

DATE:

8/31/2023

AGENDA ITEM (ACTION ITEM):

Consider/Approve Change Order No. 18 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 eighteenth (18th) 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 \$56,367.00 with previous change orders of \$867,389.79 makes the new contract sum \$32,325,742.79.

Item No 1: Delete loading dock and construct new screen walls around existing transformer cabinet which now has to remain in place around fire pump generator. Work also includes a credit for the fire pump electrical feed and added temporary support / re-support of the existing fire pump metering when existing screen walls are removed. (Note: this change also results in a corresponding deduct to PO 22005837).

DEDUCT: \$ 10,889.00

Item No 2: Furnish and install revised fire hydrant and storm sewer work at Taylor Mill Elementary in accordance with RFP No. 30 and revised NKWD detail drawings dated 6/15/23. Work also includes milling and 2" overlay at entrance in lieu of full depth asphalt.

ADD: \$ 29,330.00

Item No 3: Demo existing 8" and 6" CMU at Area A Auditorium walls due to the instability of the existing CMU. Work does not include constructing new walls.

ADD: \$ 19,866.00

Item No 4: Furnish and install additional wall panels at the Stage.

ADD: \$ 2,896.00

- Item No 5: Furnish and install two burnished block piers to cover existing concrete columns at the first floor corridor in Area A. ADD: \$ 4,666.00
- Item No 6: Furnish and install Quazite pull box over existing damaged data conduit between the Eagles Nest and the Press Box. ADD \$ 2,130.00
- Item No 7: Furnish and install new conversion kit for Car Rider Pro system at Taylor Mill Elementary School to allow remote head installation beyond the capability of the existing system. ADD: \$ 2,898.00
- Item No 8: Furnish and install high moisture adhesive to allow sports flooring to be installed at Practice Gym. ADD: \$ 5,470.00

TOTAL ADD: \$ 56,367.00

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	(\$ 867,389.79)
Total for prior Material/Equipment purchase order changes	\$ 75,828.41
Total for current change orders	<u>(\$ 56,367.00)</u>
Contingency Balance	\$ 1,426,726.62

FISCAL/BUDGETARY IMPACT:

Addition of \$56,367.00 to the existing contract for Morel Construction.

RECOMMENDATION:

Approve Change Order No. 18 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: *(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: 018

Date: 8/30/2023

OWNER: *(Name and address)*
Kenton County Board of Education
1055 Eaton Drive
Ft. Wright, KY 41017

ARCHITECT: *(Name and address)*
Emboss Design, 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 18-01 (RFCO No. 79 / RFP No. 11)

Delete loading dock and construct new screen walls around existing transformer cabinet which now has to remain in place and around fire pump generator. Work also includes a credit for the fire pump electrical feed and added temporary support / re-support of the existing fire pump metering when existing screen walls are removed. Note, this change also results in a corresponding deduct to Owner PO 22005837). Requested by Owner and Architect.

Cost Benefit to Owner: Compensation for work not performed while concealing utility equipment that must remain.

DEDUCT: \$10,889.00

Item 18-02 (RFCO No. 86 / RFP No. 30)

Furnish and install revised fire hydrant and storm sewer work at Taylor Mill Elementary in accordance with RFP No. 30 and revised NKWD detail drawings dated 6/15/2023. Work also includes milling and 2" overlay at entrance in lieu of full depth asphalt. Requested by Civil Engineer.

Cost Benefit to Owner: Necessary for compliance with NKWD requirements and addresses surface drainage concerns near public sidewalks along the roadway.

ADD: \$29,330.00

Item 18-03 (RFCO No. 88)

Demo existing 8" and 6" CMU at Area A Auditorium walls due to the instability of the existing CMU. Work does not include constructing new walls. Requested by Architect.

Cost Benefit to Owner: Required to address structural instability uncovered in original exterior masonry walls.

ADD: \$19,866.00

Item 18-04 (RFCO No. 89)

Furnish and install additional wall panels at the Stage. Requested by Architect.

Cost Benefit to Owner: Required to address appearance of existing stage apron walls discovered to be an issue during shop drawing review.

ADD: \$2,896.00

Item 18-05 (RFCO No. 90)

Furnish and install two burnished block piers to cover existing concrete columns at the first floor corridor in Area A. Requested by Architect.

Cost Benefit to Owner: Required to conceal existing concrete columns deemed to be of unsatisfactory physical appearance to be left exposed to view.

ADD: \$4,666.00

Item 18-06 (RFCO No. 91)

Furnish and install Quazite pull box over existing damaged data conduit between the Eagles Nest and the Press Box.

Requested by Contractor.

Cost Benefit to Owner: Required to address uncovered condition where low voltage pathway below grade was found to be broken.

ADD: \$2,130.00

Item 18-07 (RFCO No. 92)

Furnish and install new conversion kit for Car Rider Pro system at Taylor Mill Elementary School to allow remote head installation beyond the capability of the existing system. Requested by Owner.

Cost Benefit to Owner: Required to allow full, reliable functionality of relocated sensing station based on site constraints.

ADD: \$2,898.00

Item 18-08 (RFCO No. 93)

Furnish and install high moisture adhesive to allow sports flooring to be installed at Practice Gym. Requested by Contractor.

Cost Benefit to Owner: Required to maintain warranty and allow installation of sports flooring where new slab continued to test out as containing too much moisture for standard adhesive.

ADD: \$5,470.00

TOTAL ADD: \$56,367.00

The original Contract Sum was	\$	31,401,986.00
The net change by previously authorized Change Orders	\$	867,389.79
The Contract Sum prior to this Change Order was	\$	32,269,375.79
The Contract Sum will be increased by this Change Order in the amount of	\$	56,367.00
The new Contract Sum including this Change Order will be	\$	32,325,742.79

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

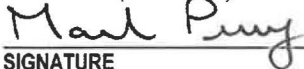
The new date of Substantial Completion will be October 6, 2023 for pool spaces

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.

Emboss Design, PSC

ARCHITECT (Firm name)



SIGNATURE

Mark Perry, Sr. Project Manager

PRINTED NAME AND TITLE

8/30/2023

DATE

Morel Construction Co., LLC

CONTRACTOR (Firm name)


Digitally signed by Adolph F Zell IV
DN: cn=Zell, o=Morel Construction Co., LLC, c=US
Morel Construction Co., LLC - CUNA
President, CN=Adolph F Zell IV
Date: 2023.08.30.15:41:12-0400

SIGNATURE

Adolph Zell Vice President

PRINTED NAME AND TITLE

8/30/23

DATE

Kenton County Board of Education

OWNER (Firm name)

SIGNATURE

Matt Rigg, Chief Operations Officer

PRINTED NAME AND TITLE

DATE