

DATE:

5/25/2023

AGENDA ITEM (ACTION ITEM):

Consider/Approve Change Order No. 15 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 fifteenth (15th) 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 \$11,129.00 with previous change orders of \$616,023.79 makes the new contract sum \$32,029,138.79.

- Item No 1:** Furnish and install electrical and AV work associated with Owner provided TV at the pool lobby. **ADD: \$ 3,328.00**
- Item No 2:** Delete installation of one air vent and one drain valve at each of the Scott High School heat pumps as noted during heat pump mock-up review. **DEDUCT: \$ 4,100.00**
- Item No 3:** Delete four rooftop exhaust fans not shown on contract documents, infill opening and patch roof. **ADD: \$ 5,359.00**
- Item No 4:** In acknowledgement of the District and Scott High School Staff's assistance and patience with the ongoing construction project, Morel Construction will deduct \$2,000.00 from Morel's contract to help purchase a new field tarp. **DEDUCT: \$ 2,000.00**
- Item No 5:** Furnish and install booster pump in the existing line at the baseball field irrigation system due to low water pressure. Install additional 4,000 pounds of infield surface conditioner. **ADD: \$ 5,455.00**
- Item No 6:** Furnish and install approximately 900SF of pea gravel topping slab at old restrooms where full mortar bed ceramic tile was removed.

ADD: \$ 6,490.00

Item No 7: Revise ductwork at Green Room as part of Request for Information No. 111 response. Revision will allow reuse of duct shaft and eliminate need for new duct shaft in 2nd floor classroom. DEDUCT: \$ 3,403.00

TOTAL ADD: \$ 11,129.00

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	(\$ 616,023.79)
Total for prior Material/Equipment purchase order changes	\$ 72,871.79
Total for current change orders	<u>(\$ 11,129.00)</u>
Contingency Balance	\$1,720,374.00

FISCAL/BUDGETARY IMPACT:

Addition of \$11,129.00 to the existing contract for Morel Construction.

RECOMMENDATION:

Approve Change Order No. 15 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: <i>(Name and address)</i> 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: 015 Date: 5/24/2023
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 15-01 (RFCO No. 65 / RFP No. 25)

Furnish and install electrical and AV work associated with Owner provided TV at the pool lobby. Requested by Owner.

Cost Benefit to Owner: Required for school public messaging system.

ADD: \$3,328.00

Item 15-02 (RFCO No. 70)

Delete installation of one air vent and one drain valve at each of the Scott HS heat pumps as noted during heat pump mock-up review. Requested by Owner.

Cost Benefit to Owner: Allows Owner to realize cost savings for not installing unnecessary components.

DEDUCT: \$4,100.00

Item 15-03 (RFCO No. 71 / RFI Response No. 108)

Delete four rooftop exhaust fans not shown on contract documents, infill openings and patch roof. Requested by Architect.

Cost Benefit to Owner: Eliminates abandoned curbs and roof penetrations.

ADD: \$5,359.00

Item 15-04 (RFCO No. 73)

In acknowledgement of the District and Scott High School Staff's assistance and patience with the ongoing construction project, Morel Construction Co., LLC will deduct \$2,000.00 from Morel's contract to help purchase a new field tarp.

Requested by Owner.

Cost Benefit to Owner: Helps offset purchase cost of new tarp for baseball field.

DEDUCT: \$2,000.00

Item 15-05 (RFCO No. 74)

Furnish and install booster pump in the existing line at the baseball field irrigation system due to low water pressure. Install additional 4,000 pounds of infield surface conditioner. Requested by Engineer and Architect.

Cost Benefit to Owner: Required to improve irrigation system coverage of newly installed sod and required to improve texture and drying of infield skin.

ADD: \$5,455.00

Item 15-06 (RFCO No. 75)

Furnish and install approximately 900SF of pea gravel topping slab at old restrooms where full mortar bed ceramic tile was removed. Requested by Architect.

Cost Benefit to Owner: Required to level concealed slab depression.

ADD: \$6,490.00

Item 15-07 (RFCO No. 76 / RFI Response No. 111)

Revise ductwork at Green Room as part of Request for Information No. 111 response. Revision will allow reuse of duct shaft and eliminate need for new duct shaft in 2nd floor classroom. Requested by General Contractor.
 Cost Benefit to Owner: Equitable solution for work not performed. Eliminates disruption of existing finished space above.
 DEDUCT: \$3,403.00

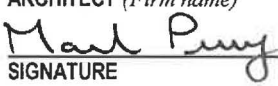
TOTAL ADD: \$11,129.00

The original Contract Sum was	\$	31,401,986.00
The net change by previously authorized Change Orders	\$	616,023.79
The Contract Sum prior to this Change Order was	\$	32,018,009.79
The Contract Sum will be increased by this Change Order in the amount of	\$	11,129.00
The new Contract Sum including this Change Order will be	\$	32,029,138.79

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
 5/24/2023
DATE

Morel Construction Co., LLC
CONTRACTOR (Firm name)

SIGNATURE
 Adolph F Zell IV, Vice President
PRINTED NAME AND TITLE
 5/24/23
DATE

Kenton County Board of Education
OWNER (Firm name)
SIGNATURE
 Rob Haney, Executive Director of Support Operations
PRINTED NAME AND TITLE
DATE