

DATE:

2/21/2024

AGENDA ITEM (ACTION ITEM):

Consider/Approve Change Order No. 23 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-third (23rd) 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 \$23,547.00 with previous change orders of \$1,283,748.49 makes the new contract sum \$32,709,281.49.

- Item No 1: Engineer Requested: Furnish and Install one (1) new exit sign at NE corner of pool allowing for increased occupancy on the pool deck per building code. ADD: \$ 3,139.00**
- Item No 2: Engineer Requested: Furnish and install electric circuit to the heat trace on the rooftop pool de-humidifier condensate line to prevent condensate from freezing in the winter. ADD: \$ 3,421.00**
- Item No 3: Architect Requested: Furnish and install additional epoxy resin to fill low spots in existing concrete floor slabs where terrazzo flooring will be installed in the first and second floor corridors to ensure the concrete is level to preserve the terrazzo warranty. ADD: \$ 13,950.00**
- Item No 4: Owner Requested: Furnish and install building automation system integration of the pool boiler allowing for automated control of the pool water heating system in the same system controlling all District HVAC systems . ADD: \$ 3,037.00**

TOTAL ADD: \$ 23,547.00

**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	(\$1,283,748.49)
Total for prior Material/Equipment purchase order changes	\$ 75,828.41
Total for current change orders	<u>(\$ 23,547.00)</u>
Contingency Balance	\$ 1,043,187.92

FISCAL/BUDGETARY IMPACT:

Addition of \$23,547.00.00 to the existing contract for Morel Construction.

RECOMMENDATION:

Approve Change Order No. 23 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



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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: 023

Date: 2/20/2024

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 23-01 (RFCO No. 122 / Change Directive No. 44)

Furnish and install one new exit sign at NE corner of pool. Requested by Engineer.

Cost Benefit to Owner: Allows increased occupant load on pool deck to be posted by Fire Department.

ADD: \$3,139.00

Item 23-02 (RFCO No. 125 / RFI No. 143)

Furnish and install electric circuit to the heat trace on pool DHU condensate line. Excludes chemical treatment lines at Woodland also mentioned in RFI response as that system will be drained down. Requested by Engineer.

Cost Benefit to Owner: Required to limit possibility the condensate line at roof-top mounted DHU will freeze in winter.

ADD: \$3,421.00

Item 23-03 (RFCO No. 127)

Furnish and install additional epoxy resin to fill low spots in existing slabs at terrazzo flooring in first and second floor corridors where existing concrete slabs exceed allowable variation in surface level. Requested by Architect.

Cost Benefit to Owner: Required to remedy existing conditions and allow compliant installation of 3/8" resinous matrix terrazzo floor.

ADD: \$13,950.00

Item 23-04 (RFCO No. 128 / Change Directive No. 42)

Furnish and install BAS integration of the pool equipment/boiler. Requested by Owner.

Cost Benefit to Owner: Allows trouble alerts for and offsite monitoring of pool equipment.

ADD: \$3,037.00

TOTAL ADD: \$23,547.00

The original Contract Sum was	\$	31,401,986.00
The net change by previously authorized Change Orders	\$	1,283,748.49
The Contract Sum prior to this Change Order was	\$	32,685,734.49
The Contract Sum will be increased by this Change Order in the amount of	\$	23,547.00
The new Contract Sum including this Change Order will be	\$	32,709,281.49

The Contract Time will be increased by Four (4) days.

The new date of Substantial Completion will be June 6, 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.

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User Notes:

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NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

Emboss Design, PSC

ARCHITECT (Firm name)

Mark Perry

SIGNATURE

Mark Perry, Sr. Project Manager

PRINTED NAME AND TITLE

2/20/2024

DATE

Morel Construction Co., LLC

CONTRACTOR (Firm name)

SIGNATURE

PRINTED NAME AND TITLE

DATE

Kenton County Board of Education

OWNER (Firm name)

SIGNATURE

Matt Rigg, Chief Operations Officer

PRINTED NAME AND TITLE

DATE