



Kenton County School District | *It's about ALL kids.*

Issue Paper

DATE:

11/19/2024

AGENDA ITEM (ACTION ITEM):

Consider/Approve Change Order No. 29 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-ninth (29th) 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 \$21,537.00 with previous change orders of \$1,820,472.49 makes the new contract sum \$33,243,995.49.

- Item No 1: Owner Requested: Furnish and install color marquee sign at Taylor Mill Elementary in lieu of specified monochrome display, including additional power circuit and fiber. ADD: \$ 1,171.00**
- Item No 2: Owner and Architect Requested: Furnish and install in stock Daktronics scoreboards at Woodland MS with warranty, Fairplay scoreboards at the Scott HS main gym and practice gym, as well as associated locker room clocks and controllers. Delete logo and sponsor signs at practice gym scoreboards. Raise existing baseball scoreboard to above top of new fence by removing top section and relocating bottom section to the top. Remove existing structure mounted volleyball net system, install two new volleyball sleeves and six sleeve covers at main gym wood floor. DEDUCT: \$ 970.00**
- Item No 3: Engineer Requested: Furnish and install 3 additional intercom speakers at the Green Room and 2 Dressing Rooms. ADD: \$ 2,696.00**
- Item No 4: Architect Requested: Revise pavement and sidewalk radius at the drive lane caused by existing electric manhole. ADD: \$ 2,651.00**

- Item No 5: Engineer Requested: Revise ductwork to allow dryer exhaust booster fans to comply with electric code, including new lint traps and power.**
ADD: \$ 1,672.00
- Item No 6: General Contractor Requested: Provide R13 Thermafiber Insulation in lieu of Rainbarrier 45 Insulation at Area A stud walls due to availability issues.**
DEDUCT: \$ 6,342.00
- Item No 7: Owner Requested: Temporary support and reinstall Fire Pump Service at demolished transformer enclosure so that screen wall could be rebuilt.**
ADD: \$ 3,468.00
- Item No 8: Engineer Requested: Provide and install additional fire alarm work, including added duct smoke detectors to outdoor air unit, dehumidification unit, practice gym units, and unit in existing Room 2280 as required by Code Official. Delete pull station no longer required by building code after revision.**
ADD: \$ 17,191.00
- TOTAL ADD: \$ 21,537.00**

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	(\$1,820,472.49)
Total for prior Material/Equipment purchase order changes	(\$ 193,527.59)
Total for current change orders	<u>(\$ 21,537.00)</u>
Contingency Balance	\$ 151,822.92

FISCAL/BUDGETARY IMPACT:

Addition of \$21,537.00 to the existing contract for Morel Construction.

RECOMMENDATION:

Approve Change Order No. 29 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



AIA® 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: 029

Date: 11/18/2024

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 29-01 (RFCO No. 56R2 / RFP No. 23)

Furnish and install color marquee sign at Taylor Mill Elementary in lieu of specified monochrome display, including additional power circuit and fiber. Requested by Owner.

Cost Benefit to Owner: Upgrades marquee to multi-color messages.

ADD: \$1,171.00

Item 29-02 (RFCO No 62R3)

Furnish and install in stock Daktronics scoreboards at Woodland MS with warranty, Fairplay scoreboards at the Scott HS main gym and practice gym, as well as associated locker room clocks and controllers. Delete logo and sponsor signs at practice gym scoreboards. Raise existing baseball scoreboard to above top of new fence by removing top section and relocating bottom section to the top. Remove existing structure mounted volleyball net system, install two new volleyball sleeves and six sleeve covers at main gym wood floor. Requested by Owner and Architect.

Cost Benefit to Owner: Expedited scoreboard delivery at a savings, eliminates partial obstruction of baseball scoreboard, removed existing volleyball system determined to be unsafe and not repairable, adds new sleeves and covers for competition volleyball court and replaces covers at cross-court volleyball courts.

DEDUCT: \$970.00

Item No 29-03 (RFCO No. 143)

Furnish and install 3 additional intercom speakers at the Green Room and two Dressing Rooms. Requested by Engineer.

Cost Benefit to Owner: Enables intercom use in three additional rooms.

ADD: \$2,696.00

Item No. 29-04 (RFCO No 144)

Revise pavement and sidewalk radius at the drive lane caused by existing electric manhole. Requested by Architect.

Cost Benefit to Owner: Widens the drive aisle slightly to decrease future curb hopping and resulting damage. Note, construction truck traffic is what identified the problem. Morel paid for damaged section replacement. District cost is for removal and replacement of additional walk and curb to facilitate widening.

ADD: \$2,651.00

Item No. 29-05 (RFCO No. 145R / RFI #157)

Revise ductwork to allow dryer exhaust booster fans to comply with electric code, including new lint traps and power. Requested by Engineer.

Cost Benefit to Owner: Required for code compliant functionality of new clothes dryers.

ADD: \$1,672.00

Item No. 29-06 (RFCO No. 146)

Provide R13 Thermafiber Insulation in lieu of Rainbarrier 45 Insulation at Area A stud walls due to availability issues.
Requested by General Contractor.
Cost Benefit to Owner: Allowed construction to proceed while also compensating for lower material cost.
DEDUCT: \$6,342.00

Item No. 29-07 (RFCO No. 147)

Temporary support and reinstall Fire Pump Service at demolished transformer enclosure so screen wall could be rebuilt.
Requested by Owner.
Cost Benefit to Owner: Required to facilitate owner requested replacement of screen wall.
ADD: \$3,468.00

Item No. 29-08 (RFCO No. 148)

Provide and install additional fire alarm work, including added duct smoke detectors to outdoor air unit, dehumidification unit, practice gym units, and unit in existing Room 2280 as required by Code Official. Delete pull stations no longer required by building code after revision as requested by Engineer.
Cost Benefit to Owner: Required to receive certificate of occupancy and eliminates tamper prone devices.
ADD: \$17,191.00

TOTAL ADD: \$21,537.00

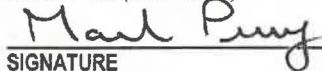
The original Contract Sum was	\$	31,401,986.00
The net change by previously authorized Change Orders	\$	1,820,472.49
The Contract Sum prior to this Change Order was	\$	33,222,458.49
The Contract Sum will be increased by this Change Order in the amount of	\$	21,537.00
The new Contract Sum including this Change Order will be	\$	33,243,995.49
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)



SIGNATURE

Mark Perry, Sr. Project Manager

PRINTED NAME AND TITLE

11/18/2024

DATE

Morel Construction Co., LLC

CONTRACTOR (Firm name)


Digitally signed by Adolph F Zell IV
DN: c=US, email=afzell@morelconstruction.net,
o=Morel Construction Co., LLC, ou=Vice
President, cn=Adolph F Zell IV
Date: 2024.11.18 10:32:10-0500

SIGNATURE

Adolph F Zell, Vice-President

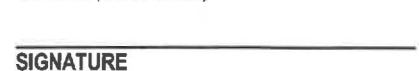
PRINTED NAME AND TITLE

11/18/24

DATE

Kenton County Board of Education

OWNER (Firm name)



SIGNATURE

Matt Rigg, Chief Operations Officer

PRINTED NAME AND TITLE

DATE