owner's Request).

Cost Benefit to Owner: Allows IT switches to occupy available space in a mechanical room.

ADD: \$2,627.00

Item No. 14-03

Description: Change of Work Proposal No.

Delete gypsum board at underside of classroom trusses (Architect's Request).

Cost Benefit to Owner: Facilitates maintenance access to ductwork run in truss space at a cost savings.

DEDUCT: \$29,466.00

Item No. 14-04

Description: Change of Work Proposal No. 54 (RFI Response No. 113)

Add wall panels to shower pan and add floor drain (Architect/Engineer's Request)

Cost Benefit to Owner: Adding matching wall panels to roll-in shower pan will eliminate leaks at pan/wall interface and floor drain will increase safety by picking up water spilling out from roll-in shower.

ADD: \$5,643.00

Item No. 14-05

Description: Change of Work Proposal No.

Add drain tile at playground (Owner's Request)

Cost Benefit to Owner: Allows better drainage and more use of Owner installed playground equipment following rain events.

ADD: \$1,493.00

Item No. 14-06

Description: Change of Work Proposal No. 59

Install paper towel dispensers at hand sinks in kitchen (Owner's Request)

Cost Benefit to Owner: Allows installation of owner provided paper towel dispensers.

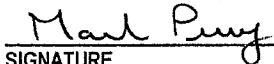
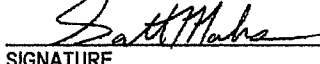
ADD: \$557.00

Total: DEDUCT \$4,746.00

| | | |
|--|----|---------------|
| The original Contract Sum was | \$ | 13,314,712.19 |
| The net change by previously authorized Change Orders | \$ | 635,733.00 |
| The Contract Sum prior to this Change Order was | \$ | 13,950,445.19 |
| The Contract Sum will be decreased by this Change Order in the amount of | \$ | 4,746.00 |
| The new Contract Sum including this Change Order will be | \$ | 13,945,699.19 |
| The Contract Time will be unchanged by Zero (0) days. | | |
| The new date of Substantial Completion will be April 12, 2018 | | |

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, CONTRACTOR AND OWNER.

| | | |
|---|---|---|
| PCA Architecture, PSC | Monarch Construction Company | Kenton County Board of Education |
| ARCHITECT (Firm name) | CONTRACTOR (Firm name) | OWNER (Firm name) |
|  |  | |
| SIGNATURE | SIGNATURE | SIGNATURE |
| Mark Perry, Associate | Scott Mohs, Project Manager | Rob Haney, Director of Support Operations |
| PRINTED NAME AND TITLE | PRINTED NAME AND TITLE | PRINTED NAME AND TITLE |
| 2018.02.20 | 2-21-2018 | |
| DATE | DATE | DATE |

KENTUCKY DEPARTMENT OF EDUCATION
702 KAR 4:160

CHANGE ORDER SUPPLEMENTAL
INFORMATION FORM

BG #: 16-007 Change Order No.: 014

District: Kenton County School Dist. District Code: 291 Facility Name: Ft. Wright Elementary School Code: 60

Project: Addition & Renovation Time Extension Required: ☐ Yes ☒ No If yes, by day(s)

Date of Change Order: 2018.02.20 Change Order Amount: ☐ Increase ☒ Decrease ☐ Unchanged

Contractor / Vendor Name: Monarch Construction Company Bid Package No.: N/A

| | | |
|---|----|------------|
| 1. This Requested Change Order Amount + / - | \$ | -4,746.00 |
| 2. Remaining Construction Contingency Balance: (including line 1 above) | \$ | 213,713.00 |

| | | |
|--|----|------|
| 3. Change in A/E Fee for this Change Order +/- | \$ | 0.00 |
| 4. Change in CM Fee for this Change Order +/- | \$ | 0.00 |

Note: Change Orders equal to or greater than \$25,000 shall be submitted to KDE with detail cost breakdown.
Attach additional pages if necessary.

Contract change requested by: ☒ Local Board of Education ☐ General Contractor ☒ Architect/Engineer
☐ Construction Manager ☐ Code Enforcement Official ☐ Other:

Contract change reason code: ☒ Reduction of Scope ☐ Expansion of Scope ☒ Improved Plans/Specs
☐ Found Condition ☐ Code Compliance ☐ Other:

| Change Order Description and Justification: | Cost Benefit to Owner: |
|---|---|
| Item No. 14-01 Description: Change of Work Proposal No. 48 (Request for Proposal No. 33) Change metal siding at two secondary door locations to brick. (Architect's Request). ADD: \$14,400.00 | Increases durability of exterior skin at two secondary door locations. |
| Item No. 14-02 Description: Change of Work Proposal No. 51 (Request for Proposal No. 22) Add receptacles to mechanical room for IT equipment (Owner's Request). ADD: \$2,627.00 | Allows IT switches to occupy available space in a mechanical room. |
| Item No. 14-03 Description: Change of Work Proposal No. Delete gypsum board at underside of classroom trusses (Architect's Request). DEDUCT: \$29,466.00 | Facilitates maintenance access to ductwork run in truss space at a cost savings. |
| Item No. 14-04 Description: Change of Work Proposal No. 54 (RFI Response No. 113) | Adding matching wall panels to roll-in shower pan will eliminate leaks at pan/wall interface and floor drain will increase safety by picking up water spilling out from roll-in shower. |

| | |
|---|---|
| Add wall panels to shower pan and add floor drain (Architect/Engineer's Request) | |
| ADD: \$5,643.00 | |
| Item No. 14-05 Description: Change of Work Proposal No. Add drain tile at playground (Owner's Request) | Allows better drainage and more use of Owner installed playground equipment following rain events. |
| ADD: \$1,493.00 | |
| Item No. 14-06 Description: Change of Work Proposal No. 59 Install paper towel dispensers at hand sinks in kitchen (Owner's Request) | Allows installation of owner provided paper towel dispensers. |
| ADD: \$557.00 | |
| Total: DEDUCT \$4,746.00 | |

Have contract unit prices been utilized to support the cost associated with this change order?

☐ Yes ☒ No If no, provide a detailed cost breakdown which separates labor, material, profit and overhead.

Cost Breakdown:

| Total Change Order Amt.: | Labor | Materials | Profit & Overhead* | Bond & Insurance |
|--------------------------|-----------|-----------|--------------------|------------------|
| Item No. 14-01 | | | | |
| \$14,400.00 | \$7,736 | \$5,098 | \$1,284 | \$282 |
| % of Item Amt.: | 53.7% | 35.4% | 8.9% | 2.0% |
| Item No. 14-02 | | | | |
| \$2,627.00 | \$2,018 | \$434 | \$123 | \$52 |
| % of Item Amt: | 76.8% | 16.5% | 4.7% | 2.0% |
| Item No. 14-03 | | | | |
| -\$29,466.00 | -\$17,160 | -\$9,627 | -\$2,679 | \$0 |
| % of Item Amt: | 58.2% | 32.7% | 9.1% | 0% |
| Item No. 14-04 | | | | |
| \$5,643.00 | \$2,491 | \$2,522 | \$519 | \$111 |
| % of Item Amt: | 44.1% | 44.7% | 9.2% | 2.0% |
| Item No. 14-05 | | | | |
| \$1,493.00 | \$1,093 | \$180 | \$191 | \$29 |
| % of Item Amt: | 73.2% | 12.1% | 12.8% | 1.9% |
| Item No. 14-06 | | | | |
| \$557.00 | \$475 | \$0 | \$71 | \$11 |

KENTUCKY DEPARTMENT OF EDUCATION
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CHANGE ORDER SUPPLEMENTAL
INFORMATION FORM

| | | | | |
|------------------------------|----------|----------|--------|--------|
| % of Item Amt: | 85.3% | 0% | 12.7% | 2.0% |
| | | | | |
| All Items | | | | |
| -\$4,746.00 | -\$3,347 | -\$1,393 | -\$491 | \$485 |
| % of Total Change Order Amt: | 70.52% | 29.35% | 10.35% | 10.22% |
| | | | | |

*Profit & Overhead shall not exceed 15% of net cost of change order

Is the cost for this change order supported by an alternate bid or competitive price quote(s)?

☐ Yes ☒ No If no, explain why Work is performed by current sub-contractors

Board of Education Designee's Signature _____ Date _____

Mark Perry 2018.02.20
Architect's Signature _____ Date _____

Finance Officer's Signature _____ Date _____

Not Applicable
Construction Manager's Signature _____ Date _____