

DATE:

7/28/2023

AGENDA ITEM (ACTION ITEM):

Consider/Approve Change Order No. 17 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 seventeenth (17th) 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 \$199,470.00 with previous change orders of \$667,919.79 makes the new contract sum \$32,269,375.79.

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|-------------------|---|----------------------------|
| Item No 1: | Furnish and install new roof drains and overflow piping at the Gym roof areas. | ADD: \$ 97,541.00 |
| Item No 2: | Furnish and install occupancy sensors at both Main Gym and Practice Gym. | ADD: \$ 22,077.00 |
| Item No 3: | Furnish and install new roof drains, overflow drains, revised piping and scuppers in Area A as indicated in RFP No. 27. | ADD: \$ 45,660.00 |
| Item No 4: | Price adjustment to clerical error in Item 06-01 previously approved in Change Order No 6. Subcontractor's cost of \$7,968.00 is reduced to \$3,560.00 by this change. | DEDUCT: \$ 5,232.00 |
| Item No 5: | Furnish and install revised gas line work at the existing building to allow for thicker roof insulation to be installed. Rework supply line at East façade of auditorium to reduce its prominence. | ADD: \$ 10,566.00 |
| Item No 6: | Furnish and install specialty primer at existing Auditorium walls so they can be painted over. | ADD \$ 2,545.00 |
| Item No 7: | Furnish and install revised fencing location, height, and extents at Taylor Mill Elementary. | DEDUCT: \$ 8,239.00 |
| Item No 8: | Demo existing 6" CMU wall at Area A Classrooms. Does not include new walls. Does not include demolition of Auditorium walls. | ADD: \$ 10,099.00 |

Item No 9: Furnish and install hydronic pipe from existing geothermal header to Mechanical Room 2550 shown to be existing on plans.

ADD: \$ 24,453.00

TOTAL ADD: \$ 199,470.00

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	(\$ 667,919.79)
Total for prior Material/Equipment purchase order changes	\$ 72,871.79
Total for current change orders	<u>(\$ 199,470.00)</u>
Contingency Balance	\$1,480,137.00

FISCAL/BUDGETARY IMPACT:

Addition of \$199,470.00 to the existing contract for Morel Construction.

RECOMMENDATION:

Approve Change Order No. 17 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:

Matt Rigg, Chief Operations Officer

Principal/Administrator



District Administrator



Superintendent



AIA® 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: 017 Date: 7/26/2023
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 17-01 (RFCO No. 50R2 / RFP No. 22)

Furnish and install new roof drains and overflow piping at the Gym roof areas. Requested by Engineer.

Cost Benefit to Owner: Provides piped secondary drain system at existing gymnasium.

ADD: \$97,541.00

Item 17-02 (RFCO No. 51)

Furnish and install occupancy sensors at both Main Gym and Practice Gym per response to Request for Information No. 14. Requested by Engineer.

Cost Benefit to Owner: Allows lights to turn on and off without intervention by occupant.

ADD: \$22,077.00

Item 17-03 (RFCO No. 77 / RFP No. 27)

Furnish and install new roof drains, overflow drains, revised piping, and scuppers in Area A as indicated in RFP No. 27.

Requested by Engineer and Architect.

Cost Benefit to Owner: Provides overflow scuppers for secondary drainage and piped secondary drains where scuppers are not a permitted solution.

ADD: \$45,660.00

Item 17-04 (RFCO No. 78 / RFP No. 7 / Change Order No. 6)

Price adjustment to clerical error in Item 06-01 previously approved in Change Order No. 6. Subcontractor's cost of \$7,968.00 is reduced to \$3,560.00 by this change. Also includes removal of drain line connections direct to blue duct. Requested by Engineer.

Cost Benefit to Owner: Provides credit for work not required or performed.

DEDUCT: \$5,232.00

Item 17-05 (RFCO No. 80)

Furnish and install revised gas line work at the existing building to allow for thicker roof insulation to be installed. Rework supply line at East facade of auditorium to reduce its prominence. Requested by Engineer and Architect.

Cost Benefit to Owner: Required to allow thicker roof insulation, reducing on-going utility costs. Reduces prominence of gas line on street facing portion of building.

ADD: \$10,566.00

Item 17-06 (RFCO No. 81)

Furnish and install specialty primer at existing Auditorium walls so they can be painted over. Requested by General Contractor.

Cost Benefit to Owner: Required to ensure proper paint adhesion and qualify for warranty at existing walls previously painted with dry-erase wall paint.

ADD: \$2,545.00

Item 17-07 (RFCO No. 82 / Change Directive No. 31)

Furnish and install revised fencing location, height, and extents at Taylor Mill Elementary per Change Directive No. 31. Requested by Owner.

Cost Benefit to Owner: Provides reduction in fence costs while facilitating better visual screening and improving safety/security along property line shared with adjacent residential properties.

DEDUCTION: \$8,239.00

Item 17-08 (RFCO No. 83)

Demo existing 6" CMU wall at Area A Classrooms. Does not include new walls. Does not include demolition of Auditorium walls. Requested by Architect.

Cost Benefit to Owner: Required to remove existing unstable masonry.

ADD: \$10,099.00

Item 17-09 (RFCO No. 84)

Furnish and install hydronic pipe from existing geothermal header to Mechanical Room 2550 shown to be existing on plans. Requested by Engineer.

Cost Benefit to Owner: Required for proper functionality. Installs required work that had been credited in Phase III.

ADD: \$24,453.00

TOTAL ADD: \$199,470.00

The original Contract Sum was	\$	31,401,986.00
The net change by previously authorized Change Orders	\$	667,919.79
The Contract Sum prior to this Change Order was	\$	32,069,905.79
The Contract Sum will be increased by this Change Order in the amount of	\$	199,470.00
The new Contract Sum including this Change Order will be	\$	32,269,375.79

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

7/26/2023

DATE

Morel Construction Co., LLC

CONTRACTOR (Firm name)

 Digitally signed by Adolph F Zell IV
DN: cn=US, email=adolf@morelconstruction.net,
ou="Morel Construction Co., LLC", ou=Vice
President, cn=Adolph F Zell IV
Date: 2023.07.27 11:15:37-0400

SIGNATURE

Adolph Zell Vice President

PRINTED NAME AND TITLE

7/27/2023

DATE

Kenton County Board of Education

OWNER (Firm name)

SIGNATURE

Matt Rigg, Chief Operations Officer

PRINTED NAME AND TITLE

DATE