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Issue Paper

DATE:

5/24/2022

AGENDA ITEM (ACTION ITEM):

Consider/Approve Change Order No. 1 with Morel Construction for the Scott High School Phase V, Taylor Mill Site Circulation, and Woodland Middle School Addition and Renovation Project – BG 21-083.

APPLICABLE BOARD POLICY:

01.1 Legal Status of the Board; 04.31 Authority to Encumber and Expend Funds; Capital Construction Process – 702 KAR 4:160

HISTORY/BACKGROUND:

This is the first (1st) change order for the Scott High School Phase V, Taylor Mill Site Circulation, and Woodland Middle School Addition and Renovation Project associated with Morel Construction. The original contract was \$31,401,986.00. This change order for an additional \$18,164.00 with no previous change orders makes the new contract sum \$31,420,150.00.

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|------------|--|-----------------------|
| Item No 1: | Furnish and install compacted DGA backfill in lieu of flowable fill at utility trenches in paved areas. | DEDUCT: \$ 179,200.00 |
| Item No 2: | Delete pool auxiliary heater from the pool dehumidification unit. | DEDUCT: \$ 0.00 |
| Item No 3: | Furnish and install Siemens Temperature Control System at Alternate No. 5 work serving Woodland Middle School. | ADD: \$ 5,999.00 |
| Item No 4: | Furnish and install site revised sanitary sewer and storm sewer outside of Phase 3 as well as revised storm sewer and BMP work as required by SD1. | ADD: \$ 72,799.00 |
| Item No 5: | Furnish and install end curtains at Woodland Middle School telescoping stands. | ADD: \$ 3,800.00 |
| Item No 6: | Furnish and install revised registers, grilles, and diffusers. | ADD: \$ 22,943.00 |
| Item No 7: | Furnish and install six (6) galvanized lintels and bottom plates at pool louvers. | ADD: \$ 0.00 |
| Item No 8: | Furnish and install Propress fittings domestic water piping in lieu of soldered fittings. | DEDUCT: \$ 9,286.00 |

Item No 9:	Furnish and install revised plumbing fixtures as noted on the plumbing fixture submittals.	ADD:	\$ 0.00
Item No 10:	Furnish and install trench drain at water seep uncovered in fill area.	ADD:	\$ 18,040.00
Item No 11:	Furnish and install one (1) additional water main valve on the site.	ADD:	\$ 3,485.00
Item No 12:	Filter racks at heat pumps provided by Weber-Huff in lieu of Climate Master.	ADD:	\$ 0.00
Item No 13:	Furnish and install revised tile work, painting, toilet accessories, and shower fixtures at locker rooms.	DEDUCT:	\$ 5,831.00
Item No 14:	Furnish and install revised foundation at Blue Duct, including undercutting to bearing.	ADD:	\$ 17,196.00
Item No 15:	Furnish and install additional concrete piers and grade beams at the storm and sanitary lines installed under the entrance outside of Phase 3.	ADD:	\$ 62,336.00
Item No 16:	Create new masonry opening for new frame, door, and hardware at Woodland Middle School. Frame, door, and hardware are owner furnished, contractor installed.	ADD:	\$ 5,883.00
TOTAL ADD:			\$ 18,164.00

SUMMARY OF CHANGE ORDER FOR SCOTT PHASE V, TAYLOR MILL SITE CIRCULATION, AND WOODLAND MIDDLE ADDITION AND RENOVATION BG 21-083

The original contingency for this project	\$2,274,655.00
Total for prior approved change orders	\$ 0.00
Total for prior Material/Equipment purchase order changes	\$ 0.00
Total for current change orders	<u>(\$ 18,164.00)</u>
Contingency Balance	\$2,256,491.00

FISCAL/BUDGETARY IMPACT:

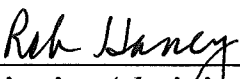

Addition of \$18,164.00 to the existing contract for Morel Construction.

RECOMMENDATION:

Approve Change Order No. 1 with Morel Construction for the Scott High School Phase V, Taylor Mill Site Circulation, and Woodland Middle School Addition and Renovation Project – BG 21-083.

CONTACT PERSON:

Rob Haney, Chief Operations Officer

<hr/> <i>Principal/Administrator</i>	 <hr/> <i>District Administrator</i>	 <hr/> <i>Superintendent</i>
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AIA® Document G701™ – 2017

Change Order

PROJECT: <i>(Name and address)</i> 20-032 Scott High School Renovation - Phase V 5400 Old Taylor Mill Road	CONTRACT INFORMATION: Contract For: General Construction Date: 12/17/2021	CHANGE ORDER INFORMATION: Change Order Number: 001 Date: 5/23/2022
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 906 Monmouth Street Newport, KY 41071	CONTRACTOR: <i>(Name and address)</i> Morel Construction Co., LLC 627 West Main Street Louisville, KY 40202

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. 01-01 (RFCO No. 1)

Furnish and install compacted DGA backfill in lieu of flowable fill at utility trenches in paved areas. Requested by Architect.
Cost Benefit to Owner: Provides compensation back to district for fill material currently experiencing unjust price spike due to market condutions.

DEDUCT: \$179,200.00

Item No. 01-02 (RFCO No. 2 / RFP No. 1)

Delete pool auxiliary heater from the pool dehumidification unit. Requested by Engineer.

Cost Benefit to Owner: Deletes work from the contract that was not desired. Credit will be made to vendor purchase order.

NO COST.

Item No. 01-03 (RFCO No. 3 / RFI No. 6)

Furnish and install Siemens Temperature Control System at Alternate No. 5 work serving Woodland Middle School.

Cost Benefit to Owner: Ensures all temperature controls at Woodland are the same throughout and per the District's preferred standard vendor. Note, we were out of Alternates on bid day, so this had to be handled via a change request.

ADD: \$5,999.00

Item No. 01-04 (RFCO No. 4 / RFP No. 2)

Furnish and install site revised sanitary sewer and storm sewer outside of Phase 3 as well as revised storm sewer and BMP work as required by SD1. Requested by Engineer and SD1.

Cost Benefit to Owner: Modifies installation to work based on discovered conditions and as required to meet with approval of authorities having jurisdiction.

ADD: \$72,799.00

Item No. 01-05 (RFCO No. 5)

Furnish and install end curtains at Woodland Middle School telescoping stands. Requested by Owner.

Cost Benefit to Owner: Prevents studen access to underside of stands when seats are deployed.

ADD: \$3,800.00

Item No. 01-06 (RFCO No. 6 / RFP No. 3)

Furnish and install revised registers, grilles and diffusers. Requested by Engineer.

Cost Benefit to Owner: Right sizes registers, grilles and louvers as well as limits corrosion in pool space. Note, this combines with two purchase order changes to result in a net deduct.

ADD: \$22,943.00

Item No. 01-07 (RFCO No. 8 / RFI No. 19)

Furnish and install six galvanized lintels and bottom plates at pool louvers. Requested by Engineer.

Cost Benefit to Owner: Required to allow installation of mechanical louvers in load bearing masonry wall at pool.

NO CHANGE.

Item No. 01-08 (RFCO No. 9)

Furnish and install Propress fittings on domestic water piping in lieu of soldered fittings. Requested by Engineer.

Cost Benefit to Owner: Allows Owner to realize cost savings due to decreased labor during installation.

DEDUCT: \$9,286.00

Item No. 01-09 (RFCO No. 10)

Furnish and install revised plumbing fixtures as noted on the plumbing fixture submittals. Requested by Engineer.

Cost Benefit to Owner: Ensures metered faucets at lavatories and battery operated flush valves at other fixtures.

NO COST.

Item No. 01-10 (RFCO No. 11)

Furnish and install trench drain at water seep uncovered in fill area. Requested by geotechnical engineer.

Cost Benefit to Owner: Allows fill to occur while properly addressing existing seep condition discovered during work.

ADD: \$18,040.00

Item No. 01-11 (RFCO No. 12)

Furnish and install one additional water main valve on the site. Requested by General Contractor.

Cost Benefit to Owner: Allows for isolation of existing water main to allow use of facilities without prolonged water service outage.

ADD: \$3,485.00

Item No. 01-12 (RFCO No. 14)

Filter racks at heat pumps provided by Weber-Huff in lieu of Climate Master. Requested by Engineer.

Cost Benefit to Owner: Avoids price-hike being sought by Climate Master.

NO CHANGE.

Item No. 01-13 (RFCO No. 15 / ChgDir No. 2)

Furnish and install revised tile work, painting, toilet accessories, and shower fixtures at locker rooms. Requested by Architect.

Cost Benefit to Owner: Provides equitable solution where conflicting shower system construction requirements had been indicated on the bidding documents.

DEDUCT: \$5,831.00

Item No. 01-14 (RFCO No. 17 / RFI No. 18)

Furnish and install revised foundation at Blue Duct, including undercutting to bearing. Requested by Engineer.

Cost Benefit to Owner: Required to allow proper installation of duct, plenum and masonry chase walls under the new pool deck in an area of deep bearing.

ADD: \$17,196.00

Item No. 01-15 (RFCO No. 18R / RFI No. 39)

Furnish and install additional concrete piers and grade beams at the storm and sanitary lines installed under the entrance outside of Phase 3. Requested by Engineer.

Cost Benefit to Owner: Required to obtain proper bearing for new construction in an area where depth of existing storm lines required overexcavation and loss of needed soil bearing.

ADD: \$62,336.00

Item No. 01-16 (RFCO No. 19 / RFP No. 10)

Create new masonry opening for new frame, door, and hardware at Woodland Middle School. Frame, door, and hardware or Owner furnished, contractor installed. Patch, caulk, and finish. Requested by Owner.

Cost Benefit to Owner: Provides direct corridor access to a space being repurposed for a new use. Space currently only accessible through existing classroom.

ADD: \$5,883.00

TOTAL ADD: \$18,164.00

The original Contract Sum was

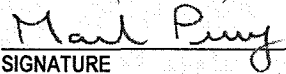
\$ 31,401,986.00


The net change by previously authorized Change Orders	\$	0.00
The Contract Sum prior to this Change Order was	\$	31,401,986.00
The Contract Sum will be increased by this Change Order in the amount of	\$	18,164.00
The new Contract Sum including this Change Order will be	\$	31,420,150.00

The Contract Time will be increased by Sixty (60) days.
The new date of Substantial Completion will be October 6, 2023 for pool spaces

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, Sr. Project Manager
PRINTED NAME AND TITLE
5/23/2022
DATE

Morel Construction Co., LLC
CONTRACTOR (Firm name)

SIGNATURE
Adolph F Zell IV, Vice President
PRINTED NAME AND TITLE
5/23/22
DATE

Kenton County Board of Education
OWNER (Firm name)
SIGNATURE
Rob Haney, Executive Director of Support Operations
PRINTED NAME AND TITLE
DATE