



**DATE:**

**5/22/2024**

**AGENDA ITEM (ACTION ITEM):**

**Consider/Approve Change Order No. 27 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-seventh (27<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 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 \$49.00 with previous change orders of \$1,780,904.49 makes the new contract sum \$33,182,939.49.**

- Item No 1: Architect and General Contractor Requested: Furnish and install new CMU seat at column base in Stage Area. Install two (2) partial height CMU wing walls at 2<sup>nd</sup> floor Auditorium step, install concrete slab infill at former duct opening 1040C. Credit to use helical piers in lieu of drilled micro pier at Stage lift foundations. ADD: \$ 2,205.00**
- Item No 2: Architect Requested: Modify existing concrete at Woodland Middle School Gym Entrance discovered after existing entrance was removed. Owner’s portion of the work includes bush hammering high concrete under storefront, installation of new head receptor, and removal and replacement of flooring at former recessed floor mat for proper ADA transition to thresholds. ADD: \$ 4,224.00**
- Item No 3: Architect Requested: Furnish and install padding under carpet to allow illuminated stair nosing at Auditorium stairs to work with selected carpet tile. ADD: \$ 5,894.00**
- Item No 4: Architect Requested: Delete vinyl graphics behind pool area seating and add painted blue stripe. DEDUCT: \$ 5,740.00**

Item No 5: Deduct remaining unused concrete undercutting allowance.

DEDUCT: \$ 6,534.00

TOTAL ADD: \$ 49.00

**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	(\$1,780,904.49)
Total for prior Material/Equipment purchase order changes	(\$ 200,135.59)
Total for current change orders	<u>(\$ 49.00)</u>
Contingency Balance	\$ 206,270.92

**FISCAL/BUDGETARY IMPACT:**

Addition of \$49.00 to the existing contract for Morel Construction.

**RECOMMENDATION:**

Approve Change Order No. 27 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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# Document G701<sup>®</sup> – 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: 027  
  
Date: 5/22/2024

**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 27-01 (RFCO No. 133 / RFI Response No. 151)**

Furnish and install new CMU seat at column base in Stage area. Install two partial height CMU wing walls at 2nd floor Auditorium steps, install concrete slab infill at former duct opening (RFI No. 151), and install lintel at door opening 1040C. Credit to use helical piers in lieu of drilled micro pier at Stage lift foundations. Requested by Architect and GC. Cost Benefit to Owner: Improves appearance of previously concealed concrete column, required for fall protection, required to properly support existing wall to remain.  
ADD: \$2,205.00

**Item 27-02 (RFCO No. 135)**

Modify existing concrete at Woodland Middle School Gym Entrance discovered after existing entrance was removed. Owner's portion of the work includes bush hammering high concrete under storefront, installation of new head receptor, and removal and replacement of flooring at former recessed floor mat for proper ADA transition to thresholds. Requested by Architect. Cost Benefit to Owner: Addresses concealed conditions adversely impacting installation of Owner requested storefront.  
ADD: \$4,224.00

**Item 27-03 (RFCO No. 136)**

Furnish and install padding under carpet to allow illuminated stair nosings at Auditorium stairs to work with selected carpet tile. Requested by Architect. Cost Benefit to Owner: Most cost effective solution to eliminate tripping hazards caused by difference in carpet thickness and assembled nosing profile.  
ADD: \$5,894.00

**Item 27-04 (RFCO No. 137)**

Delete vinyl graphics behind pool area seating and add painted blue stripe. Requested by Architect. Cost Benefit to Owner: Replaces potential attractive nuisance at spectator seating with a more easily maintained finish treatment.  
DEDUCT: \$5,740.00

**Item 27-05 (RFCO No. 138)**

Deduct remaining unused concrete undercutting allowance. Requested by Architect. Cost Benefit to Owner: Returns value of unused allowance to Owner.  
DEDUCT: \$6,534.00

**TOTAL ADD: \$49.00**

The original Contract Sum was	\$ 31,401,986.00
The net change by previously authorized Change Orders	\$ 1,780,904.49
The Contract Sum prior to this Change Order was	\$ 33,182,890.49

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**User Notes:**

(3B9ADA46)



The Contract Sum will be increased by this Change Order in the amount of  
The new Contract Sum including this Change Order will be

\$	49.00
\$	33,182,939.49

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*)

Mark Perry  
SIGNATURE

Mark Perry, Sr. Project Manager  
PRINTED NAME AND TITLE

5/22/2024  
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