

DATE:

5/21/2025

AGENDA ITEM (ACTION ITEM):

Consider/Approve Change Order No. 5 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 fifth (5th) 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 addition of \$12,549.00 with previous change orders of an additional \$39,944.00 makes the new contract sum \$17,112,104.22.

- Item No 1: General Contractor Requested: Add water conditioning to meet geotechnical engineer's requirements for proper soil compaction under a portion of the building pad and parking areas. ADD: \$ 10,308.00
- Item No 2: Architect Requested: Install extended brake metal sills at first floor storefronts located in bricked areas to allow sufficient room for all trades to fit their respective materials in the space between the face of the brick and the light reducing metal panels. There was a corresponding deduct associated with this item in change order #4 for \$9,740, resulting in a net savings for this scope of work. ADD: \$ 3,976.00
- Item No 3: Owner and Architect Requested: Furnish and install 186 lineal feet of 4' tall aluminum fence guardrail on bridge headwall and 127 lineal feet of traffic barrier guardrail. An allowance was established for the guardrails as part of the overall project knowing some amount of guardrail would be necessary once the bridge was installed. The total amount needed was less than originally anticipated. DEDUCT: \$ 1,735.00

TOTAL ADD: \$ 12,549.00

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	(\$ 39,944.00)

Total for prior Material/Equipment direct purchase order changes	\$ 17,530.42
Total for current change orders	(\$ 12,549.00)
Contingency Balance	\$1,115,087.42

FISCAL/BUDGETARY IMPACT:

Addition of \$12,549.00 to the existing contract with Monarch Construction Company

RECOMMENDATION:

Approve Change Order No. 5 with Monarch Construction for the New Central Office Project – BG 24-084.

CONTACT PERSON:

Matt Rigg, Chief Operations Officer

Principal/Administrator



District Administrator



Superintendent



Document G701® – 2017

Change Order

PROJECT: <i>(Name and address)</i> New Board Office - Kenton County School District 2044 Tuscanview Drive Covington, KY 41017	CONTRACT INFORMATION: Contract For: General Construction Date: May 13, 2024	CHANGE ORDER INFORMATION: Change Order Number: 005 Date: 5/20/2025
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 05-01 (CWP-11)

Add water conditioning to meet geotechnical engineer's requirements for proper soil compaction. Requested by General Contractor.

Cost Benefit to Owner: Required to achieve specified compaction and maintain schedule during an unseasonably dry period of site construction.

ADD: \$10,308.00

Item 05-02 (CWP-25)

Provide extended brake metal sills at first floor storefronts located in brick. Requested by Architect.

Cost Benefit to Owner: Longer brake metal sills required to accommodate shifting storefronts apx. 3.5" towards interior of exterior walls. This shift enables cleaner air/weather barrier terminations and interfaces between multiple subcontractors. Note, this change also resulted in a larger deduct previously reflected in Change Order #4 (CWP-017).

ADD: \$3,976.00

Item 05-03 (CWP-26)

Furnish and install 186 lineal feet of 4' tall aluminum fence guardrail on bride headwall and 127 lineal feet of traffic barrier guardrail. Requested by Owner and Architect. Note, this work was anticipated and accounted for in Contingency Allowance No. 7.

Cost Benefit to Owner: This credits back to the Owner the remaining unused balance of the assigned allowance.

DEDUCT: \$1,735.00

TOTAL ADD: \$12,549.00

The original Contract Sum was	\$	17,059,611.22
The net change by previously authorized Change Orders	\$	39,944.00
The Contract Sum prior to this Change Order was	\$	17,099,555.22
The Contract Sum will be increased by this Change Order in the amount of	\$	12,549.00
The new Contract Sum including this Change Order will be	\$	17,112,104.22

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)

Mark Perry

SIGNATURE

Mark Perry, Sr. Project Manager

PRINTED NAME AND TITLE

5/20/2025

DATE

Monarch Construction Company

CONTRACTOR (Firm name)

Martin A. Meisberger

SIGNATURE

MARTIN A. MEISBERGER, PRESIDENT

PRINTED NAME AND TITLE

5/21/2025

DATE

Kenton County Board of Education

OWNER (Firm name)

SIGNATURE

Matt Rigg, Chief Operations Officer

PRINTED NAME AND TITLE

DATE