

DATE:

9/22/2022

AGENDA ITEM (ACTION ITEM):

Consider/Approve Change Order No. 3 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 third (3rd) 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 a deduction of \$8,471.00 with previous change orders of \$19,588.00 makes the new contract sum \$31,413,103.00.

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|------------|---|------------|-----------|
| Item No 1: | Furnish and install revised electric to HPC-1. | ADD: \$ | 2,027.00 |
| Item No 2: | Delete all work associated with the new trac surface. | DEDUCT: \$ | 66,135.00 |
| Item No 3: | Delete small electrical building. Electrical scope to be accommodated in existing electrical building. | DEDUCT: \$ | 6,300.00 |
| Item No 4: | Furnish and install louver at Practice Gym. | ADD: \$ | 2,302.00 |
| Item No 5: | Furnish and install two (2) faucets at concession stand 3-compartment sinks. | ADD: \$ | 2,871.00 |
| Item No 6: | Furnish and install revised fencing at baseball field, detention basin, and soccer field. | ADD: \$ | 404.00 |
| Item No 7: | Furnish and install revised concrete sealer at the pool seating area. | ADD: \$ | 2,589.00 |
| Item No 8: | Furnish and install millwork base in lieu of glazed tile base at Second Floor Corridors 2800B, 2800C, and 2900. | DEDUCT: \$ | 3,025.00 |

- Item No 9: Abandon existing electric manhole located in new driveway, demo the top, fill with flowable fill. ADD: \$ 3,182.00
- Item No 10: Furnish and install new water service to the baseball field. ADD: \$ 41,053.00
- Item No 11: Furnish and install widened parent drop off queue lane near the Eagles' Nest. ADD: \$ 7,424.00
- Item No 12: Revised foundations at four (4) baseball net poles as required by Geotechnical Engineer due to unsuitable soils. Foundation design changed from collar foundation to drilled pier with rebar cage. No cost for foundation change, but geotechnical requirement to not remove unsuitable soils exposed necessitated remobilization of drilling rig. ADD: \$ 3,485.00
- Item No 13: Furnish and install additional toilet accessories noted in RFP No. 16. ADD: \$ 1,652.00

TOTAL DEDUCT: \$ 8,471.00

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	(\$ 19,588.00)
Total for prior Material/Equipment purchase order changes	\$ 24,547.00
Total for current change orders	<u>\$ 8,471.00</u>
Contingency Balance	\$2,288,085.00

FISCAL/BUDGETARY IMPACT:

Deduction of \$8,471.00 to the existing contract for Morel Construction.

RECOMMENDATION:

Approve Change Order No. 3 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

Principal/Administrator

Rob Haney

District Administrator

[Signature]

Superintendent

 **AIA® Document G701™ – 2017****Change Order**

PROJECT: *(Name and address)*
20-032 Scott High School Renovation -
Phase V
5400 Pride Parkway
Taylor Mill, KY 41015

CONTRACT INFORMATION:
Contract For: General Construction

Date: 12/17/2021

CHANGE ORDER INFORMATION:
Change Order Number: 003

Date: 9/20/2022

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 03-01 (RFCO No. 07 / RFP No. 04)

Furnish and install revised electric to HPC-1. Requested by Engineer.

Cost Benefit to Owner: Required to provide sufficient power to submitted heat pump chiller.

ADD: \$2,027.00

Item 03-02 (RFCO No. 13)

Delete all work associated with the new track surface. Requested by Architect.

Cost Benefit to Owner: Returns value of specified scope to Owner for product determined to be inappropriate for this installation.

DEDUCT: \$66,135.00

Item 03-03 (RFCO No. 23 / RFP No. 08)

Delete small electrical building. Electrical scope to be accommodated in existing electrical building. Requested by Architect.

Cost Benefit to Owner: Returns value of specified scope deemed no longer necessary.

DEDUCT: \$6,300.00

Item 03-04 (RFCO No. 24 / RFI Response #50)

Furnish and install louver at Practice Gym. Requested by Engineer.

Cost Benefit to Owner: Provides finished intake at wall penetration.

ADD: \$2,302.00

Item 03-05 (RFCO No. 25R)

Furnish and install two faucets at concession stand 3-compartment sinks. Requested by Engineer.

Cost Benefit to Owner: Required for compliance with health department requirements.

ADD: \$2,871.00

Item 03-06 (RFCO No. 26 / ChgDir No. 08)

Furnish and install revised fencing at baseball field, detention basin, and soccer field. Excludes tear drop fence topper.

Requested by Owner and Architect.

Cost Benefit to Owner: Reduces visual impact at Pride Parkway North Entrance, adds fence where needed, reduces fence where not needed.

ADD: \$404.00

Item 03-07 (RFCO No. 28 / ChgDir No. 10)

Furnish and install revised concrete sealer at the pool seating area. Requested by Architect.

Cost Benefit to Owner: Provides a sealer most compatible with required concrete additives and simplifies future re-application by Owner.

ADD: \$2,589.00

Item 03-08 (RFCO No. 29)

Furnish and install millwork base in lieu of glazed tile base at Second Floor Corridors 2800B, 2800C, and 2900. Requested by Contractor.

Cost Benefit to Owner: Equitable solution for material change to facilitate construction schedule.

DEDUCT: \$3,025.00

Item 03-09 (RFCO No. 30)

Abandon existing electric manhole located in new driveway, demo the top, fill with flowable fill. Requested by Owner.

Cost Benefit to Owner: Most cost effective solution to reduce impact of now abandoned electric manhole. Ensure no future settling.

ADD: \$3,182.00

Item 03-10 (RFCO No. 31 / ChgDir No. 11)

Furnish and install new water service to the baseball field. Requested by Owner.

Cost Benefit to owner: Replaces existing, troubled, undersized water service with new.

ADD: \$41,053.00

Item 03-11 (RFCO No. 32 / ChgDir No. 16)

Furnish and install widened parent drop off queue lane near the Eagles' Nest. Requested by Architect.

Cost Benefit to owner: Eliminates choke point during PM pick-up resulting from revised circulation pattern.

ADD: \$7,424.00

Item 03-12 (RFCO No. 33)

Revised foundations at four baseball net poles as required by Geotechnical Engineer due to unsuitable soils. Foundation design changed from collar foundation to drilled pier with rebar cage. No cost for foundation change, but geotechnical requirement to not leave existing unsuitable soils exposed necessitated remobilization of drilling rig. Requested by Geotechnical Engineer.

Cost Benefit to Owner: Required to maintain construction schedule while addressing Geotechnical concerns.

ADD: \$3,485.00

Item 03-13 (RFCO No. 37 / RFP No. 16)

Furnish and install additional toilet accessories noted in RFP No. 16. Requested by Architect.

Cost Benefit to Owner: Adds several mirrors, soap dispensers, and paper towel dispensers not included in the bid.

ADD: \$1,652.00

TOTAL DEDUCT: \$8,471.00

The original Contract Sum was	\$	31,401,986.00
The net change by previously authorized Change Orders	\$	19,588.00
The Contract Sum prior to this Change Order was	\$	31,421,574.00
The Contract Sum will be decreased by this Change Order in the amount of	\$	8,471.00
The new Contract Sum including this Change Order will be	\$	31,413,103.00

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

The new date of Substantial Completion will be October 6, 2023 for pool spaces

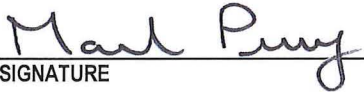
NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

PCA Architecture, PSC
ARCHITECT (Firm name)

Morel Construction Co., LLC
CONTRACTOR (Firm name)

Kenton County Board of Education
OWNER (Firm name)



SIGNATURE

Mark Perry, Sr. Project Manager

PRINTED NAME AND TITLE

9/20/2022

DATE



Digitally signed by Adolph F Zell IV
DN: c=US, E=fzell@moreconstruction.net,
ou=More Construction Co., LLC, OU=Vice
President, cn=Adolph F Zell IV
Date: 2022.09.21 07:24:17-04'00'

SIGNATURE

Adolph F Zell IV, Vice President

PRINTED NAME AND TITLE

9/21/22

DATE

SIGNATURE

Rob Haney, Executive Director of Support
Operations

PRINTED NAME AND TITLE

DATE