



Kenton County School District | *It's about ALL kids.*

# Issue Paper

**DATE:**

7/20/2022

**AGENDA ITEM (ACTION ITEM):**

Consider/Approve Change Order No. 4 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 fourth (4<sup>th</sup>) 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 \$33,092.00 with previous change orders of \$165,877.47 makes the new contract sum \$3,451,730.47.

- Item No 1: Furnish and install new floor drain for icemaker condensate drain.  
ADD: \$ 3,543.00
  - Item No 2: Delete single wythe masonry bond beams and install new steel lintels with masonry infill. Tooth-in masonry at multi-wythe walls in lieu of single wythe walls. Move workroom door to corridor wall and tooth-in multi-wythe wall. Provide CMU sills with bullnose at window openings. Remove ceilings and finish floor at rooms #1102A and #2109.  
ADD: \$ 19,165.00
  - Item No 3: Relocate rough-in for speakers in the gymnasium. ADD: \$ 0.00
  - Item No 4: Provide camera locations service to find existing plumbing line location and perform additional saw cutting, piping, and patching to tie-in to pipe in the existing gymnasium. ADD: \$ 4,042.00
  - Item No 5: Provide French drain with collector pipe at base of playground sidewalk. Ease grades adjacent to sidewalk. Seed and straw disturbed areas.  
ADD: \$ 6,342.00
- TOTAL ADD: \$ 33,092.00**

**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	(\$ 165,877.47)
Total for prior Material/Equipment purchase order changes	\$ 0.00
Total for current change orders	<u>(\$ 33,092.00)</u>
Contingency Balance	\$ 42,324.53

**FISCAL/BUDGETARY IMPACT:**

Addition of \$33,092.00 to the existing contract for Morel Construction.

**RECOMMENDATION:**

Approve Change Order No. 4 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*



**AIA**<sup>®</sup>

# Document G701™ – 2017

## Change Order

**PROJECT:** *(Name and address)*  
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: 004  
  
Date: 7/18/2022

**OWNER:** *(Name and address)*  
Kenton County Board of Education  
1055 Eaton Drive  
Ft. Wright, KY 41017

**ARCHITECT:** *(Name and address)*  
PCA Architecture, PSC  
906 Monmouth Street  
Newport, KY 41071

**CONTRACTOR:** *(Name and address)*  
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 04-01 (RFCO No. 22)

Furnish and install new floor drain for icem maker condensate drain. Requested by Engineer.

Cost Benefit to Owner: Maintains ice maker functionality while removing obstruction in new kitchen office.

ADD: \$3,543.00

Item 04-02 (RFCO No. 23-R / RFP No. 2)

Delete single wythe masonry bond beams and install new steel lintels with masonry infil. Tooth-in masonry at multi-wythe walls in lieu of single wythe walls. Move workroom door to corridor wall and tooth-in multi-wythe wall. Provide CMU sills with bullnose at window openings. Remove ceilings and finish floor at rooms #1102A and #2109. Requested by Architect and Owner.

Cost Benefit to Owner: Necessary to provide finished appearance at multi-wythe existing masonry walls, provides direct access to workroom from corridor, and removed unwanted existing ceilings and floors in new mechanical spaces.

ADD: \$19,165.00

Item 04-03 (RFCO No. 24 / RFI No. 42)

Relocate rough-in for speakers in the gymnasium. Requested by Engineer.

Cost Benefit to Owner: Locates speakers at an elevation where they are less vulnerable to being hit.

NO COST

Item 04-04 (RFCO No. 26)

Provide camera locations service to find existing plumbing line location and perform additional saw cutting, piping, and patching to tie-in to pipe in the existing gymnasium. Requested by Engineer.

Cost Benefet to Owner: Required to locate existing sanitary line location as it was not located where original building drawings indicate. Needed for proper tie-in of new waste piping.

ADD: \$4,042.00

Item 04-05 (RFCO No. 27 / ChgDir No. 15)

Provide French drain with collector pipe at base of playground sidewalk. Ease grades adjacent to sidewalk. Seed and straw disturbed areas. Requested by Owner.

Cost Benefit to Owner: Eases transition from sidewalk to playground. Collects runoff inside the playground and redirects it to existing catch basin.

ADD: \$6,342.00

TOTAL ADD: \$33,092.00

The original Contract Sum was

\$ 3,252,761.00

The net change by previously authorized Change Orders

\$ 165,877.47

The Contract Sum prior to this Change Order was	\$	3,418,638.47
The Contract Sum will be increased by this Change Order in the amount of	\$	33,092.00
The new Contract Sum including this Change Order will be	\$	3,451,730.47

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

7/18/2022

DATE

Morel Construction Co., LLC  
CONTRACTOR (Firm name)

Matthew B Morel Digitally signed by Matthew B Morel  
DN: cn=Matthew B Morel, o=Morel Construction Co., LLC, ou=Contractors & Trades  
Date: 2022.07.18 13:36:25 -0400  
SIGNATURE

Matthew B. Morel, VP

PRINTED NAME AND TITLE

07/18/2022

DATE

Kenton County Board of Education  
OWNER (Firm name)

SIGNATURE

Rob Haney, Executive Director of Support Operations

PRINTED NAME AND TITLE

DATE