



Kenton County School District | *It's about ALL kids.*

Issue Paper

DATE:

10/26/2023

AGENDA ITEM (ACTION ITEM):

Consider/Approve Change Order No. 20 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 twentieth (20th) 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 \$235,528.70 with previous change orders of \$973,827.79 makes the new contract sum \$32,611,342.49.

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|-------------------|--|--------------------------|
| Item No 1: | Remove curb and patch roof deck at Woodland Middle School to allow boiler flues to be properly flashed. | ADD: \$ 1,803.00 |
| Item No 2: | Adjustment to the asphalt index for asphalt pavement placed at Taylor Mill Elementary this summer through August 2023. | ADD: \$ 12,911.00 |
| Item No 3: | Furnish and install 4 data drops to the BAS System. | ADD: \$ 1,720.00 |
| Item No 4: | Furnish and install new exterior masonry walls at auditorium. | ADD: \$ 93,628.00 |
| Item No 5: | Furnish and install a furred out gypsum board wall at green room and add a camera to the small corridor outside the green room. | ADD: \$ 8,675.00 |
| Item No 6: | Rework floors, masonry walls, gypsum board partitions, existing electric wiring at Nurse's area due to conduits and uneven floors found following demolition. | ADD: \$ 5,343.00 |

- Item No 7: Furnish and install additional masonry chase walls and gypsum board at Auditorium due to existing masonry wall conditions uncovered by demolition. ADD: \$ 7,262.00
- Item No 8: Pothole existing utility lines and gas lines to check for depth to allow work to proceed at Taylor Mill Elementary while utility relocation delayed the project. Once utilities were removed, demo utility shed, gas line, and old water lines from site. ADD: \$ 12,210.00
- Item No 9: Perform undercutting of existing subgrades at Taylor mill Elementary and backfill with DGA. ADD: \$ 39,317.70
- Item No 10: Furnish and install additional curb and striping, sidewalk alcove and paving at bus loop and steps and handrail at front entry. ADD: \$ 21,540.00
- Item No 11: Remove asphalt pavement at Eagles Nest area paving that was failed and replace with 4" of new pavement. Work includes temporary DGA patch as requested by owner to facilitate football season use. ADD: \$ 31,119.00

TOTAL ADD: \$ 235,528.70

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	(\$ 973,827.79)
Total for prior Material/Equipment purchase order changes	\$ 75,828.41
Total for current change orders	<u>(\$ 235,528.70)</u>
Contingency Balance	\$ 1,141,126.92

FISCAL/BUDGETARY IMPACT:

Addition of \$235,528.70 to the existing contract for Morel Construction.

RECOMMENDATION:

Approve Change Order No. 20 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



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: 020

Date: 10/25/2023

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 20-01 (RFCO No. 94)

Remove curb and patch roof deck at Woodland Middle School to allow boiler flues to be properly flashed. Found condition. Requested by General Contractor.

Cost Benefit to Owner: Decreases likelihood of future roof leak compared to leaving existing curb in place as originally planned.

ADD: \$1,803.00

Item 20-02 (RFCO No. 95)

Adjustment to the asphalt index for asphalt pavement placed at Taylor Mill Elementary this summer through August 2023. Requested by General Contractor.

Cost Benefit to Owner: Contract adjustment for material cost increase after bid day. Subcontractor was responsible for first 5% of increase.

ADD: \$12,911.00

Item 20-03 (RFCO No. 96 / RFI No. 141 Response)

Furnish and install 4 data drops to the BAS System. Requested by General Contractor.

Cost Benefit to Owner: Required for proper DDC operation and future/ongoing serviceability.

ADD: \$1,720.00

Item 20-04 (RFCO No. 97 / RFP No. 34)

Furnish and install new exterior masonry walls at auditorium. Requested by Architect.

Cost Benefit to Owner: Required to replace exterior walls found to be structurally deficient.

ADD: \$93,628.00

Item 20-05 (RFCO No. 98 / RFI No. 129 Response)

Furnish and install a furred out gypsum board wall at green room and add a camera to the small corridor outside the green room. Found condition. Requested by Architect.

Cost Benefit to Owner: Most cost effective solution to address concealed masonry found to be unacceptable for finished space and also to conceal existing conduits needing to remain in place. Camera is required to monitor alcove in corridor created by additional wall construction concealing conduits.

ADD: \$8,675.00

Item 20-06 (RFCO No. 99 / RFI No. 128 Response)

Rework floors, masonry walls, gypsum board partitions, existing electric and data wiring at Nurse's area due to conduits and uneven floors found following demolition. Found condition. Requested by Architect.

Cost Benefit to Owner: Most cost effective solution to deal with existing conduits and wiring as well as uneven floors between two spaces found following demolition.

ADD: \$5,343.00

Item 20-07 (RFCO No. 100 / RFI No. 125 Response)

Furnish and install additional masonry chase walls and gypsum board at Auditorium due to existing masonry wall conditions uncovered by demolition. Found condition. Requested by Architect.

Cost Benefit to Owner: Addresses uneven/damaged wall surfaces at high visibility second floor level of Auditorium uncovered by demolition.

ADD: \$7,262.00

Item 20-08 (RFCO No. 101)

Pothole existing utility lines and gas lines to check for depth to allow work to proceed at Taylor Mill Elementary while utility relocation delayed the project. Once utilities were removed, demo utility shed, gas line, and old water lines from site.

Requested by Owner.

Cost Benefit to Owner: Required to address existing utility lines buried at improper depth of coverage and removes abandoned phone hut and poles left by utility company.

ADD: \$12,210.00

Item 20-09 (RFCO No. 102)

Perform undercutting of existing subgrades at Taylor Mill Elementary and backfill with DGA. Found condition. Requested by Geotechnical Engineer.

Cost Benefit to Owner: Addresses insufficient subsoil conditions under existing pavement areas. Note, added costs are remaining balance after applying remainder of undercutting allowance built into the project.

ADD: \$39,317.70

Item 20-10 (RFCO No. 103 / Change Directive No. 32)

Furnish and install additional curb and striping (requested by Owner), sidewalk alcove and paving at bus loop (requested by Owner) and steps and handrail at front entry (requested by Architect).

Cost Benefit to Owner: Expanded scope replaces additional curbs and sidewalks, better transitions pedestrian experience from reconfigured parking lot to main entrance.

ADD: \$21,540.00

Item 20-11 (RFCO No. 108)

Remove asphalt pavement at Eagles Nest area paving that has failed and replace with 4" of new pavement. Work includes temporary DGA patch as requested by Owner to facilitate football season use. Requested by General Contractor.

Cost Benefit to Owner: Full depth replacement of area of failed asphalt parking lot abutting existing pavement.

ADD: \$31,119.00

TOTAL ADD: \$235,528.70

The original Contract Sum was	\$ 31,401,986.00
The net change by previously authorized Change Orders	\$ 973,827.79
The Contract Sum prior to this Change Order was	\$ 32,375,813.79
The Contract Sum will be increased by this Change Order in the amount of	\$ 235,528.70
The new Contract Sum including this Change Order will be	\$ 32,611,342.49

The Contract Time will be increased by one hundred twenty five (125) days.

The new date of Substantial Completion will be April 29, 2024

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)

Morel Construction Co., LLC
CONTRACTOR (Firm name)

Kenton County Board of Education
OWNER (Firm name)

Mark Perry

SIGNATURE

Mark Perry, Sr. Project Manager

PRINTED NAME AND TITLE

10/25/2023

DATE

SIGNATURE

PRINTED NAME AND TITLE

DATE

SIGNATURE

Matt Rigg, Chief Operations Officer

PRINTED NAME AND TITLE

DATE