



DATE:

10/26/2023

AGENDA ITEM (ACTION ITEM):

Consider/Approve Change Order No. 21 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 twenty-first (21th) 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 \$14,909.00 with previous change orders of \$1,209,356.49 makes the new contract sum \$32,626,251.49.

- Item No 1: Furnish and install grade, storm, concrete sidewalks, steps, walls, and handrails as indicated by Change Directives No. 5 and No. 13 due to the current electrical supply located too close to the existing ground surface. ADD: \$ 124,618.00**

- Item No 2: Furnish and install conduits and wiring to reconnect existing light poles at Taylor Mill Elementary that required new circuiting when sitework was performed and provide new light pole at front entrance drive. Work does not include the new wall mounted light fixture at the existing building outlined in the RFP due to concerns over its weight on the building. ADD: \$ 13,676.00**

- Item No 3: Furnish and install additional lighting near the Area B exterior doors (between cafeteria and practice gym). ADD: \$ 5,594.00**

- Item No 4: Furnish and install ceramic tile markers at the pool edge as noted in Change Directive No. 38. ADD: \$ 2,861.00**

- Item No 5: Furnish and install added domestic water wall hydrant exterior to the Green Room area. ADD: \$ 3,199.00**

- Item No 6:** Add GFI breakers to circuits serving drinking fountains as required by the Electrical Inspector whose position was GFI outlets were not acceptable. **ADD: \$ 0.00**
- Item No 7:** Furnish and install new thermostats for the auditorium air handlers. **ADD: \$ 6,620.00**
- Item No 8:** Credit unused Code Allowance of \$160,000.00 less RFCO No.'s. 35, 36, 72, and 116 for costs of \$3,388.00; \$678.00; \$10,494.00; and \$3,781.00 respectively. **DEDUCT: \$141,659.00**
- TOTAL ADD: \$ 14,909.00**

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	(\$1,209,356.49)
Total for prior Material/Equipment purchase order changes	\$ 75,828.41
Total for current change orders	<u>(\$ 14,909.00)</u>
Contingency Balance	\$ 1,126,217.92

FISCAL/BUDGETARY IMPACT:

Addition of \$14,909.00 to the existing contract for Morel Construction.

RECOMMENDATION:

Approve Change Order No. 21 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: 021

Date: 12/14/2023

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 21-01 (RFCO No. 64 / Change Directives No. 5 and 13)

Furnish and install grade, storm, concrete sidewalks, steps, walls and handrails as indicated by Change Directives No. 5 and No. 13. Requested by Architect and Owner.

Cost Benefit to Owner: Changes allow existing utilities at inadequate depth to remain in place. This solution saves money compared to relocating utilities.

ADD: \$124,618.00

Item 21-02 (RFCO No. 105 / RFP No. 32)

Furnish and install conduits and wiring to reconnect existing light poles at Taylor Mill Elementary that required new circuiting when sitework was performed and provide new light pole at front entrance drive. Work does not include the new wall mounted light fixture at the existing building outlined in the RFP due to concerns over its weight on the building. Requested by General Contractor and Owner.

Cost Benefit to Owner: Restores existing sight lighting functionality with new circuiting at sufficient depth and replaces an existing light pole with new.

ADD: \$13,676.00

Item 21-03 (RFCO No. 107 / RFP No. 28)

Furnish and install additional lighting near the Area B exterior doors (between cafeteria and practice gym). Requested by Owner.

Cost Benefit to Owner: Increases light level where it was determined existing coverage and new wall sconces was not sufficient to cover the area.

ADD: \$5,594.00

Item 21-04 (RFCO No. 110R / Change Directive 38)

Furnish and install ceramic tile markers at the pool edge as noted in Change Directive No. 38. Requested by Architect (required by pool inspector).

Cost Benefit to Owner: Required for final pool permit.

ADD: \$2,861.00

Item 21-05 (RFCO No. 112)

Furnish and install added domestic water wall hydrant exterior to the Green Room area. Requested by Owner.

Cost Benefit to Owner: Provides additional wall hydrant and hose coverage at exterior of building for an area left not covered when a bid day alternate was not accepted.

ADD: \$3,199.00

Item 21-06 (RFCO No. 116)

Add GFI breakers to circuits serving drinking fountains as required by the Electrical Inspector whose position was GFI outlets were not acceptable. Requested by Electrical Inspector.
 Cost Benefit to Owner: Required to expedite temporary certificate of occupancy.
 NO COST. See Item 21-08

Item 21-07 (RFCO No. 117 / RFI No. 146)
 Furnish and install new thermostats for the auditorium air handlers. Requested by Engineer.
 Cost Benefit to Owner: Required for proper functionality of auditorium air handlers.
 ADD: \$6,620.00

Item 21-08 (RFCO No. 118)
 Credit unused Code Allowance of \$160,000.00 less RFCO No.s 35, 36, 72 and 116 for costs of \$3,388.00; \$678.00; \$10,494.00; and \$3,781.00 respectively. Requested by Architect.
 Cost Benefit to Owner: Credits back unused allowance.
 DEDUCT: \$141,659.00

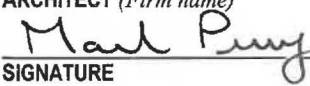
TOTAL ADD: \$14,909.00

The original Contract Sum was	\$	31,401,986.00
The net change by previously authorized Change Orders	\$	1,209,356.49
The Contract Sum prior to this Change Order was	\$	32,611,342.49
The Contract Sum will be increased by this Change Order in the amount of	\$	14,909.00
The new Contract Sum including this Change Order will be	\$	32,626,251.49

The Contract Time will be increased by Four (4) days.
 The new date of Substantial Completion will be May 3, 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.

<u>Emboss Design, PSC</u> ARCHITECT <i>(Firm name)</i>  SIGNATURE <u>Mark Perry, Sr. Project Manager</u> PRINTED NAME AND TITLE <u>12/14/2023</u> DATE	<u>Morel Construction Co., LLC</u> CONTRACTOR <i>(Firm name)</i> SIGNATURE <u>PRINTED NAME AND TITLE</u> <u>DATE</u> DATE	<u>Kenton County Board of Education</u> OWNER <i>(Firm name)</i> SIGNATURE <u>Matt Rigg, Chief Operations Officer</u> PRINTED NAME AND TITLE <u>DATE</u> DATE
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