

**DATE:**

**1/26/2024**

**AGENDA ITEM (ACTION ITEM):**

**Consider/Approve Change Order No. 22 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-second (22<sup>nd</sup>) 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 \$59,483.00 with previous change orders of \$1,224,265.49 makes the new contract sum \$32,685,734.49.**

- Item No 1: Owner Requested: Furnish and install lighting and electric at dugouts in exposed conduits. ADD: \$ 14,488.00**
- Item No 2: Contractor and Owner Requested: Rework electric to the existing baseball light poles necessitated by grading and building foundations. ADD: \$ 26,750.00**
- Item No 3: Architect Requested: Furnish and install new exterior walls, delete replacement skylight, infill the former skylight, adjust air distribution and modify electric and lighting at second floor classroom. DEDUCT: \$ 28,106.00**
- Item No 4: Engineer Requested: Furnish and install new breakers, conduit and wire to refeed two (2) existing units serving auditorium. ADD: \$ 23,262.00**
- Item No 5: Owner and Local Inspector requested: Furnish and install EPO switch for the main pool pump. Work also includes EPO switches for pool heater as required by local boiler inspector. ADD: \$ 4,738.00**

- Item No 6: **Owner Requested: Install the hydronic system filter feeder provided by the Owner to the Woodland Middle School 2-pipe system.**  
ADD: \$ 4,424.00
  - Item No 7: **Engineer Requested: Rework existing storm piping at the handicap lift. Reroute around lift as original buried pipe ran through the lift area.**  
ADD: \$ 4,564.00
  - Item No 8: **Owner and Engineer Requested: Furnish and install revised control work associated with the deleted DP sensors at Woodland Middle School.**  
ADD: \$ 692.00
  - Item No 9: **Engineer Requested: Furnish and install masonry work, painting patchwork, and ductwork associated with the additional return air grilles at the stage.**  
ADD: \$ 8,671.00
- TOTAL ADD: \$ 59,483.00**

**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	(\$1,224,265.49)
Total for prior Material/Equipment purchase order changes	\$ 75,828.41
Total for current change orders	<u>(\$ 59,483.00)</u>
Contingency Balance	\$ 1,066,734.92

**FISCAL/BUDGETARY IMPACT:**

Addition of \$59,483.00 to the existing contract for Morel Construction.

**RECOMMENDATION:**

Approve Change Order No. 22 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

<hr/> <i>Principal/Administrator</i>	 <hr/> <i>District Administrator</i>	 <hr/> <i>Superintendent</i>
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# 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: 022  
  
Date: 1/25/2024

**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 22-01 (RFCO No. 34R / RFP No. 13)

Furnish and install lighting and electric at dugouts in exposed conduits. Requested by Owner.

Cost Benefit to Owner: Adds lighting and convenience outlets to dugouts.

ADD: \$14,488.00

Item 22-02 (RFCO No. 48R)

Rework electric to the existing baseball light poles necessitated by grading and building foundations. Requested by Contractor and Owner.

Cost Benefit to Owner: Addresses found condition of existing lighting circuit being too shallow and addresses on-going safety and maintenance concern at existing conduit entry into pressbox.

ADD: \$26,750.00

Item 22-03 (RFCO No. 104R / RFP No. 33)

Furnish and install new exterior walls, delete replacement skylight, infill the former skylight, adjust air distribution and modify electric and lighting at second floor classroom. Requested by Architect.

Cost Benefit to Owner: Required to replace the already removed original exterior masonry walls found to be unstable during demolition.

DEDUCT: \$28,106.00

Item 22-04 (RFCO No. 106 / RFI Response No. 137)

Furnish and install new breakers, conduit and wire to refeed two existing units serving auditorium. Requested by Engineer.

Cost Benefit to Owner: Required to maintain operation of existing units to remain located above the renovation area.

ADD: \$23,262.00

Item 22-05 (RFCO No. 109 / RFP No. 31)

Furnish and install EPO switch for the main pool pump. Work also includes EPO switches for pool heater as required by local boiler inspector. Requested by Local Inspector and Owner.

Cost Benefit to Owner: One switch was required to obtain occupancy, another allows remote status monitoring by District staff.

ADD: \$4,738.00

Item 22-06 (RFCO No. 113)

Install the hydronic system filter feeder provided by the Owner to the Woodland Middle School 2-pipe system. Requested by Owner.

Cost Benefit to Owner: Added functionality using parts salvaged from another location.

ADD: \$4,424.00

Item 22-07 (RFCO No. 114)

Rework existing storm piping at the handicap lift. Rerout around lift as original buried pipe ran through the lift area. Requested by Engineer.

Cost Benefit to Owner: Addresses unseen condition, allows lift to be installed.

ADD: \$4,564.00

Item 22-08 (RFCO No. 119R / Change Directive No. 39)

Furnish and install revised control work associated with the deleted DP sensors at Woodland Middle School. Requested by Owner and Engineer.

Cost Benefit to Owner: Required to ensure Building Automation System works properly after deleting sensors.

ADD: \$692.00

Item 22-09 (RFCO No. 121 / Change Directive No. 41)

Furnish and install masonry work, painting patchwork, and ductwork associated with the additional return air grilles at the stage. Requested by Engineer.

Cost Benefit to Owner: Improves performance of HVAC system backstage, ensuring better air temperature throughout.

ADD: \$8,671.00

TOTAL ADD: \$59,483.00

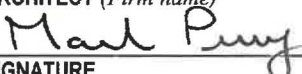
The original Contract Sum was	\$	31,401,986.00
The net change by previously authorized Change Orders	\$	1,224,265.49
The Contract Sum prior to this Change Order was	\$	32,626,251.49
The Contract Sum will be increased by this Change Order in the amount of	\$	59,483.00
The new Contract Sum including this Change Order will be	\$	32,685,734.49

The Contract Time will be increased by Thirty (30) days.

The new date of Substantial Completion will be June 2, 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)  
  
 SIGNATURE  
 Mark Perry, Sr. Project Manager  
 PRINTED NAME AND TITLE  
 1/25/2024  
 DATE

Morel Construction Co., LLC  
 CONTRACTOR (Firm name)  
  
 SIGNATURE  
 Adolph F Zell IV, Vice President  
 PRINTED NAME AND TITLE  
 1/25/24  
 DATE

Kenton County Board of Education  
 OWNER (Firm name)  
 SIGNATURE  
 Matt Rigg, Chief Operations Officer  
 PRINTED NAME AND TITLE  
 DATE