



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

## Issue Paper

### **DATE:**

6/12/2025

### **AGENDA ITEM (ACTION ITEM):**

Consider/Approve Change Order No. 6 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 sixth (6<sup>th</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 a deduction of \$5,706.00 with previous change orders of an additional \$52,493.00 makes the new contract sum \$17,106,398.22.

Item No 1: Architect Requested: Provide and install additional fire blocking and fire caulk at floor two (2) level of two-story wall along north side of Board Room per building code requirements. ADD: \$ 4,081.00

Item No 2: General Contractor Requested: Provide and install access panels to the partition motors at Board Room operable partition. Motors would be enclosed by drywall and inaccessible without access panels.

ADD: \$ 2,009.00

Item No 3: Architect Requested: Provide spray foam insulation and thermal barrier coating along interior and exterior edge of second floor spaces and steel beams of the entry roof overhang to prevent possible condensation issues.

ADD: \$ 14,639.00

Item No 4: Architect and Engineer Requested: Add fire rated duct shaft at Mechanical #128 where second floor rated damper assembly is not possible per building code requirements.

ADD: \$ 17,065.00

Item No 5: Architect Requested: Deduct unused remaining balance of allowance for drilled pier casings at bridge. DEDUCT: \$ 43,500.00

TOTAL DEDUCT: \$ 5,706.00

**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	(\$ 52,493.00)
Total for prior Material/Equipment direct purchase order changes	\$ 17,530.42
Total for current change orders	<u>\$ 5,706.00</u>
Contingency Balance	\$1,120,793.42

**FISCAL/BUDGETARY IMPACT:**

Deduction of \$5,706.00 to the existing contract with Monarch Construction Company

**RECOMMENDATION:**

Approve Change Order No. 6 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

<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: 006  Date: 6/12/2025
<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 06-01 (CWP-028 / RFI-116)

Provide and install additional fire blocking and fire caulk at floor two level of two-story wall along north side of Board Room. Requested by Architect.

Cost Benefit to Owner: Required by code to prevent spread of fire in stud cavities.

ADD: \$4,081.00

#### Item 06-02 (CWP-030 / RFI-122)

Provide access panels recommended by operable partition manufacturer at Board Room operable partition. Requested by General Contractor.

Cost Benefit to Owner: Facilitates future maintenance / servicing of operable partition.

ADD: \$2,009.00

#### Item 06-03 (CWP-031 / RFI-106)

Provide spray foam insulation and thermal barrier coating along interior and exterior edge of second floor spaces at entry roof overhang. Requested by Architect.

Cost Benefit to Owner: Required to minimize possibility of interior condensation of above ceiling return air where roof beams cantilever out into exterior unconditioned temperatures.

ADD: \$14,639.00

#### Item 06-04 (CWP-032 / RFI-119)

Add rated duct shaft at Mechanical #128 where second floor rated damper assembly is not possible. Requested by Architect and Engineer.

Cost Benefit to Owner: Required to comply with code as second floor penetration could not be made to comply with tested assembly requirements.

ADD: \$17,065.00

#### Item 06-05 (Allowance 6b)

Deduct unused remaining balance of Allowance for drilled pier casings at bridge. Requested by Architect.

Cost Benefit to Owner: Returns value of work not performed back to Owner.

DEDUCT: \$43,500.00

TOTAL DEDUCT: \$5,706.00

The original Contract Sum was	\$	17,059,611.22
The net change by previously authorized Change Orders	\$	52,493.00
The Contract Sum prior to this Change Order was	\$	17,112,104.22
The Contract Sum will be decreased by this Change Order in the amount of	\$	5,706.00
The new Contract Sum including this Change Order will be	\$	17,106,398.22

AIA Document G701 – 2017. Copyright © 1979, 1987, 2000, 2001 and 2017. All rights reserved. "The American Institute of Architects," "American Institute of Architects," "AIA," the AIA Logo, and "AIA Contract Documents" are trademarks of The American Institute of Architects. This document was produced at 10:15:15 ET on 06/12/2025 under Order No.4104248257 which expires on 06/15/2025, is not for resale, is licensed for one-time use only, and may only be used in accordance with the AIA Contract Documents® Terms of Service. To report copyright violations, e-mail docinfo@aiacontracts.com.

User Notes:

(3B9ADA40)

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.**

<u>Emboss Design, PSC</u>	<u>Monarch Construction Company</u>	<u>Kenton County Board of Education</u>
<b>ARCHITECT (Firm name)</b>	<b>CONTRACTOR (Firm name)</b>	<b>OWNER (Firm name)</b>
<u>Mark Perry</u>	<u>Martin A. Meisberger</u>	<u></u>
<b>SIGNATURE</b>	<b>SIGNATURE</b>	<b>SIGNATURE</b>
<u>Mark Perry, Sr. Project Manager</u>	<u>MARTIN A. MEISBERGER, PRESIDENT</u>	<u>Matt Rigg, Chief Operations Officer</u>
<b>PRINTED NAME AND TITLE</b>	<b>PRINTED NAME AND TITLE</b>	<b>PRINTED NAME AND TITLE</b>
<u>6/12/2025</u>	<u>6/13/2025</u>	<u></u>
<b>DATE</b>	<b>DATE</b>	<b>DATE</b>