

DATE:

9/22/2022

AGENDA ITEM (ACTION ITEM):

Consider/Approve Change Order No. 5 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 fifth (5th) 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 \$544.02 with previous change orders of \$198,969.47 makes the new contract sum \$3,452,274.49.

Item No 1: Provide power to kitchen mini-splits. Existing electric reused for 2 new units. Electric for unit in Kitchen Manager's Office.

ADD: \$ 0.00

Item No 2: Change 6" millwork style base to 6" cove base as ordered based on submitted shop drawings.

DEDUCT: \$ 1,400.00

Item No 3: Provide floor drain in Second Floor Mechanical Room.

ADD: \$ 1,972.00

Item No 4: Cost to replace the compressor on RTU #3 which was wired incorrectly during panel changeout by the Electrical Contractor.

DEDUCT: \$ 2,217.98

Item No 5: Asphalt price adjustment per asphalt placing index.

ADD: \$ 1,458.00

Item No 5: Provide and install supply register, return grill, and duct collars at mechanical mezzanine.

ADD: \$ 732.00

TOTAL ADD: \$ 544.02

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	(\$ 198,969.47)
Total for prior Material/Equipment purchase order changes	\$ 0.00
Total for current change orders	(\$ 544.02)
Contingency Balance	\$ 41,780.51

FISCAL/BUDGETARY IMPACT:

Addition of \$544.02 to the existing contract for Morel Construction.

RECOMMENDATION:

Approve Change Order No. 5 with Morel Construction for the Beechgrove Addition and Renovation Project – BG 21-140.

CONTACT PERSON:

Rob Haney, Chief Operations Officer

_____	<i>Rob Haney</i>	
<i>Principal/Administrator</i>	<i>District Administrator</i>	<i>Superintendent</i>

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: 005 Date: 9/20/2022
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 05-01 (RFCO No. 25 / ChgDir No. 14)

Provide power to kitchen mini-splits. Existing electric reused for two new units. Electric for unit in Kitchen Manager's Office as indicated in ChgDir No. 14. Requested by Engineer.

Cost Benefit to Owner: Provides needed power for units to run.

NO COST

Item 05-02 (RFCO No. 28)

Change 6" millwork style base to 6" cove base as ordered based o submitted shop drawings. Requested by Architect.

Cost Benefit to Owner: Adjusts contract to reflect savings in material cost.

DEDUCT: \$1,400.00

Item 05-03 (RFCO No. 29 / ChgDir No. 16)

Provide floor drain in Second Floor Mechanical Room. Requested by Owner.

Cost Benefit to Owner: Allows for exposed discharge of condensate and best accommodates future maintenance.

ADD: \$1,972.00

Item 05-04 (RFCO No. 31)

Cost to replace the compressor on RTU #3 which was wired incorrectly during panel changeout by the Electrical Contractor. Requested by Owner.

Cost Benefit to Owner: Compensation for required repairs necessitated by contractor error.

DEDUCT: \$2,217.98

Item 05-05 (RFCO No. 32)

Asphalt price adjustment per asphalt placing index in Section 321216. Requested by Contractor.

Cost Benefit to Owner: Adjusts material cost to reflect changes in market between bid date and installation date.

ADD: \$1,458.00

Item 05-06 (RFCO No. 33 / ChgDir No. 17)

Provide and install supply register, return grill, and duct collars at mechanical mezzanine. Requested by Engineer.

Cost Benefit to Owner: Required for proper conditioning of mechanical mezzanine.

ADD: \$732.00

TOTAL ADD: \$544.02

The original Contract Sum was	\$	3,252,761.00
The net change by previously authorized Change Orders	\$	198,969.47
The Contract Sum prior to this Change Order was	\$	3,451,730.47
The Contract Sum will be increased by this Change Order in the amount of	\$	544.02

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User Notes: (3B9ADA46)

The new Contract Sum including this Change Order will be

\$ 3,452,274.49

The Contract Time will be increased by Zero (0) days.

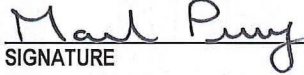
The new date of Substantial Completion will be September 8, 2022

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

9/20/2022

DATE

Morel Construction Co., LLC

CONTRACTOR (Firm name)

Matthew B Morel 

SIGNATURE

Matthew Morel, V.P.

PRINTED NAME AND TITLE

09/21/22

DATE

Kenton County Board of Education

OWNER (Firm name)



SIGNATURE

Rob Haney, Executive Director of Support Operations

PRINTED NAME AND TITLE

9/22/22

DATE