

**DATE:**

**2/18/2025**

**AGENDA ITEM (ACTION ITEM):**

**Consider/Approve Change Order No. 7 with Morel Construction for the Support Operations Center Project – BG 23-173.**

**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 seventh (7<sup>th</sup>) change order for the Support Operations Center Project associated with Morel Construction. The original contract was \$20,518,787.00. This change order for an addition of \$42,342.00 with previous change orders of \$424,544.00 making the new contract sum \$20,985,673.00.**

**Item No 1: Furnish and install revisions per Supplemental Instructions No 8 work includes electrical coordination with freezer unit and condensing unit shop drawing submittal, add exit signs at each end of loading dock 184, remove lockdown and duress buttons at the reception desk per owner request, sanitary sewer line rim adjustment at grades along access road.**

**ADD: \$ 10,829.00**

**Item No 2: Furnish and install revisions noted in Supplemental Instructions #9. Work includes additional site demolition, demo existing driveway and add top soil with grass seed at 139 Lyndale Road. Remove Bus bumpers at existing bus lot. Add water line from the kitchen to CRAC Units.**

**ADD: \$ 6,870.00**

**Item No 3: Install water based industrial epoxy gloss in the wash bay for long term maintenance.**

**ADD: \$ 2,555.00**

**Item No 4: To remedy poor soil conditions that did not pass the proof roll process, undercut the bus parking lot area on July 18, 2024 per the direction of the Geotechnical Engineer, install geogrid and DGA backfill prior to installation of asphalt.**

**ADD: \$ 14,509.00**

- Item No 5:** Furnish and install ball valves in the cold water, hot water and hot water return lines feeding the bus service bays and the maintenance bays as requested by owner to make future repairs to these lines less impactful to the operation of the building. **ADD: \$ 1,310.00**
- Item No 6:** Relocate two (2) ceiling fans that were already mounted in the IT Storage Area to allow safer access of forklifts to the second-floor storage area as requested by owner. **ADD: \$ 717.00**
- Item No 7:** Furnish and install a new air line to the Bus Wash from the POL compressor and delete the electrical feed shown on EP403 in lieu of an additional Owner provided air compressor specifically for the Bus Wash. **ADD: \$ 6,026.00**
- Item No 8:** Provide credit to use armored fiber optic and delete the innerduct in accordance with request for information No 130 response and approved submittals for a credit. **DELETE: \$ 474.00**

**TOTAL ADD: \$ 42,342.00**

**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	\$1,485,150.00
Total for prior approved change orders	(\$ 424,544.00)
Total for prior Material/Equipment purchase order changes	\$ 0.00
Total for current change orders	<b><u>(\$ 42,342.00)</u></b>
Contingency Balance	\$ 1,018,264.00

**FISCAL/BUDGETARY IMPACT:**

Addition of \$42,342.00 to the existing contract to Morel Construction

**RECOMMENDATION:**

Approve Change Order No. 7 with Morel Construction for the Support Operations Center Project – BG 23-173.

**CONTACT PERSON:**

Matt Rigg, Chief Operations Officer

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

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

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





AIA®

## Document G701® – 2017

## Change Order

**PROJECT:** *(Name and address)*  
 KCSD Support Operations Center  
 11800 Taylor Mill Road.  
 Independence, Kentucky 41051

**CONTRACT INFORMATION:**  
 Contract For: General Construction  
 Date: 6/6/2023

**CHANGE ORDER INFORMATION:**  
 Change Order Number: 007  
 Date: 1/23/2025

**OWNER:** *(Name and address)*  
 Kenton County School District  
 1055 Eaton Drive  
 Ft. Wright, Kentucky 41017

**ARCHITECT:** *(Name and address)*  
 GRW  
 801 Corporate Drive  
 Lexington, Kentucky 40503

**CONTRACTOR:** *(Name and address)*  
 Morel Construction Co., LLC  
 2801 Alexandria Way  
 Highland Heights, Kentucky 41076

**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.)*

SI# 08 - Supplemental Instructions #08 dated May 17, 2024. (RFCO #17 dated January 10, 2025.) Furnish and install revisions per Supplemental Instructions No. 8. Work includes electrical coordination with freezer unit and condensing unit shop drawing submittal, add exit signs at each end of loading dock 184, remove lockdown and duress buttons at the reception desk per owner request, sanitary sewer line rim adjustment at grades along access road in the amount of (\$10,829.00) The contract time will be extended zero days. See attached request for change order #17.

SI# 09 - Supplemental Instructions #09 dated October 11, 2024 (RFCO #29 dated January 10, 2025.) Furnish and install revisions noted in Supplemental Instructions #9. Work includes additional site demolition, demo existing driveway and add top soil with grass seed at 139 Lyndale Road. Remove Bus Bumpers at existing bus lot. Add water line from the kitchen to the CRAC Units in the amount of (\$6,870.00) The contract time will be extended zero days. See attached request for change order #29.

RFCO # 22 - Request for Change Order dated August 27, 2024. Install water based industrial epoxy gloss in the wash bay for long term maintenance in the amount of (\$2,555.00.) The contract time will be extended zero days. See attached request for change order #22.

RFCO # 23 - Request for Change Order dated October 7, 2024. Undercut the bus parking lot area on July 18, 2024 per the direction of the Geotechnical Engineer, install geogrid and DGA backfill in the amount of (\$14,509.00.) The contract time will be extended zero days. See attached request for change order #23.

RFCO # 25 - Furnish and install ball valves in the cold water, hot water and hot water return lines feeding the bus service bays and the maintenance bays as requested by Mike Blau in the amount of (\$1,310.00). The contract time will be extended zero days. See attached request for change order #25.

RFCO #27 - Relocate two ceiling fans that were already mounted in the IT Storage Area to allow better access to the 2<sup>nd</sup> floor storage area as requested by Matthew Winkler in the amount of (\$717.00). The contract time will be extended zero days. See attached request for change order #27.

RFCO #28 - Furnish and install a new air line to the Bus Wash from the POL compressor and delete the electrical feed shown on EP403 in lieu of an additional Owner provided air compressor specifically for the Bus Wash in the amount of (\$6,026.00) The contract time will be extended zero days. See attached request for change order #28.


RFCO #30 - Provide credit to use armored fiber optic and delete the innerduct in accordance with request for information No. 130 response and approved submittals for a credit in the amount of (\$474.00). The contract time will be extended zero days. See attached request for change order #30.

The original Contract Sum was	\$	20,518,787.00
The net change by previously authorized Change Orders	\$	424,544.00
The Contract Sum prior to this Change Order was	\$	20,943,331.00
The Contract Sum will be increased by this Change Order in the amount of	\$	42,342.00
The new Contract Sum including this Change Order will be	\$	20,985,673.00

The Contract Time will be unchanged by zero (0) days.  
The new date of Substantial Completion will be February 25, 2025.

**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.**

GRW  
**ARCHITECT (Firm name)**  
  
**SIGNATURE**  
David Vaught, Project Manager  
**PRINTED NAME AND TITLE**  
1/23/25  
**DATE**

Morel Construction Co., LLC  
**CONTRACTOR (Firm name)**  
  
**SIGNATURE**  
Adolph F. Zell, Vice President  
**PRINTED NAME AND TITLE**  
1/23/25  
**DATE**

Kenton County School District  
**OWNER (Firm name)**  
**SIGNATURE**  
Matthew Rigg, C.O.O.  
**PRINTED NAME AND TITLE**  
**DATE**