



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](http://www.kenton.kyschools.us)

Dr. Henry Webb, Superintendent of Schools

**KCSD ISSUE PAPER**

**DATE:**

May 7, 2018

**AGENDA ITEM (ACTION ITEM):**

Consider/Approve Change Order No. 16 – 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 sixteenth 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 \$14,643.00 with previous change orders of \$655,615.00 makes the new contract sum \$13,984,970.19.

Item #1 – Add channel, angles and through-bolts to large duct opening at ICF wall along grid line 8. ADD:\$3,032.00

Item #2 – Add removal of additional roof insulation, installation of new installation and add roof tie-in at compromised areas identified by moisture survey. ADD:11,611.00

TOTAL:\$14,643.00

**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	(655,615.00)
Total for prior Material/Equipment purchase order changes	18,875.00
Total for current change orders	(14,643.00)
Contingency Balance	\$181,317.00

**FISCAL/BUDGETARY IMPACT:**

Addition of \$14,643.00 to the existing contract with Monarch Construction Company.

**RECOMMENDATION:**

It is recommended that the Board approve Change Order No. 16 for Monarch Construction associated with Ft. Wright Elementary Renovation – BG 16-007 for an additional \$14,643.00.

**CONTACT PERSON:**

Rob Haney, Executive Director of Support Operations and Finance

\_\_\_\_\_  
*Principal*

  
\_\_\_\_\_  
*District Administrator*

  
\_\_\_\_\_  
*Superintendent*

**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."

# AIA<sup>®</sup> Document G701<sup>™</sup> – 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: 016  
Date: 2018.04.18

**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. 16-01

Description: Change of Work Proposal No. 57 R1

Add channel, angles and through-bolts to large duct opening at ICF wall along grid line 8. (Engineer's Request).

Cost Benefit to Owner: Maintains structural strength of bearing wall at a large duct opening occurring directly under two beams.

ADD: \$3,032.00

Item No. 16-02

Description: Change of Work Proposal No. 66

Add removal of additional roof insulation, installation of new insulation, and add roof tie-in at compromised areas identified by moisture survey (Contractor's Request).

Cost Benefit to Owner: Replaces existing wet insulation with new insulation, thus increasing energy performance and longevity of rehabilitated roof area.

ADD: \$11,6110.00

Total: ADD \$14,643.00

The original Contract Sum was	\$	13,314,712.19
The net change by previously authorized Change Orders	\$	655,615.00
The Contract Sum prior to this Change Order was	\$	13,970,327.19
The Contract Sum will be increased by this Change Order in the amount of	\$	14,643.00
The new Contract Sum including this Change Order will be	\$	13,984,970.19

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)*

Monarch Construction Company  
CONTRACTOR *(Firm name)*

Kenton County Board of Education  
OWNER *(Firm name)*

Mark Perry

SIGNATURE

Mark Perry, Associate

PRINTED NAME AND TITLE

2018.04.18

DATE

Scott Mohs

SIGNATURE

Scott Mohs, Project Manager

PRINTED NAME AND TITLE

4/18/18

DATE

SIGNATURE

Rob Haney, Director of Support  
Operations

PRINTED NAME AND TITLE

DATE

Change Order No.: 016

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

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

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.

Total Change Order Amt.:	Labor	Materials	Profit & Overhead*	Bond & Insurance
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Item No. 16-01				
\$3,032.00	\$1,996	\$589	\$388	\$59
% of Item Amt.:	65.8%	19.4%	12.8%	2.0%
Item No. 16-02				
\$11,611.00	\$7,300	\$3,541	\$542	\$228
% of Item Amt.:	62.9%	30.5%	4.7%	2.0%
All Items				
\$14,643.00	\$9,296	\$4,130	\$930	\$287
% of Total Change Order Amt.:	63.48%	28.20%	6.35%	1.96%

\*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 \_\_\_\_\_

Architect's Signature \_\_\_\_\_ Date \_\_\_\_\_

Finance Officer's Signature \_\_\_\_\_ Date \_\_\_\_\_

Not Applicable  
Construction Manager's Signature \_\_\_\_\_ Date \_\_\_\_\_

# Monarch Construction Company

1654 Sherman Avenue · P.O. Box 12249 · Cincinnati, Ohio 45212-0249

(513) 351-6900 · FAX (513) 351-0979

## CHANGE OF WORK PROPOSAL

TO: PCA Architecture  
1881 Dixie Highway Suite 130  
Ft. Wright, Kentucky 41011  
ATTENTION: Mark Perry

C.W.P. No. 57 R1  
DATE 13-Mar-18  
M.C.C. PROJECT No. 1602  
PROJECT Ft. Wright Elementary School  
REQUESTED BY Scott Mohs

MCC WORK: Labor			\$1,426
Ins. & Taxes @ 40.0 %			\$570
Materials			\$550
Sales Tax @ 7.0 %			\$39
Equipment Rental			\$0
MCC Total			\$ 2,585
Subcontractors: See Attached			\$0
Subcontractors Total			\$ 0
Cost Total			\$ 2,585
MCC O.H. & Profit (MCC Work)	2,585	@ 15.0 %	\$388
MCC O.H. & Profit (Subs Work)	0	@ 10.0 %	\$0
Total			\$ 2,972
Bond or other insurance costs	2.000	%	\$59
Total Proposed Amount			\$ 3,032

EXTENSION OF CONTRACT TIME REQUIRED BY THIS C.W.P. ( 0 ) CALENDAR DAYS

Remarks: 8 Line C-Channel and Shoring Work at ICF Walls

PLEASE REVIEW FOR ACCEPTANCE.

Respectfully submitted,

MONARCH CONSTRUCTION COMPANY

By

Scott Mohs

SHEET: 1 of 1  
 ESTIMATOR: SM

DESCRIPTION: Additional 8 Line Steel and Shoring at ICF Walls  
 LOCATION: Ft. Wright Elementary School

CWP NO.: 57 R1  
 DATE DUE: 13-Mar-18

QTY	UNIT	BREAKDOWN OF WORK	UNIT LABOR	UNIT MATERIAL	UNIT EQUIP. RENTAL	LABOR COST	MATERIAL COST	EQUIPMENT RENTAL COST	SUB-CONTRACTORS	
		Monarch Construction								1
		Labor								2
30	MH	Laborers	\$ 39.05			\$ 1,171.50				3
6	MH	Carpenters	\$ 42.37			\$ 254.22				4
		Material								5
2	EA	C-Channel and Angle Plates		\$ 200.00			\$ 400.00			6
1	LS	Anchor Bolts		\$ 50.00			\$ 50.00			7
1	LS	Epoxy		\$ 50.00			\$ 50.00			8
1	LS	Shoring Lumber		\$ 50.00			\$ 50.00			9
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										44
TOTALS						1,426	550	0	0	45

## Mark Perry

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**From:** Mark Perry <mperry@pca-arch.com>  
**Sent:** Friday, November 03, 2017 1:56 PM  
**To:** Scott Mohs (smohs@monarchconstruction.cc)  
**Cc:** Bob Biehle (bbiehle@monarchconstruction.cc); 'danny.mann@kenton.kyschools.us'; 'Rob Hauber (rhauber@agengineers.com)'  
**Subject:** 2014-112 - Duct opening between #1030 and #1031  
**Attachments:** 2017 11 03 Duct Opening on Grid 8.pdf; IMG\_0114.jpg

Scott,

During my last walk through, the duct opening between Lounge #1030 and Work Room #1031 caught my eye (photo attached). I asked Rob Hauber to take a look when he went out to look at a couple of other issues.

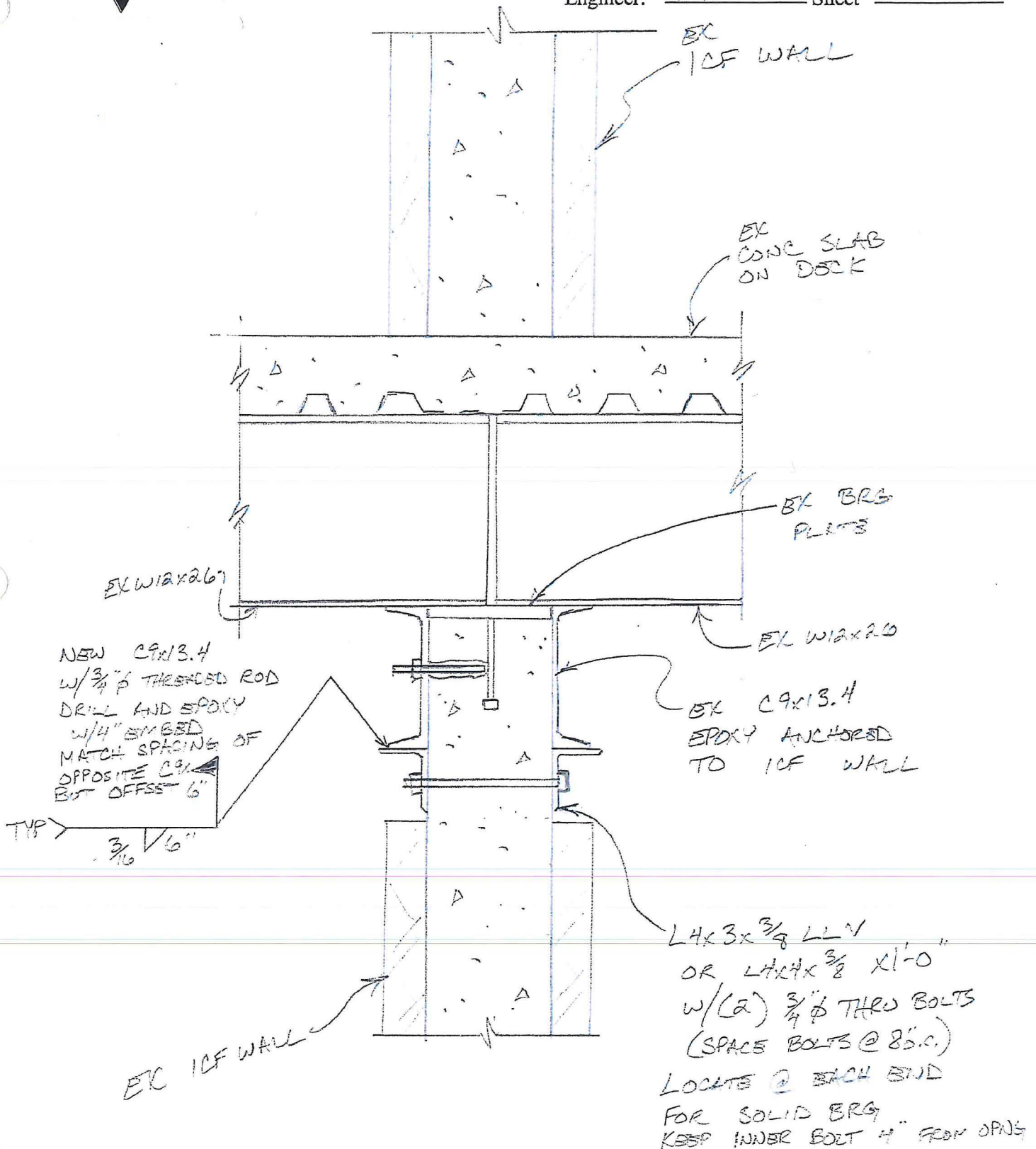
One channel is installed on the north side of the wall, but no channel exists on the south side. The attachment method is not through-bolts. There are 3 beams bearing above (two from the north, one on the south). We think this lintel needs to be beefed up per the attached sketch.

Mark Perry



1881 Dixie Highway  
Suite 130  
Ft. Wright, KY 41011  
P: 859.431.8612  
M: 859.496.1006  
[mperry@pca-arch.com](mailto:mperry@pca-arch.com)

Find us on 



DETAIL FOR LINTEL OVER DUCT OPENING

IN WALL ALONG GRID (8) WEST OF GRID (4)



# Monarch Construction Company

1654 Sherman Avenue · P.O. Box 12249 · Cincinnati, Ohio 45212-0249

(513) 351-6900 · FAX (513) 351-0979

## CHANGE OF WORK PROPOSAL

TO: Monarch Construction

1881 Dixie Highway Suite 130

Ft. Wright, Kentucky 41011

ATTENTION: Mark Perry

C.W.P. No.

66

DATE

02-Apr-18

M.C.C. PROJECT No.

1602

PROJECT

Ft. Wright Elementary School

REQUESTED BY

Scott Mohs

MCC WORK:	Labor			\$0
	Ins. & Taxes	@	40.0 %	\$0
	Materials			\$0
	Sales Tax	@	7.0 %	\$0
	Equipment Rental			\$0

MCC Total

\$ \$0

Subcontractors: See Attached

\$10,841

Subcontractors Total

\$ \$10,841

Cost Total

\$ \$10,841

MCC O.H. & Profit (MCC Work) 0 @ 15.0 % \$0

MCC O.H. & Profit (Subs Work) 10,841 @ 5.0 % \$542

Total \$ \$11,383

Bond or other insurance costs 2,000 % \$228

Total Proposed Amount \$ \$11,611

EXTENSION OF CONTRACT TIME REQUIRED BY THIS C.W.P. ( 0 ) CALENDAR DAYS

Remarks: Pricing associated with the added scope to repair flat roof locations determined to have water damage in Area B.

PLEASE REVIEW FOR ACCEPTANCE.

Respectfully submitted,

MONARCH CONSTRUCTION COMPANY

By

Scott Mohs

SHEET: 1 of 1  
ESTIMATOR: SM

DESCRIPTION: AWF Roofing Moisture Survey Locations to Fix  
LOCATION: Ft. Wright Elementary School

CWP NO.: 66  
DATE DUE: 2-Apr-18

QTY	UNIT	BREAKDOWN OF WORK	UNIT LABOR	UNIT MATERIAL	UNIT EQUIP. RENTAL	LABOR COST	MATERIAL COST	EQUIPMENT RENTAL COST	SUB- CONTRACTORS	
1	LS	AW Farrell & Sons							\$ 10,841.00	1
		Moisture survey location to fix								2
										3
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										45
TOTALS						0	0	0	10,841	

## Mark Perry

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**From:** Scott Mohs <smohs@monarchconstruction.cc>  
**Sent:** Wednesday, April 18, 2018 4:20 PM  
**To:** 'Mark Perry'  
**Subject:** Ft Wright Moisture Survey Breakdown

Mark,

Added moisture survey breakdown is as follows:

Labor = \$7,300

Material = \$3,541

Scott Mohs  
Project Manager

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### **MONARCH**

CONSTRUCTION COMPANY

1654 Sherman Avenue

P.O. Box 12249

Cincinnati, Ohio 45212-0249

[www.monarchconstruction.cc](http://www.monarchconstruction.cc)

Tel: (513) 351-6900

Cell: (513) 846-7304

*Committed. Innovative. Professional.*

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# A.W. Farrell & Son, Inc.

Industrial and Commercial Roofing and Sheet Metal  
745 US Hwy 50 ~ Milford, Ohio 45150  
Tel: 513-334-0715 Fax: 513-831-1021

Revised: 3/21/18  
Attn: Mr. Danny Mann  
The Kenton County School District  
1055 Eaton Drive  
Ft. Wright, KY 41017

## Scope of work for: Kenton County Schools, Ft. Wright ES Roof Restoration

1. Adhere to OSHA and company Safety Standards.
2. Follow specifications (Scope of Work) and plans dated December 15<sup>th</sup>, 2016 by Tremco.
3. Complete Clean Up of work premises.

## Pricing:

- A. Base Bid: **\$293,650.00**
  - o Materials: \$178,630.00
  - o Labor: \$115,020.00
- B. Tremco 20 yr warranty option:
  - o Add **\$3,200.00**
- C. Cap (10) remaining existing obsolete curbs:
  - o Add **\$5,100.00**
- D. Flash Roof Hatch installed by others:
  - o Add **\$1,800.00**
- E. Southeast end of lower roof, flash 25' section of wall at new metal roof tie in; and install 75' of metal counterflashing at base of gym wall beneath new siding to maintain Tremco standards prior to restoration; and restore around the remaining (10) curbs that were left in place:
  - o Add **\$2,510.00**
- F. According to attached scope of work dated 12/4/2017 and based on the findings of the moisture survey, replace the identified wet areas as indicated, spud and repair the tie-in area as indicated:
  - o Add **\$10,841.00**
- G. Remove and replace the infill material and roofing at the (4) curb removals:
  - o Add **\$2,400.00**

Total Combined Pricing of A- F items... **\$319,501.00**

**Exclusions:** Bond, Permits, Anything not included in Scope of Work provided.

Pricing remains in effect for sixty (60) days.

Thank you for this opportunity. If you have any questions regarding this proposal, please call.

Submitted by:

A.W. Farrell & Son, Inc.

  
Justin Vaske- Estimator