

**DATE:**

**4/29/2024**

**AGENDA ITEM (ACTION ITEM):**

**Consider/Approve Change Order No. 26 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-sixth (26<sup>th</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. This change order is a District initiated request that will allow for the Scott football/soccer/lacrosse field turf to be replaced as part of the construction project. This change order has two components; an increase in the contract amount with Morel Construction and direct purchase orders for the materials to complete the field replacement. The original contract was \$31,401,986.00. This change order for an additional \$423,245.00 with previous change orders of \$1,357,659.49 makes the new contract sum \$33,182,890.49 with an additional \$275,964.00 in direct purchase order expenses.**

**Item No 1: Owner Requested: Provide turf replacement at Scott High School football field in accordance with proposal from The Motz Group, dated 04/24/2024. ADD: \$ 423,245.00**

**Item No 2: Owner Requested: All field turf replacement materials to be purchased by the District directly from The Motz Group's suppliers; Shaw for Turf and Adhesive, Schmitz for the turf pad under the field turf, and Genan for the rubber infill. ADD: \$ 275,964.00**

**TOTAL ADD: \$ 699,209.00**

**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	(\$1,357,659.49)
Total for prior Material/Equipment purchase order changes	\$ 75,828.41
Total for current change orders	<u>(\$ 699,209.00)</u>
Contingency Balance	\$ 206,319.92

**FISCAL/BUDGETARY IMPACT:**

Addition of \$423,245.00 to the existing contract for Morel Construction.

Addition of \$275,964.00 for turf and installation materials to the subcontractors of The Motz Group

**RECOMMENDATION:**

Approve Change Order No. 26 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

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*Principal/Administrator*



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*District Administrator*



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*Superintendent*



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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: 026  
  
Date: 4/30/2024

**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 26-01 (RFCO No. 134R)

Provide turf replacement at Scott High School in accordance with the attached proposal from The Motz Group dated 4/24/24. Work includes only items specifically noted on the attached proposal. The Motz Group Proposal is the basis for this work as no plans or specifications were provided by the owner or design team. Any drainage remediation required is to be performed by The Motz Group but is not included in this proposal. The purpose of this change order is to facilitate the district's desire to have this work completed under this contract. Morel Construction Co., LLC will provide general oversight of the work including contracts and DPO's, pay applications, DPO invoices, schedule and attend meetings, and review progress as necessary for the completion of this work. The district will be responsible to provide daily supervision of the work and notify The Motz Group and Morel Construction Co., LLC with any concerns with respect to safety, schedule, installation, quality and punchlist. As this work is specialized, The Motz Group will provide all warranty service directly to the district for the 8-year duration noted in the proposal. More Construction Co., LLC will provide no warranty for this work. The Motz Group has the responsibility to provide completion dates and the adherence to them. Morel Construction Co., LLC will not be bound by liquidated damages for this scope of work. All retainage for this work shall be kept independent of the remaining Scott HS project. As either portion of the project finishes completion, that respective retainage shall be released. Requested by Owner. Cost Benefit to Owner: Facilitates needed replacement of turf.

ADD: \$423,245.00

Note: Three separate direct material purchase orders outside of this contract are required to complete this scope of work.

The original Contract Sum was	\$ 31,401,986.00
The net change by previously authorized Change Orders	\$ 1,357,659.49
The Contract Sum prior to this Change Order was	\$ 32,759,645.49
The Contract Sum will be increased by this Change Order in the amount of	\$ 423,245.00
The new Contract Sum including this Change Order will be	\$ 33,182,890.49

The Contract Time will be increased by Zero (0) 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.

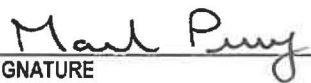
**NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.**


Emboss Design, PSC  
\_\_\_\_\_  
**ARCHITECT** *(Firm name)*

Morel Construction Co., LLC  
\_\_\_\_\_  
**CONTRACTOR** *(Firm name)*

Kenton County Board of Education  
\_\_\_\_\_  
**OWNER** *(Firm name)*



  
SIGNATURE  
Mark Perry, Sr. Project Manager  
PRINTED NAME AND TITLE  
4/30/2024  
DATE

  
SIGNATURE  
Adolph F Zell IV, Vice President  
PRINTED NAME AND TITLE  
4/30/24  
DATE

Digitally signed by Adolph F Zell IV  
DN: c=US,  
E=azell@morelconstruction.net, O=Morel  
Construction Co., LLC\*, OU=Vice  
President, CN=Adolph F Zell IV  
Date: 2024.04.30 13:55:53-04'00'

SIGNATURE  
Matt Rigg, Chief Operations Officer  
PRINTED NAME AND TITLE  
DATE



2801 ALEXANDRIA Way  
HIGHLAND HEIGHTS, KY 41076  
858-442-7100 FAX: 859-442-8175

## REQUEST FOR CHANGE ORDER

### MOREL CONSTRUCTION CO., LLC

PCA Architecture, PSC  
906 Monmouth Street  
Newport, KY 41071

Attn: Mr. Mark Perry

Request No. 134-Revised  
X-No. 206  
Project Scott High School - Phase V  
Addition & Renovation  
Project No. 21-04

We hereby request your formal Change Order to our contract for the following changes in the Scope of Work.

Provide turf replacement at Scott High School in accordance with the attached proposal from the The Motz Group, dated 04/24/2024. Work includes only items specifically noted on the attached proposal. Any drainage remediation is to be performed by The Motz Group but is not included in this proposal. The purpose of this change order is to facilitate the district's desire to have this work completed under this contract. Morel Construction Co., LLC will provide general oversight of the work including contracts and DPO's, pay applications, DPO invoices, schedule and attend meetings as necessary. The district will be responsible to provide daily supervision of the work and notify The Motz Group and Morel Construction Co., LLC with any concerns. As this work is specialized, The Motz Group will provide all warranty service directly to the district for the duration noted in the proposal. Morel Construction Co., LLC will provide no warranty for this work. The Motz Group has the responsibility to provide completion dates and the adherence to them. Morel Construction Co., LLC will not be bound by liquidated damages for this Scope of Work. All retainage for this work shall be kept independent of the remaining Scott High School project. As either portion of the project finishes completion, that respective retainage shall be released.

Turf (See attached The Motz Group Proposal, dated 04/24/2024,)	\$601,988.00
Overhead and Profit	\$90,298.00
<b>Subtotal</b>	<b>\$692,286.00</b>
Bonds and Insurance	\$6,923.00
<b>Total amount of Additional Cost to the District</b>	<b>\$699,209.00</b>

#### LESS Owner P.O.'s:

Shaw (Turf and Adhesive)	\$165,574.00
Schmitz (Turf Pad)	\$70,745.00
Genan (Rubber Infill)	\$39,645.00

**Total ADDITIONAL amount of this Request for Change Order** **\$423,245.00**

This Request is Valid for 5 Days  
A Time Extension of 0 Days is Included in this Request.

- A. We are proceeding with this work as per verbal authorization of \_\_\_\_\_
- B. We have completed this work as per verbal authorization of \_\_\_\_\_
- C. We will proceed with this work only upon receipt of this signed authorization, or formal Change Order.

SIGNED: \_\_\_\_\_

DATE: \_\_\_\_\_

MOREL CONSTRUCTION CO., LLC

1. EMAILED - Architect
2. ORIGINAL - Owner/Arch. File
3. COPY - X File

By: \_\_\_\_\_

Adolph F. Zell, Vice President

April 30, 2024

Date



**TO:** Morel Construction  
**FROM:** Hunter Meece - Associate Field Consultant - The Motz Group  
**DATE:** April 24th, 2024  
**RE:** Scott High School Replacement

Synthetic Turf Replacement		
BID ITEM	DESCRIPTION	PRICE
Replacement of existing turf system. Described generally as providing services including removal of existing synthetic turf system and installation of new synthetic turf system, markings, infill etc...		
BASEBID REPLACEMENT		
<b>TURF REPLACEMENT</b> (74,970sf)	Furnish and install The Motz Group's 24/7 41oz 2" slit film synthetic turf system over Schmitz ProPlay 20mm shock attenuation pad, infilled with sand/rubber infill mixture.	<b>\$582,238</b>
BASEBID ALTERNATES		
<b>ALT 1</b> Motz365 – FieldAide	Provide The Motz Group's annual multi-step deep clean Motz365® program which includes a once-a-year visit for 7 visits throughout the life of the warranty to provide decompaction, vacuuming, contact disinfectant, GMAX testing and report	<b>ADD \$19,750</b> Included
CONTINGENCIES		
<b>DRAINAGE REMEDIATION</b>	Base remediation if the drainage test were to fail. Solutions would be dependent on base evaluation.	<b>2% - 10%</b>
DOES NOT include taxes, prevailing / union wages, design fees, or permits		

**DPOs breakouts (included in the pricing above):**

- Shaw (Turf and Adhesives) - \$165,574.00
- Schmitz (Pad) - \$70,745.00
- Genan (Rubber) - \$39,645.00

**SCOPE OF WORK**

**PRECONSTRUCTION**

- Project management overseen by The Motz Group
- Organize and lead a preconstruction meeting
- Provide submittals for turf system



- Furnish dumpsters and remove all field construction related trash and debris
- Install site protection for construction access

#### **BASE CONSTRUCTION**

- Removal and disposal of existing synthetic turf system
- Drainage test of existing stone base
  - Base remediation may be required
- Laser grade existing stone base prior to installation of new synthetic turf system

#### **TURF INSTALLATION**

- Secure all 15' wide main panels of turf by using premium adhesives to ensure maximum bonding on all seams and inlays
- Furnish and install game lines and field markings per Concept PF1.1 dated – 4/4/2024
  - Midfield logo – 24' tall – "S" (3 colors)
  - Endzone letters – 14' tall white – "SCOTT/EAGLES"
  - Blue endzones
  - Blue coaches box
  - White football markings
  - Black soccer markings
  - Yellow Women's Lax ticks
  - Grey Men's Lax ticks

#### **MAINTENANCE & WARRANTY**

- Provide owner's manuals **AND** training by The Motz Group and our Motz Group employed technicians
- Provide The Motz Group's industry leading **Cover 3™ Warranty** which covers surface materials and workmanship for (8) years.
  - 24-hour response time to play critical areas (48-hr to all others)
  - Any time training on care of field and maintenance
  - Furnish and provide (1) Greensgroomer grooming unit

#### **ASSUMPTIONS**

- One mobilization to site
- Does not include prevailing/ union wages, permitting/design fees, bonds, or taxes
- Does not include permits, fees, licenses, or engineering (including stamped drawings) costs associated with permitting or design of site or stormwater management requirements
- Does not include any repairs to existing nailer board



- Does not include any base remediation if failed drainage test
- Does not include relocating, replacing, repairing, supplying, or reconnecting any existing or proposed utilities including but not limited to; water, electric, sanitary, cable, fiber optic, gas, etc.... that is not specifically called out above
- Does not include game lines other than football and soccer
- Does not include additional field markings, lettering, logos, mow pattern appearance, sports equipment, maintenance equipment, etc.... that is not specifically called out above
- Does not include allowances for asphalt or concrete repair to access drives or parking surfaces that's not specifically called out above (excludes negligence)
- Pricing good for 30 days from 4.24.2024





OWNERSHIP OF DOCUMENTS  
THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, ARE AN INSTRUMENT OF PROFESSIONAL SERVICES AND NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORITY OF THE MOTZ GROUP CINCINNATI, OH, USA

**Scott High School**  
Mutz Synthetic Turf Field  
Conceptual Field Marking Plan

Scott High School  
5400 Old Taylor Mill Rd.  
Covington, KY 41015

Design  
Development  
(Not for Construction)

	1:40
JC	
4/4/2024	PF1.1

- NOTES:
- COLORS SHOWN ARE FOR REFERENCE ONLY AND SHOULD NOT BE USED FOR COLOR MATCHING PURPOSES. PLEASE REFER TO YARN SAMPLES FOR ACTUAL COLORS.
  - DIMENSIONS VARY WITH EACH SPORT. THIS WILL DIMENSION EACH SPORT ACCORDING TO ITS WRITTEN REGULATIONS TO ENSURE INSTALLATION ACCURACY. DIMENSIONS MAY BE INDICATED AS SUCH: OUTSIDE-OUTSIDE (O/O), INSIDE-INSIDE (I/I), OUTSIDE-CENTER (O/C), CENTER-CENTER (C/C), ETC.

LEGEND: (LISTED IN ORDER OF DOMINANCE)  
LOGO (MEDIUM BLUE, WHITE, GRAY): 40" TALL  
END ZONE LETTERS (WHITE): 14" TALL  
FOOTBALL (O-WHITE): 165" X 330" (I/I)  
SOCCER (BLACK): 165" X 330" (O/O)  
WOMEN'S LAX TICK MARKS (O-WHITE): 165" X 330" (I/I)  
MEN'S LAX TICK MARKS (O-WHITE): 165" X 330" (I/I)  
TOTAL TURF AREA = 74,870 FT<sup>2</sup>

The Motz Group, LLC.

S	M	Description
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	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024
296	1320273	1017241	8152229	5121926	291623
M	M M M M	M M M M	M M M M M	M M M M	M M M M

