



**DATE:**

**9/09/2024**

**AGENDA ITEM (ACTION ITEM):**

**Consider/Approve Change Order No. 1 with Monarch Construction for the New Central Office Project – BG 24-084.**

**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 first (1<sup>st</sup>) change order for the New Central Office Construction Project associated with Monarch Construction Company. The original contract amount was \$17,059,611.22. This change order for an additional \$64,245.00 with no previous change orders makes the new contract sum \$17,123,856.22.**

**Item No 1: Utility Company and the Division of Plumbing Mandated: Provide 4” discharge from meter sump pit at the request of NKWD. Revise and add vent piping at restrooms to bring design into compliance with KY plumbing code. ADD: \$ 14,410.00**

**Item No 2: Utility Company Mandated: The original electric design had Duke Energy providing primary electric from the transmission line near the KY17 roadway to a pad mounted transformer behind the new Central Office building. After the bid was awarded to Monarch, Duke changed the design to be a pole mounted transformer near the road instead of near the building. This change caused Monarch to be responsible for getting the secondary electric from the pole mounted transformer into the building, which is a much longer run requiring additional conduit, wiring, and labor. The additional cost to run electric into the building is simply transferring a direct payment to Duke through the professional services section of the BG1 to an addition to the Monarch contract because Monarch will now do the electric work instead of Duke. ADD: \$ 49,835.00**

**TOTAL ADD: \$ 64,245.00**

**SUMMARY OF CHANGE ORDER FOR SCOTT PHASE V, TAYLOR MILL SITE  
CIRCULATION, AND WOODLAND MIDDLE ADDITION AND RENOVATION  
BG 24-084**

The original contingency for this project	\$1,150,050.00
Total for prior approved change orders	\$ 0.00
Total for prior Material/Equipment purchase order changes	\$ 14,109.53
Total for current change orders	<u>(\$ 64,245.00)</u>
Contingency Balance	\$1,099,914.53

**FISCAL/BUDGETARY IMPACT:**

Addition of \$64,245.00 to the existing contract with Monarch Construction Company

**RECOMMENDATION:**

Approve Change Order No. 1 with Monarch Construction for the New Central Office Project – BG 24-084.

**CONTACT PERSON:**

Matt Rigg, Chief Operations Officer

\_\_\_\_\_  
*Principal/Administrator*

  
\_\_\_\_\_  
*District Administrator*

  
\_\_\_\_\_  
*Superintendent*

# AIA Document G701<sup>®</sup> – 2017

## Change Order

<b>PROJECT:</b> <i>(Name and address)</i> New Board Office - Kenton County School District 2044 Tuscanview Drive Covington, KY 41017	<b>CONTRACT INFORMATION:</b> Contract For: General Construction  Date: May 13, 2024	<b>CHANGE ORDER INFORMATION:</b> Change Order Number: 001  Date: 9/9/2024
<b>OWNER:</b> <i>(Name and address)</i> Kenton County Board of Education 1055 Eaton Drive Ft. Wright, KY 41017	<b>ARCHITECT:</b> <i>(Name and address)</i> Emboss Design, PSC 906 Monmouth Street Newport, KY 41071	<b>CONTRACTOR:</b> <i>(Name and address)</i> Monarch Construction Company 1654 Sherman Avenue Cincinnati, OH 45212

**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 01-01 (CWP-001R2 / ChgDir-02)

Provide 4" discharge from meter sump pit at the request of NKWD. Revise vent piping at restroom groups for urinals.

Requested by utility company and Division of Plumbing.

Cost Benefit to Owner: Required for plumbing permit issuance.

ADD: \$14,410.00

Item 01-02 (CWP-002R2 / ChgDir-01)

Provide CT cabinet and revised primary / secondary feeder routes due to pad-mounted transformer changing to pole-mounted transformer per Duke Energy. Reduce size of screen wall and concrete paving at generator. Reduce number of bollards.

Requested by utility company.

Cost Benefit to Owner: Decreases costs with Duke Energy who provides less electric primary, increases costs to this contract for increased electric secondary.

ADD: \$49,835.00

**TOTAL ADD: \$64,245.00**

The original Contract Sum was	\$ 17,059,611.22
The net change by previously authorized Change Orders	\$ 0.00
The Contract Sum prior to this Change Order was	\$ 17,059,611.22
The Contract Sum will be increased by this Change Order in the amount of	\$ 64,245.00
The new Contract Sum including this Change Order will be	\$ 17,123,856.22

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

The new date of Substantial Completion will be

**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 <b>ARCHITECT</b> <i>(Firm name)</i>  <b>SIGNATURE</b> Mark Perry, Sr. Project Manager <b>PRINTED NAME AND TITLE</b> 9/9/2024	Monarch Construction Company <b>CONTRACTOR</b> <i>(Firm name)</i>  <b>SIGNATURE</b> Martin A. Meisberger, President <b>PRINTED NAME AND TITLE</b> 9/9/2024	Kenton County Board of Education <b>OWNER</b> <i>(Firm name)</i>  <b>SIGNATURE</b> Matt Rigg, Chief Operations Officer <b>PRINTED NAME AND TITLE</b>
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**User Notes:**

(3B9ADA53)

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DATE

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DATE

# Monarch Construction Company

1654 Sherman Avenue · P.O. Box 12249 · Cincinnati, Ohio 45212-0249

(513) 351-6900 · FAX (513) 351-0979

## CHANGE OF WORK PROPOSAL

<b>TO:</b> <u>Emboss Design</u>	<b>CWP:</b> <u>0002</u>
<u>906 Monmouth Street</u>	<b>DATE:</b> <u>9/9/2024</u>
<u>Newport, KY 4071</u>	<b>M.C.C. PROJECT No.:</b> <u>2404</u>
<b>ATTENTION:</b> <u>Mark Perry</u>	<b>PROJECT:</b> <u>KCSD New Board Office</u>
	<b>DESCRIPTION:</b> <u>Revised Pole Transformer &amp; Screen Wall (CD-01)</u>

MCC WORK:	Labor	\$	260
	Allowable Payroll Expenses	\$	78
	Materials	\$	-
	Sales Tax @ _____ %	\$	-
	Equipment Rental	\$	-
	MCC Total	\$	<u>338.00</u>
Subcontractors:			
	<u>Kurzhals Masonry</u>	\$	<u>(2,150)</u>
	<u>Mound Technologies</u>	\$	<u>(300)</u>
	<u>Delta Electric</u>	\$	<u>45,537</u>
	Subcontractors Total	\$	<u>43,087</u>
	Cost Total	\$	<u>43,425</u>
	Bond and other insurance costs	\$	<u>1,303</u>
	O.H. & Profit	\$	<u>5,107</u>
	Total Proposed Amount	\$	<u>49,835</u>

EXTENSION OF CONTRACT TIME REQUIRED BY THIS C.W.P. ( TBD ) CALENDAR DAYS

Remarks:

*Respectfully submitted,*

MONARCH CONSTRUCTION COMPANY

By Josh Martin

**MONARCH CONSTRUCTION COMPANY**

DESCRIPTION: Revised Pole Transformer & Screen Wall (CD-01)

CWP NO.: 0002

LOCATION: KCSD New Board Office

Date 9/9/2024

<b>LABOR</b>									
Description/Labor Classification	Hours	Straight Time Portion		Premium Portion of Approved Overtime		Fringe Benefits		Allowable Payroll Expenses	
Coordination	4	\$ 65.00	\$ 260.00					\$ 19.50	\$ 78.00
<b>TOTALS</b>	<b>4</b>		<b>\$ 260.00</b>		<b>\$ -</b>		<b>\$ -</b>		<b>\$ 78.00</b>
<b>MATERIAL/EQUIPMENT</b>									
Description	Quantity	Unit	Unit Material	Unit Equipment Rental	Material Cost	Equipment Rental Cost			
<b>TOTALS</b>					<b>\$ -</b>	<b>\$ -</b>			<b>\$ -</b>
<b>SUBCONTRACTORS</b>									
Kurzahls Masonry					\$	(2,150.00)			
Mound Technologies					\$	(300.00)			
Delta Electric					\$	59,376.00			
<b>TOTAL</b>					\$	56,926.00			

Contractor: DELTA Electric  
 Submitted By: Eric Scheidt  
 Date: 9/9/24  
 Project Number: C799



**KCSD - New Board Office**

Note: INCLUDE ALL APPROPRIATE BACKUP INVOICES FOR SUBCONTRACTORS AND MATERIALS

CHANGE PROPOSAL #					
Scope Description: CD-01					
	QTY.	UNIT	RATE	SUBTOTAL	TOTAL
<b>MATERIAL:</b>					
1. SEE ATTACHED	1	E	\$ 18,676.42	\$ 18,676.42	18,676.42
2.			\$ -	-	0.00
3.			\$ -	-	0.00
4.			\$ -	-	0.00
5.			\$ -	-	0.00
6.			\$ -	-	0.00
SUBTOTAL:				\$ 18,676.42	18,676.42
<b>TOOLS/ EQUIPMENT:</b>					
1. Technology	1		\$ 75.00	\$ 75.00	75.00
2.			\$ -	-	-
3.			\$ -	-	-
4.			\$ -	-	-
5.			\$ -	-	-
6.			\$ -	-	-
SUBTOTAL:				\$ 75.00	75.00
<b>LABOR:</b>					
1. Straight Time	268.69	HRS @	\$65.00	\$ 17,464.85	17,464.85
2. Third Shift	0.00	HRS @	\$82.00	\$ -	0.00
3. Overtime	0.00	HRS @	\$98.00	\$ -	0.00
4. On-Site Supervision	26.87	HRS @	\$75.00	\$ 2,015.18	2015.18
5. Project Manager	13.43	HRS @	\$105.00	\$ 1,410.62	1410.62
6. Safety	5.37	HRS @	\$65.00	\$ 349.30	349.30
7. Material Handling	5.37	HRS @	\$48.00	\$ 257.94	257.94
8. Clean-Up	2.69	HRS @	\$48.00	\$ 128.97	128.97
SUBTOTAL:				\$ 21,626.86	21,626.86
<b>SUB-CONTRACTORS</b>					
1.	1 LS		0	\$ -	0.00
2.	1 LS			\$ -	-
3.	1 LS			\$ -	-
4.	1 LS			\$ -	-
5.	1 LS			\$ -	-
6.	1 LS			\$ -	-
SUBTOTAL:				\$ -	0.00
<b>SUBTOTALS</b>					
MATERIAL/ TOOLS/ EQUIPMENT SUBTOTAL				\$ 18,751.42	
LABOR SUBTOTAL				\$ 21,626.86	
SUBCONTRACTOR SUBTOTAL				\$ -	
SUBTOTAL:				\$ 40,378.28	\$ 40,378.28
<b>OVERHEAD AND PROFIT</b>					
<i>Percentage</i>					
OVERHEAD AND PROFIT MARKUP				10%	\$ 4,037.83
SUBTOTAL:				\$ 4,037.83	\$ 4,037.83
<i>Percentage</i>					
TAXES:				6.00%	\$ 1,120.59
COMMERCIAL ACTIVITY TAX				0.00%	\$ -
BOND:				0.00%	\$ -
SUBTOTAL:				\$ 1,120.59	\$ 1,120.59
<b>TOTAL COST:</b>		<b>\$45,537</b>			

**Job Number: CO155-1**  
**Bid Summary: Default**  
**Extension By Section**

Item #	Description	Quantity	Price	U	Ext Price	Labor Hr	U	Ext Lab Hr
--- DEDUCT ---								
1190	4" PVC Conduit	-440	671.89	C	-2,956.32	8.25	C	-36.30
2137	4" PVC Coupling	-4	480.04	C	-19.20	0.33	E	-1.32
2149	4" PVC Elbow	-4	2,520.13	C	-100.81	1.50	E	-6.00
2461	4"x3" Base Spacer	-55	209.98	C	-115.49	30.00	C	-16.50
3079	3/16" Pull Line	-462	65.43	M	-30.23	13.13	M	-6.07
82033	CDF (Flowable)	-24	198.00	E	-4,752.00	0.18	E	-4.32
82039	Utility Transformer Pad	-1	1,920.00	E	-1,920.00	8.00	E	-8.00
82273	Ditch 12" W x 36" D	-220	12.00	E	-2,640.00	0.00	E	0.00
--- DEDUCT Total ---					-12,534.05			-78.51
--- ADD ---								
1190	4" PVC Conduit	910	671.89	C	6,114.20	8.25	C	75.08
1603	4" Locknut	12	744.41	C	89.33	0.30	E	3.60
2083	4" PVC Male Adaptor	12	540.04	C	64.80	1.20	E	14.40
2137	4" PVC Coupling	14	480.04	C	67.21	0.33	E	4.62
2149	4" PVC Elbow	14	2,520.13	C	352.82	1.50	E	21.00
2461	4"x3" Base Spacer	114	209.98	C	238.85	30.00	C	34.13
2752	#400MCM XHHW AL Stranded Wire	2,580	1,920.26	M	4,954.27	51.00	M	131.58
3079	3/16" Pull Line	725	65.43	M	47.40	13.13	M	9.51
5609	6'x6' Concrete Transformer Pad	1	1,920.00	E	1,920.00	6.50	E	6.50
82032	304's	7	16.80	E	117.60	0.38	E	2.66
82033	CDF (Flowable)	34	198.00	E	6,732.00	0.18	E	6.12
82046	Meter Base Stand (2" Rigid)	1	239.99	E	239.99	6.00	E	6.00
82272	Ditch 18" W x 36" D	220	15.60	E	3,432.00	0.00	E	0.00
82273	Ditch 12" W x 36" D	30	12.00	E	360.00	0.00	E	0.00
82298	Large CT Cabinet	1	1,200.00	E	1,200.00	16.00	E	16.00
T0001	Secondary Termination Cabinet	1	5,280.00	E	5,280.00	16.00	E	16.00
--- ADD Total ---					31,210.47			347.20
Job Total					18,676.42			268.69



## Pat Armbruster

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**From:** Nicholas Kurzhals <nick.kurzhalsmasonry@gmail.com>  
**Sent:** Wednesday, June 26, 2024 11:34 AM  
**To:** Pat Armbruster  
**Subject:** Re: Construction Directives, CD-01 Pole Transformer and Generator Screen Wall. Project: KCSD - New Board Office

\*\*\*\*\*[EXTERNAL EMAIL] If unknown sender, or email is not expected, do not click links/attachments.\*\*\*\*\*  
Pat, The reduced wall area on the generator enclosure results in a deduct of \$2,150.00. Thanks Nick.

On Mon, Jun 24, 2024 at 11:49 AM Pat Armbruster <[parmbruster@monarchconstruction.cc](mailto:parmbruster@monarchconstruction.cc)> wrote:

All,

Attached is REVISED CD-01 for the KCSD New Board Office.

Please send me your pricing for this work by EOD on 7/1. If this is a no cost change, please let me know.

**Pat Armbruster**

Project Manager

**MONARCH**  
CONSTRUCTION COMPANY

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P.O. Box 12249

Cincinnati, Ohio 45212-0249

Cell: (513) 400-7986

[parmbruster@monarchconstruction.cc](mailto:parmbruster@monarchconstruction.cc)

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