

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:

March 22, 2018

AGENDA ITEM (ACTION ITEM):

Consider/Approve Change Order No. 15 – Monarch Construction - Ft. Wright Elementary School Renovation – BG 16-007

Enc.

APPLICABLE BOARD POLICY:

Capital Construction Process – 702 KAR 4-160

HISTORY/BACKGROUND:

This is the fifteenth 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 an additional \$24,628.00 with previous change orders of \$630,987.00 makes the new contract sum \$13,970,327.19

Item #1 – Add duct transitions to avoid conflicts with steel beam. ADD:\$2,695.00

Item #2 – Add structural metal joist framing in special needs restroom to support Owner provided patient lift system. ADD:\$1,600.00

Item #3 – Add demolition not performed by Owner's abatement contractor and add masonry wall patching of same. ADD:\$3,241.00

Item #4 – Add labor and material for makeup water in Phase I mezzanine and Phase 2 mechanical room. ADD:\$4,345.00

Item #5 – Add labor and material to lower existing window sill. ADD:\$1,772.00

Item #6 – Add gypsum board bulkheads in four locations. ADD:\$ 4,100.00

Item #7 – Add fixed louvers per section 089119 to this contract in lieu of by direct purchase order.

ADD:\$6,875.00

TOTAL \$24,628.00

SUMMARY OF CHANGE ORDER FOR Ft. WRIGHT ELEMENTARY SCHOOL BG-16-007

The original contingency for this project \$832,700.00

Total for prior approved change orders (630,987.00)

Total for prior Material/Equipment purchase order changes 12,000.00

Total for current change orders (24,628.00)

Contingency Balance \$189,085.00

Kenton County Board of Education

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

FISCAL/BUDGETARY IMPACT:

Addition of \$24,628.00 to the existing contract with Monarch Construction Company.

RECOMMENDATION:

It is recommended that the Board approve Change Order No. 15 for Monarch Construction associated with Ft. Wright Elementary Renovation – BG 16-007 for an additional \$24,628.00.

CONTACT PERSON:

Rob Haney, Executive Director of Support Operations and Finance

Principal

Rob Haney

District Administrator



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*."



AIA[®] Document G701[™] – 2017

Change Order

PROJECT: <i>(Name and address)</i> 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: 015 Date: 2018.03.19
OWNER: <i>(Name and address)</i> Kenton County Board of Education 1055 Eaton Drive Ft. Wright, KY 41017	ARCHITECT: <i>(Name and address)</i> PCA Architecture, PSC 1881 Dixie Highway, Suite 130 Ft. Wright, KY 1011	CONTRACTOR: <i>(Name and address)</i> 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. 15-01

Description: Change of Work Proposal No. 56 (Request for Information No. 130)

Add duct transitions to avoid conflicts with steel beam. (Engineer's Request).

Cost Benefit to Owner: Allows supply, return, and outside air ducts from mechanical room to reach new classrooms.

ADD: \$2,695.00

Item No. 15-02

Description: Change of Work Proposal No. 60 (Request for Proposal No. 36)

Add structural cold form metal joist framing in special needs restroom to support Owner provided patient lift system (Owner's Request).

Cost Benefit to Owner: Allows Owner to safely install a patient lift system in the special needs restroom.

ADD: \$1,600.00

Item No. 15-03

Description: Change of Work Proposal No. 61

Add demolition not performed by Owner's abatement contractor and add masonry wall patching of same (General Contractor's Request).

Cost Benefit to Owner: Additional demolition allowed Owner's abatement contractor to access additional hidden conditions for remediation.

ADD: \$3,241.00

Item No. 15-04

Description: Change of Work Proposal No. 26

Add labor and material for makeup water in Phase 1 mezzanine and Phase 2 mechanical room. (Engineer's request)

Cost Benefit to Owner: Required for optimal HVAC system performance.

ADD: \$4,345.00

Item No. 15-05

Description: Change of Work Proposal No. 62

Add labor and material to lower existing window sill (Contractor's request).

Cost Benefit to Owner: Allows new, larger window to fit into original window opening.

ADD: \$1,772.00

Item No. 15-06

Description: Change of Work Proposal No 63

Add gypsum board bulkheads in four locations. (Contractor's request, Architect's Request).

Cost Benefit to Owner: Three locations resolve ceilings lowered to accommodate both new and existing mechanical infrastructure. One location conceals existing wiring passing through new elevator equipment room and is required to comply with code.

ADD: \$4,100.00

Item No. 15-07

Description: Change of Work Proposal No 64

Add fixed louvers per section 089119 to this contract in lieu of by direct purchase order. (Contractor's request).

Cost Benefit to Owner: Contractor inadvertently purchased materials covered by purchase order. This add is offset by an equal deduct change to an existing purchase order, effectively providing same materials at no additional cost to Owner.

ADD: \$6,875.00

Total: ADD \$24,628.00

The original Contract Sum was	\$	13,314,712.19
The net change by previously authorized Change Orders	\$	630,987.00
The Contract Sum prior to this Change Order was	\$	13,945,699.19
The Contract Sum will be increased by this Change Order in the amount of	\$	24,628.00
The new Contract Sum including this Change Order will be	\$	13,970,327.19

The Contract Time will be increased by Zero (0) days.

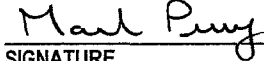
The new date of Substantial Completion will be April 12, 2018

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

ARCHITECT (Firm name)



SIGNATURE

Mark Perry, Associate

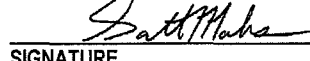
PRINTED NAME AND TITLE

2018.03.19

DATE

Monarch Construction Company

CONTRACTOR (Firm name)



SIGNATURE

Scott Mohs, Project Manager

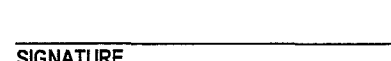
PRINTED NAME AND TITLE

3-20-2018

DATE

Kenton County Board of Education

OWNER (Firm name)



SIGNATURE

Rob Haney, Director of Support
Operations

PRINTED NAME AND TITLE

DATE

KENTUCKY DEPARTMENT OF EDUCATION
702 KAR 4:160

CHANGE ORDER SUPPLEMENTAL
INFORMATION FORM

BG #: 16-007 Change Order No.: 015

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: 2018.03.19 Change Order Amount: ☒ Increase ☐ Decrease ☐ Unchanged

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

1. This Requested Change Order Amount + / -	\$	+24,628.00
2. Remaining Construction Contingency Balance: (including line 1 above)	\$	189,085.00

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:
<p>Item No. 15-01 Description: Change of Work Proposal No. 56 (Request for Information No. 130)</p> <p>Add duct transitions to avoid conflicts with steel beam. (Engineer's Request).</p> <p>ADD: \$2,695.00</p>	<p>Allows supply, return, and outside air ducts from mechanical room to reach new classrooms.</p>
<p>Item No. 15-02 Description: Change of Work Proposal No. 60 (Request for Proposal No. 36)</p> <p>Add structural cold form metal joist framing in special needs restroom to support Owner provided patient lift system (Owner's Request).</p> <p>ADD: \$1,600.00</p>	<p>Allows Owner to safely install a patient lift system in the special needs restroom.</p>
<p>Item No. 15-03 Description: Change of Work Proposal No. 61</p> <p>Add demolition not performed by Owner's abatement contractor and add masonry wall patching of same (General Contractor's Request).</p> <p>ADD: \$3,241.00</p>	<p>Additional demolition allowed Owner's abatement contractor to access additional hidden conditions for remediation.</p>

<p>Item No. 15-04 Description: Change of Work Proposal No. 26</p> <p>Add labor and material for makeup water in Phase 1 mezzanine and Phase 2 mechanical room. (Engineer's request)</p> <p>ADD: \$4,345.00</p>	<p>Required for optimal HVAC system performance.</p>
<p>Item No. 15-05 Description: Change of Work Proposal No. 62</p> <p>Add labor and material to lower existing window sill (Contractor's request).</p> <p>ADD: \$1,772.00</p>	<p>Allows new, larger window to fit into original window opening.</p>
<p>Item No. 15-06 Description: Change of Work Proposal No 63</p> <p>Add gypsum board bulkheads in four locations. (Contractor's request, Architect's Request).</p> <p>ADD: \$4,100.00</p>	<p>Three locations resolve ceilings lowered to accommodate both new and existing mechanical infrastructure. One location conceals existing wiring passing through new elevator equipment room and is required to comply with code.</p>
<p>Item No. 15-07 Description: Change of Work Proposal No 64</p> <p>Add fixed louvers per section 089119 to this contract in lieu of by direct purchase order. (Contractor's request).</p> <p>ADD: \$6,875.00</p>	<p>Contractor inadvertently purchased materials covered by purchase order. This add is offset by an equal deduct change to an existing purchase order, effectively providing same materials at no additional cost to Owner.</p>
<p>Total: ADD \$24,628.00</p>	

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. 15-01				
\$2,695.00	\$2,162	\$141	\$339	\$53
% of Item Amt.:	80.2%	5.2%	12.7%	2.0%
Item No. 15-02				
\$1,600.00	\$918	\$440	\$211	\$31
% of Item Amt:	57.4%	27.5%	13.2%	1.9%
Item No. 15-03				
\$3,241.00	\$2,684	\$198	\$295	\$64
% of Item Amt:	82.8%	6.1%	9.1%	2.0%
Item No. 15-04				

KENTUCKY DEPARTMENT OF EDUCATION
702 KAR 4:160

CHANGE ORDER SUPPLEMENTAL
INFORMATION FORM

\$4,345.00	\$2,315	\$1,475	\$470	\$85
% of Item Amt:	53.3%	33.9%	10.8%	2.0%
Item No. 15-05				
\$1,772.00	\$1,449	\$130	\$158	\$35
% of Item Amt:	81.7%	7.3%	8.9%	2.0%
Item No. 15-06				
\$4,100.00	\$3,091	\$390	\$539	\$80
% of Item Amt:	75.4%	9.5%	13.1%	2.0%
Item No. 15-07				
\$6,875.00	\$0	\$6,875	\$0	\$0
% of Item Amt:	0.0%	100%	0.0%	0.0%
All Items				
\$24,628.00	\$12,619	\$9,649	\$2,012	\$348
% of Total Change Order Amt:	51.24%	39.18%	8.17%	1.41%

*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 Pung 2018.03.19
Architect's Signature _____ Date _____

Finance Officer's Signature _____ Date _____

Not Applicable
Construction Manager's Signature _____ Date _____