

DATE:

4/23/2025

AGENDA ITEM (ACTION ITEM):

Consider/Approve Change Order No. 4 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 fourth (4th) 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 a deduction of \$23,970.00 with previous change orders of an additional \$63,914.00 makes the new contract sum \$17,099,555.22.

Item No 1: Owner Requested: Delete designated cameras, associated wiring, and Apple hardware; provide revised indoor and outdoor camera models. This change is for installation labor only and will be accompanied by corresponding equipment deducts to two (2) purchase orders.
DEDUCT: \$ 3,058.00

Item No 2: Owner Requested: Delete concrete sidewalk along Tuscanyview Drive.
DEDUCT: \$ 9,998.00

Item No 3: Engineer Requested: Provide fire damper and access door at supply air into Electrical Closet 318A previously shown to have a ceiling diffuser. Provide fire damper at re-routed exhaust air to Janitor 318. Both ducts pass through the fire rated wall of Financial Storage 317.
ADD: \$ 792.00

Item No 4: Architect Requested: Delete 14 gage cold-formed metal angle at storefronts and doors.
DEDUCT: \$ 9,740.00

Item No 5: Engineer Requested: Provide steel angle slab opening reinforcing for electrical conduit running up north (plan east) wall of elevator shaft at second floor line.
ADD: \$ 1,609.00

Item No 6: Architect Requested: Delete card readers at openings #102A, #102B, and #142A. Add QEL conversion kit and power supply to openings #100S-2B and #121.
DEDUCT: \$ 2,701.00

- Item No 7:** Architect Requested: Delete gypsum board installation above beam line on inside face of exterior wall at perimeter of building, multiple locations, where constraints prohibit proper attachment and finishing. Instead, install gypsum board horizontally from exterior wall over to bottom flange of beam. **DEDUCT: \$ 10,922.00**
- Item No 8:** Architect Requested: Install additional furring at 3rd floor exterior wall in rooms #310, #311, #312, #313, and #315. **ADD: \$ 2,936.00**
- Item No 9:** Architect Requested: Revise mounting height of suspended art hanging system to 8'-0" AFF and in revised lengths per A800 and A801 dated 2025-02-25. Provide ganged light fixtures at each location in lieu of individual fixtures. **NO COST**
- Item No 10:** Architect Requested: Provide labor and materials to extend operable partition carrying beam and move second floor edge of deck and beam at operable partition pocket. **ADD: \$ 6,615.00**
- Item No 11:** Architect Requested: Provide labor and materials to install steel angle air space closure at head of window opening S11 at Catering #105. **ADD: \$ 497.00**

TOTAL DEDUCT: \$ 23,970.00

SUMMARY OF CHANGE ORDER FOR NEW CENTRAL OFFICE BG 24-084

The original contingency for this project	\$1,150,050.00
Total for prior approved change orders	(\$ 63,914.00)
Total for prior Material/Equipment purchase order changes	\$ 27,914.53
Total for current change orders	<u>\$ 23,970.00</u>
Contingency Balance	\$1,138,020.53

FISCAL/BUDGETARY IMPACT:

Deduction of \$23,970.00 to the existing contract with Monarch Construction Company

RECOMMENDATION:

Approve Change Order No. 4 with Monarch Construction for the New Central Office Project – BG 24-084.

CONTACT PERSON:

Matt Rigg, Chief Operations Officer

Principal/Administrator



District Administrator



Superintendent



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Change Order

PROJECT: <i>(Name and address)</i> New Board Office - Kenton County School District 2044 Tuscanyview Drive Covington, KY 41017	CONTRACT INFORMATION: Contract For: General Construction Date: May 13, 2024	CHANGE ORDER INFORMATION: Change Order Number: 004 Date: 4/23/2025
OWNER: <i>(Name and address)</i> Kenton County Board of Education 1055 Eaton Drive Ft. Wright, KY 41017	ARCHITECT: <i>(Name and address)</i> Emboss Design, PSC 906 Monmouth Street Newport, KY 41071	CONTRACTOR: <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 04-01 (CWP-14 / RFP-01)

Delete designated cameras, associated wiring, and Apple hardware; provide revised indoor and outdoor camera models. This change is for installation labor only and will be accompanied by corresponding equipment deducts to two purchase orders.

Requested by Owner.

Cost Benefit to Owner: Returns value to Owner for work not performed, allowing upgrades to installed cameras at a net deduct in total cost.

DEDUCT: \$3,058.00

Item 04-02 (CWP-15 / RFP-02)

Delete concrete sidewalk along Tuscanyview Drive. Requested by Owner.

Cost Benefit to Owner: Returns value to Owner for work not performed. Local authorities were requesting additional costs be incurred to address a public street drainage issue. In lieu of incurring additional costs, the sidewalk was deleted.

DEDUCT: \$9,998.00

Item 04-03 (CWP-16 / RFI-71)

Provide fire damper and access door at supply air into Electrical Closet 318A previously shown to have a ceiling diffuser.

Provide fire damper at re-routed exhaust air to Janitor 318. Both ducts pass through the fire rated wall of Financial Storage 317. Requested by Engineer.

Cost Benefit to Owner: Required for code compliance.

ADD: \$792.00

Item 04-04 (CWP-17)

Delete 14 gage cold-formed metal angle at storefronts and doors. Requested by Architect.

Cost Benefit to Owner: Returns value of work not performed back to Owner. Storefronts were shifted in the wall assembly to eliminate the need for the additional framing.

DEDUCT: \$9,740.00

Item 04-05 (CWP-18 / RFI-72)

Provide steel angle slab opening reinforcing for electrical conduit running up north (plan east) wall of elevator shaft at second floor line. Requested by Engineer.

Cost Benefit to Owner: Required for proper support of slab edge at elevator shaft.

ADD: \$1,609.00

Item 04-06 (CWP-19 / RFP-03)

Delete card readers at openings #102A, #102B and #142A. Add QEL conversion kit and power supply to openings #100S-2B and #121. Requested by Architect.

Cost Benefit to Owner: Required to achieve desired level of credential operated doors.

DEDUCT: \$2,701.00

Item 04-07 (CWP-20)

Delete gypsum board installation above beam line on inside face of exterior wall at perimeter of building, multiple locations, where constraints prohibit proper attachment and finishing. Instead, install gypsum board horizontally from exterior wall over to bottom flange of beam. Requested by Architect.

Cost Benefit to Owner: Returns value to Owner for decreased scope of work.

DEDUCT: \$10,922.00

Item 04-08 (CWP-21 / RFI-93)

Install additional furring at 3rd floor exterior wall in rooms #310, #311, #312, #313 and #315. Requested by Architect.

Cost Benefit to Owner: Required for cohesive appearance of interior spaces where steel erection/fabrication tolerances resulted in steel girts not allowing gypsum board to bypass at the interior face.

ADD: \$2,936.00

Item 04-09 (RFP-04)

Revise mounting height of suspended art hanging system to 8'-0" AFF and in revised lengths per A800 and A801 dated 2025-02-25. Provide ganged light fixtures at each location in lieu of individual fixtures. Requested by Architect.

Cost Benefit to Owner: Refines appearance of art display locations with no change in cost.

NO COST

Item 04-10 (CWP-23 / CD-11)

Provide labor and materials to extend operable partition carrying beam and move second floor edge of deck and beam at operable partition pocket. Requested by Architect.

Cost Benefit to Owner: Deeper operable partition pocket and carrying beam required to accommodate thickness of operable partition panels as needed to reduce sound transfer between spaces.

ADD: \$6,615.000

Item 04-11 (CWP-24 / RFI-58)

Provide labor and materials to install steel angle air space closure at head of window opening S11 at Catering #105. Requested by Architect.

Cost Benefit to Owner: Required for proper continuity of finish between structural lintel and head of window.

ADD: \$497.00

TOTAL DEDUCT: \$23,970.00

The original Contract Sum was	\$	17,059,611.22
The net change by previously authorized Change Orders	\$	63,914.00
The Contract Sum prior to this Change Order was	\$	17,123,525.22
The Contract Sum will be decreased by this Change Order in the amount of	\$	23,970.00
The new Contract Sum including this Change Order will be	\$	17,099,555.22

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

The new date of Substantial Completion will be December 12, 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.

Emboss Design, PSC
ARCHITECT (Firm name)

Monarch Construction Company
CONTRACTOR (Firm name)

Kenton County Board of Education
OWNER (Firm name)

Mark Perry

SIGNATURE

Mark Perry, Sr. Project Manager
PRINTED NAME AND TITLE

4/23/2025

DATE

Martin A. Meisacker

SIGNATURE

MARTIN A. MEISACKER, PRESIDENT
PRINTED NAME AND TITLE

4/23/2025

DATE

SIGNATURE

Matt Rigg, Chief Operations Officer
PRINTED NAME AND TITLE

DATE