

DATE:

3/22/2023

AGENDA ITEM (ACTION ITEM):

Consider/Approve Change Order No. 10 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 tenth (10th) 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 \$142,776.00 with previous change orders of \$260,907.79 makes the new contract sum \$31,805,669.79.

- Item No 1: Furnish and install reconfigured site stairs and sidewalks along Lonneman Drive and delete modular retaining wall due to location and depth of existing water main. DEDUCT: \$ 15,513.00**
- Item No 2: Furnish and install new hose kits for new heat pumps at Woodland Middle School. ADD: \$ 36,296.00**
- Item No 3: Revise Owner PO NO 22005837 with Avenue Fabricating due to delays in delivery of metal roof deck at the pool. The delays resulted in need for alternate roofing products in order to be installed in cold weather. ADD: \$ 18,300.00**
- Item No 4: Furnish and install millwork style base in lieu of glazed tile base at Corridor 1800C serving the basketball locker rooms. DEDUCT: \$ 224.00**
- Item No 5: Furnish and install new storefront system at Woodland Middle School gymnasium entrance, including door hardware, access controls, and associated electrical work. ADD: \$ 95,512.00**
- Item No 6: Furnish and install high NRC black ceiling tile and grid at Auditorium and Control Booth. ADD: \$ 8,405.00**

TOTAL ADD: \$ 142,776.00

**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	(\$ 260,907.79)
Total for prior Material/Equipment purchase order changes	\$ 72,871.79
Total for current change orders	(\$ 142,776.00)
Contingency Balance	\$1,943,843.00

FISCAL/BUDGETARY IMPACT:

Addition of \$142,776.00 to the existing contract for Morel Construction.

RECOMMENDATION:

Approve Change Order No. 10 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



Superintendent



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: 010

Date: 3/22/2023

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 10-01 (RFCO No. 49)

Furnish and install reconfigured site stairs and sidewalks along Lonneman Drive and delete modular retaining wall due to location and depth of existing water main. Requested by Architect.

Cost Benefit to Owner: Maintains pedestrian connectivity and fire department requested access to sprinkler pit while providing credit back for work that could not be performed due to existing underground utility.

DEDUCT: \$15,513.00

Item 10-02 (RFCO No. 52R / RFP No. 26)

Furnish and install new hose kits for new heat pumps at Woodland Middle School. Requested by Owner.

Cost Benefit to Owner: Removes existing orifice valves and replaces with new shutoff valves as part of hose kit, facilitating easier future maintenance.

ADD: \$36,296.00

Item 10-03 (RFCO No. 54)

Revise Owner P.O. No. 22005837 with Avenue Fabricating Inc. due to delays in delivery of metal roof deck at the pool. The delays resulted in need for alternate roofing products in order to be installed in cold weather. Requested by General Contractor.

Cost Benefit to Owner: This results in No Net Change to the project cost as it combines with a corresponding deduct to the purchase order listed above. Allowed roof work to continue in cold weather, maintaining schedule.

ADD: \$18,300.00

Item 10-04 (RFCO No. 59)

Furnish and install millwork style base in lieu of glazed tile base at Corridor 1800C serving the basketball locker rooms.

Requested by General Contractor.

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

DEDUCT: \$224.00

Item 10-05 (RFCO No. 60 / RFP No. 24)

Furnish and install new storefront system at Woodland Middle School gymnasium entrance, including door hardware, access controls, and associated electrical work. Requested by Owner.

Cost Benefit to Owner: Replaces aging, failing storefront entry with new, weather tight, secure system.

ADD: \$95,512.00

Item 10-06 (RFCO No. 61 / Change Directive No. 19)

Furnish and install high NRC black ceiling tile and grid at Auditorium and Control Booth. Requested by Architect.

Cost Benefit to Owner: Specified high NRC tile was not available in any dark colors (only white). Allows for decreased glare and improved spectator viewing conditions during stage events.

ADD: \$8,405.00

TOTAL ADD: \$142,776.00

The original Contract Sum was	\$ 31,401,986.00
The net change by previously authorized Change Orders	\$ 260,907.79
The Contract Sum prior to this Change Order was	\$ 31,662,893.79
The Contract Sum will be increased by this Change Order in the amount of	\$ 142,776.00
The new Contract Sum including this Change Order will be	\$ 31,805,669.79

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

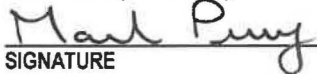
The new date of Substantial Completion will be October 6, 2023 for pool spaces.

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)



SIGNATURE

Mark Perry, Sr. Project Manager

PRINTED NAME AND TITLE

3/22/2023

DATE

Morel Construction Co., LLC

CONTRACTOR (Firm name)


Digitally signed by Adolph F Zell IV
DN: cn=Adolph F Zell IV, o=Morel Construction Co., LLC, ou=Vice
President, c=United States of America
Date: 2023.03.22 15:18:02 -0400

SIGNATURE

Adolph Zell, Vice President

PRINTED NAME AND TITLE

3/22/23

DATE

Kenton County Board of Education

OWNER (Firm name)

SIGNATURE

Rob Haney, Executive Director of Support
Operations

PRINTED NAME AND TITLE

DATE