

DATE:

4/24/2024

AGENDA ITEM (ACTION ITEM):

Consider/Approve Change Order No. 25 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-fifth (25th) 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. This change order resulted from attempting to preserve existing structure from the original building only to discover the existing structure could not support existing code requirements. The original contract was \$31,401,986.00. This change order for an additional \$29,286.00 with previous change orders of \$1,328,373.49 makes the new contract sum \$32,759,645.49.

Item No 1: Owner and Engineer Requested: Rework heat pump at Reception Area at Woodland Middle School to allow servicing and maintenance access.

ADD: \$ 6,909.00

Item No 2: Owner and Engineer Requested: Furnish and install electric to the DHU lights.

ADD: \$ 1,556.00

Item No 3: Engineer Requested: Furnish and install CMU openings, touch-up painting, fire dampers and ductwork at Green Room area Dressing Rooms.

ADD: \$ 8,350.00

Item No 4: Engineer Requested: Furnish and install electric for the theater lighting relay panel.

ADD: \$ 12,471.00

TOTAL ADD: \$ 29,286.00

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	\$2,187,360.00
Total for prior approved change orders	(\$1,328,373.49)
Total for prior Material/Equipment purchase order changes	\$ 75,828.41
Total for current change orders	<u>(\$ 29,286.00)</u>
Contingency Balance	\$ 905,528.92

FISCAL/BUDGETARY IMPACT:

Addition of \$29,286.00 to the existing contract for Morel Construction.

RECOMMENDATION:

Approve Change Order No. 25 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: 025

Date: 4/23/2024

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 25-01 (RFCO No. 120R)

Rework heat pump at Reception area at Woodland Middle School to allow servicing and maintenance access. Requested by Owner and Engineer.

Cost Benefit to Owner: Costs reflect only the scope that would have been required had the conflict between access panel and existing conditions been identified prior to installation and the unit installed just one time. Required to facilitate future maintenance access.

ADD: \$6,909.00

Item 25-02 (RFCO No. 126 / RFI No. 145)

Furnish and install electric to the DHU lights as noted in RFI No. 145 response. Requested by Owner and Engineer.

Cost Benefit to Owner: Energizes lights to facilitate future maintenance.

ADD: \$1,556.00

Item 25-03 (RFCO No. 129 / RFI No. 152)

Furnish and install CMU openings, touch-up painting, fire dampers and ductwork at Green Room area Dressing Rooms in accordance with RFI No. 152 response. Requested by Engineer.

Cost Benefit to Owner: Required to provide code compliant return air through fire-rated walls.

ADD: \$8,350.00

Item 25-04 (RFCO No. 130R / RFI No. 151)

Furnish and install electric for the theater lighting relay panel in accordance with RFI No. 151 response. Requested by Engineer.

Cost Benefit to Owner: Required for proper distribution of power to theater lighting.

ADD: \$12,471.00

TOTAL ADD: \$29,286.00

The original Contract Sum was	\$ 31,401,986.00
The net change by previously authorized Change Orders	\$ 1,328,373.49
The Contract Sum prior to this Change Order was	\$ 32,730,359.49
The Contract Sum will be increased by this Change Order in the amount of	\$ 29,286.00
The new Contract Sum including this Change Order will be	\$ 32,759,645.49

The Contract Time will be increased by Fourteen (14) days.

The new date of Substantial Completion will be June 20, 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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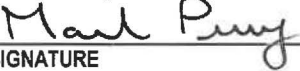
User Notes:

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

Emboss Design, PSC

ARCHITECT (Firm name)



SIGNATURE

Mark Perry, Sr. Project Manager

PRINTED NAME AND TITLE

4/23/2024

DATE

Morel Construction Co., LLC

CONTRACTOR (Firm name)

SIGNATURE

Adolph F Zell IV, Vice President

PRINTED NAME AND TITLE

4/23/24

DATE

Kenton County Board of Education

OWNER (Firm name)

SIGNATURE

Matt Rigg, Chief Operations Officer

PRINTED NAME AND TITLE

DATE