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THE KENTON COUNTY BOARD OF EDUCATION

1055 EATON DRIVE, FORT WRIGHT, KENTUCKY 41017

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

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Dr. Henry Webb, Superintendent of Schools

**Change Order No. 12 – Monarch Construction – Ft. Wright Elementary School
Renovation – BG 16-007**

This is the twelfth 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 of \$30,959 with previous change orders of \$595,380.00 makes the new contract sum \$13,941,051.19

Item # 1 - Move fence at lower extents of large retaining wall at bus loop to the face the retaining wall.

ADD: 2,976.00

Item # 2 -Replace two classroom doors.

ADD: \$11,528.00

Item # 3 -Add exit devices to two playgrounds' swing gates

ADD: 1,010.00

Item # 4 -Add plumbing valves in the 3 story portion of the building

ADD: 5,210.00

Item # 5 -Saw cut and remove additional existing concrete slab. Pour new

ADD: 8,172.00

Item #6 –Add door and frame to the west wall of IDF #M201

ADD: 2,063.00

TOTAL: \$30,959.00

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

The original contingency for this project	\$832,700.00
Total for prior approved change orders	(595,380.00)
Material/Equipment purchase order changes	12,000.00
The total for current change orders	<u>(30,959.00)</u>
Contingency Balance	\$218,361.00

Recommendation: It is recommended that the Board approve Change Order N0. 12 for Monarch Construction associated with Ft. Wright Elementary Renovation – BG 16-007 for an additional \$30,959.00, contingent on KDE approval.

Kenton County Board of Education

Board Members: Carl Wicklund, Chairperson Karen L. Collins, Vice Chairperson Joshua Crabtree, Esq. Carla Egan Jessica Jehn
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AIA® Document G701™ – 2001

Change Order

PROJECT *(Name and address):*
Ft. Wright Elementary
Addition & Renovation
501 Farrell Dr
Covington, KY 41011

CHANGE ORDER NUMBER: 012
DATE: 2017.10.17

OWNER:
ARCHITECT:
CONTRACTOR:
FIELD:
OTHER:

TO CONTRACTOR *(Name and address):*
Monarch Construction Company
P.O. Box 12249
Cincinnati, Ohio 45212

ARCHITECT'S PROJECT NUMBER: 2014-112
CONTRACT DATE: 2016.03.10
CONTRACT FOR: General Construction

THE CONTRACT IS CHANGED AS FOLLOWS:

(Include, where applicable, any undisputed amount attributable to previously executed Construction Change Directives)

Item No. 12-01

Description: Change of Work Proposal No. 41 (Request for Proposal No. 31)

Move fence at lower extents of large retaining wall at bus loop to the face of the retaining wall. (Owner's Request).

Cost Benefit to Owner: Eliminates the ability to circumvent the fence and walk along the top of the retaining wall, increasing safety.

ADD: \$2,976.00

Item No. 12-02

Description: Change of Work Proposal No. 42 (Request for Proposal No. 28)

Replace classroom doors #1410.3 and #1430.3 (Owner's Request).

Cost Benefit to Owner: Existing door configurations relied on furniture to close off the openings. New doors and hardware increase security.

ADD: \$11,528.00

Item No. 12-03

Description: Change of Work Proposal No. 43 (Request for Proposal No. 29)

Add exit devices to two playground swing gates (Code Enforcement Official's Request).

Cost Benefit to Owner: Required for certificate of occupancy.

ADD: \$1,010.00

Item No. 12-04

Description: Change of Work Proposal No. 44 (Request for Proposal No. 32)

Add plumbing valves in the 3 story portion of the building (Engineer's Request)

Cost Benefit to Owner: Allows better isolation of plumbing fixtures, facilitating future maintenance without having to shut off water to all of Part A.

ADD: \$5,210

Item No. 12-05

Description: Change of Work Proposal No. 45

Saw cut and remove additional existing concrete slab. Pour new. (Found Condition)

Cost Benefit to Owner: Allows for a much more level floor slab in the new admin area.

ADD: \$8,172.00

Item No. 12-06

Description: Change of Work Proposal No. 46 (Request for Proposal No. 26)

Add door and frame to the west wall of IDF #M201. (Engineer's Request)

Cost Benefit to Owner: Creates better access to a heat pump located outside of the room, facilitating future maintenance.

ADD: \$2,063.00

TOTAL ADD: \$30,959.00

The original Contract Sum was

\$ 13,314,712.19

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User Notes:

(1296452204)

BG #: 16-007 Change Order No.: 012

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: 2017.10.17 Change Order Amount: Increase Decrease Unchanged

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

1. This Requested Change Order Amount +/-	\$	+30,959.00
2. Remaining Construction Contingency Balance: (including line 1 above)	\$	218,361.00

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. 12-01 Description: Change of Work Proposal No. 41 (Request for Proposal No. 31) Move fence at lower extents of large retaining wall at bus loop to the face of the retaining wall. (Owner's Request). ADD: \$2,976.00	Eliminates the ability to circumvent the fence and walk along the top of the retaining wall, increasing safety.
Item No. 12-02 Description: Change of Work Proposal No. 42 (Request for Proposal No. 28) Replace classroom doors #1410.3 and #1430.3 (Owner's Request). ADD: \$11,528.00	Existing door configurations relied on furniture to close off the openings. New doors and hardware increase security.
Item No. 12-03 Description: Change of Work Proposal No. 43 (Request for Proposal No. 29) Add exit devices to two playground swing gates (Code Enforcement Official's Request). ADD: \$1,010.00	Required for certificate of occupancy.
Item No. 12-04 Description: Change of Work Proposal No. 44 (Request for Proposal No. 32)	Allows better isolation of plumbing fixtures, facilitating future maintenance without having to shut off water to all of Part A.

Add plumbing valves in the 3 story portion of the building (Engineer's Request) ADD: \$5,210	
Item No. 12-05 Description: Change of Work Proposal No. 45 Saw cut and remove additional existing concrete slab. Pour new. (Found Condition) ADD: \$8,172.00	Allows for a much more level floor slab in the new admin area.
Item No. 12-06 Description: Change of Work Proposal No. 46 (Request for Proposal No. 26) Add door and frame to the west wall of IDF #M201. (Engineer's Request) ADD: \$2,063.00	Creates better access to a heat pump located outside of the room, facilitating future maintenance.

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. 12-01				
\$2,976.00	\$284	\$2,354	\$280	\$58
% of Item Amt.:	9.5%	79.1%	9.48%	1.9%
Item No. 12-02				
\$11,528.00	\$1,217	\$9,002	\$1,083	\$226
% of Item Amt.:	10.6%	78.1%	9.49%	2.0%
Item No. 12-03				
\$1,010.00	\$203	\$688	\$99	\$20
% of Item Amt.:	2.0%	68.1%	9.8%	2.0%
Item No. 12-04				
\$5,210.00	\$1,883	\$2,358	\$867	\$102
% of Item Amt.:	36.1%	45.3%	16.6%	2.0%
Item No. 12-05				
\$8,172.00	\$5,255	\$1,712	\$1,045	\$160
% of Item Amt.:	64.3%	20.9%	12.8%	2.0%
Item No. 12-06				
\$2,063.00	\$811	\$991	\$221	\$40
% of Item Amt.:	39.3%	4.4%	10.7%	1.9%

All Items				
\$30,959.00	\$9,653	\$17,105	\$3,595	\$606
% of Total Change Order Amt:	31.18%	55.25%	11.61%	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

Mark Perry 2017.10.17
Architect's Signature Date

Finance Officer's Signature Date

Not Applicable
Construction Manager's Signature Date