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Issue Paper

DATE:

6/15/2022

AGENDA ITEM (ACTION ITEM):

Consider/Approve Change Order No. 3 with Morel Construction for the Beechgrove Addition and Renovation Project – BG 21-140.

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 third (3rd) change order for the Beechgrove Addition and Renovation Project associated with Morel Construction. The original contract was \$3,252,761.00. This change order for an additional \$24,986.00 with previous change orders of \$140,891.47 makes the new contract sum \$3,418,638.47.

Item No 1: Relocate approximately 25' of 1" domestic water piping in existing gymnasium and remove two (2) redundant limited area sprinkler heads.

ADD: \$ 2,851.00

Item No 2: Add 6" stud wall and sheathing at roofline at intersection of addition and existing. Cut off roof angle and install plate extension.

ADD: \$ 5,134.00

Item No 3: Provide lay-in ceiling at Vestibule in lieu of painted drywall.

DEDUCT: \$ 221.00

Item No 5: Provide and install louver L-2 at exterior of mechanical mezzanine.

ADD: \$ 1,821.00

Item No 6: Remove existing gym exhaust system and add condensate drain line at mechanical mezzanine.

ADD: \$ 10,305.00

Item No 7: Rework waterline for icemaker, remove exhaust duct, and remove exhaust duct, and remove electric.

ADD: \$ 5,096.00

TOTAL ADD: \$ 24,986.00

SUMMARY OF CHANGE ORDER FOR BEECHGROVE ADDITION AND RENOVATION BG 21-140

The original contingency for this project	\$ 241,294.00
Total for prior approved change orders	(\$ 140,891.47)
Total for prior Material/Equipment purchase order changes	\$ 0.00
Total for current change orders	<u>(\$ 24,986.00)</u>
Contingency Balance	\$ 75,416.53

FISCAL/BUDGETARY IMPACT:

Addition of \$24,986.00 to the existing contract for Morel Construction.

RECOMMENDATION:

Approve Change Order No. 3 with Morel Construction for the Beechgrove Addition and Renovation Project – BG 21-140.

CONTACT PERSON:

Rob Haney, Chief Operations Officer

Principal/Administrator

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



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Change Order

PROJECT: <i>(Name and address)</i> Addition & Renovation Beechgrove Elementary School 1029 Bristow Road Independence, KY 41051	CONTRACT INFORMATION: Contract For: General Construction Date: 06/23/2021	CHANGE ORDER INFORMATION: Change Order Number: 003 Date: 6/13/2022
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 03-01 (RFCO No. 13R / Change Directive No. 8)

Relocate approximately 25' of 1" domestic water piping in existing gymnasium and remove two redundant limited area sprinkler heads. Requested by Engineer.

Cost Benefit to Owner: Removes obstruction to new construction and removes abandoned infrastructure.

ADD: \$2,851.00

Item 03-02 (RFCO No. 17R / RFI No. 6)

Add 6" stud wall and sheathing at roof line at intersection of addition and existing. Cut off roof angle and install plate extension. Requested by Architect.

Cost Benefit to Owner: Accommodates proper flashing at intersection with existing roof.

ADD: \$5,134.00

Item 03-03 (RFCO No. 18)

Provide lay-in ceiling at Vestibule in lieu or painted drywall. Requested by Architect.

Cost Benefit to Owner: Allows for easier future maintenance of above ceiling mech. equipment.

DEDUCT: \$221.00

Item 03-04 (RFCO No. 19 / Change Directive No. 9)

Provide and install louver L-2 at exterior of mechanical mezzanine. Requested by Engineer.

Cost Benefit to Owner: Required for proper function of exhaust air system.

ADD: \$1,821.00

Item 03-05 (RFCO No. 20R / Change Directive No. 10)

Remove existing gym exhaust system and add condensate drain line at mechanical mezzanine. Requested by Engineer.

Cost Benefit to Owner: Removes abandoned infrastructure and addresses future maintenance concerns at mechanical mezzanine.

ADD: \$10,305.00

Item 03-06 (RFCO No. 21 / Change Directive No. 11)

Rework waterline for ice maker, remove exhaust duct, and remove electric. Requested by Owner.

Cost Benefit to Owner. Work facilitates changing existing can wash location to a new kitchen office.

ADD: \$5,096.00

TOTAL ADD: \$24,986.00

The original Contract Sum was

\$ 3,252,761.00

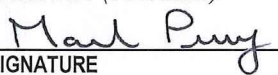
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User Notes: (3B9ADA46)

The net change by previously authorized Change Orders	\$	140,891.47
The Contract Sum prior to this Change Order was	\$	3,393,652.47
The Contract Sum will be increased by this Change Order in the amount of	\$	24,986.00
The new Contract Sum including this Change Order will be	\$	3,418,638.47

The Contract Time will be increased by Zero (0) days.
The new date of Substantial Completion will be September 8, 2022

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
6/13/2022
DATE

Morel Construction Co., LLC
CONTRACTOR (Firm name)
Matthew B Morel

SIGNATURE
Matthew B Morel, VP
PRINTED NAME AND TITLE
06/13/22
DATE

Kenton County Board of Education
OWNER (Firm name)

SIGNATURE
Rob Haney, Executive Director of Support Operations
PRINTED NAME AND TITLE

DATE