

DATE:

12/14/2023

AGENDA ITEM (ACTION ITEM):

Consider/Approve Change Order No. 3 with Morel Construction for the Support Operations Center Project – BG 23-173.

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 third (3rd) change order for the Support Operations Center Project associated with Morel Construction. The original contract was \$20,518,787.00. This change order for a deduction of \$13,832.00 with previous change orders of \$408,988.00 making the new contract sum \$20,913,943.00.

Item No 1: Furnish and install revisions in fire protection vault, storm detention area, bus entrance area, and electrical requirements with PIV fire protection relocation. ADD: \$ 23,075.00

Item No 2: Furnish and install solid surface window sills. ADD: \$ 10,496.00

Item No 3: Furnish and install man door access to room 117 (Dry Food Storage) and 173 (Bug Room). Remove finish ceiling from 174 (Image Room). Revise HVAC for exposed duct work in Room 174 (Image Room). ADD: \$ 15,287.00

Item No 4: Furnish and install utility brick in lieu of modular brick as approved in the brick mock-up panel. DEDUCT: \$ 62,690.00

TOTAL DEDUCT: \$ 13,832.00

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	\$1,485,150.00
Total for prior approved change orders	(\$ 408,988.00)
Total for prior Material/Equipment purchase order changes	\$ 0.00
Total for current change orders	<u>\$ 13,832.00</u>
Contingency Balance	\$ 1,089,994.00

FISCAL/BUDGETARY IMPACT:

Deduction of \$13,832.00 to the existing contract for Morel Construction.

RECOMMENDATION:

Approve Change Order No. 3 with Morel Construction for the Support Operations Center Project – BG 23-173.

CONTACT PERSON:

Matt Rigg, Chief Operations Officer

Principal/Administrator



District Administrator



Superintendent



Document G701® – 2017

Change Order

PROJECT: (Name and address)
KCSO Support Operations Center
11800 Taylor Mill Road.
Independence, Kentucky 41051

CONTRACT INFORMATION:
Contract For: General Construction
Date: 6/6/2023

CHANGE ORDER INFORMATION:
Change Order Number: 003
Date: 12/11/2023

OWNER: (Name and address)
Kenton County School District
1055 Eaton Drive
Ft. Wright, Kentucky 41017

ARCHITECT: (Name and address)
GRW
801 Corporate Drive
Lexington, Kentucky 40503

CONTRACTOR: (Name and address)
Morel Construction Co., LLC
2801 Alexandria Way
Highland Heights, Kentucky 41076

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.)

Request for change order #3. Furnish and install revisions in Supplemental Instructions No. 1 dated 08/21/2023. Revised fire protection vault per contractors request. Revised storm detention area per AHJ requirements. Revised bus entrance area per AHJ requirements. Revised electrical requirements per associated work with PIV fire protection relocation request. See attached exhibit request for change order #3 in the amount of \$23,075.00. The contract time will be extended 10 days.

Request for change order #4. Furnish and install solid surface window sills as noted to be included on the window sill submittal. See attached exhibit request for change order #4 in the amount of \$10,496.00. The contract time will be extended 0 days.

Request for change order #5. Furnish and install revisions noted in Supplemental Instruction No. 2 dated 09/26/2023. Provide man door access to room 117 Dry Food Storage and 173 Bug Room 2. Remove finish ceiling from 174 Image Room. Revise HVAC for exposed duct work in 174 Image Room. See attached exhibit request for change order #5 in the amount of \$15,287.00. The contract time will be extended 10 days.

Request for change order #8. Furnish and install utility brick in lieu of modular brick as approved in the brick mock-up panel. See attached exhibit request for change order #8 for a deduct in the amount of \$62,690.00. The contract time will be extended 0 days.


The original Contract Sum was	\$ 20,518,787.00
The net change by previously authorized Change Orders	\$ 408,988.00
The Contract Sum prior to this Change Order was	\$ 20,927,775.00
The Contract Sum will be decreased by this Change Order in the amount of	\$ 13,832.00
The new Contract Sum including this Change Order will be	\$ 20,913,943.00


The Contract Time will be increased by Twenty (20) days.

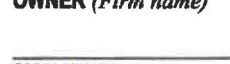
The new date of Substantial Completion will be February 5, 2025.

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.

GRW
ARCHITECT (Firm name)

SIGNATURE
David Vaught, Project Manager
PRINTED NAME AND TITLE
12 / 13 / 23
DATE

Morel Construction Co., LLC
CONTRACTOR (Firm name)

SIGNATURE
Adolph F. Zell, Vice President
PRINTED NAME AND TITLE
12/13/23
DATE

Kenton County School District
OWNER (Firm name)

SIGNATURE
Matthew Rigg, C.O.O.
PRINTED NAME AND TITLE
DATE