

Issue Paper

DATE:

7/23/2025

AGENDA ITEM (ACTION ITEM):

Consider/Approve Change Order No. 9 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 ninth (9th) 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 \$35,944.00 with previous change orders of \$486,118.00 making the new contract sum \$21,040,849.00.

Item No 1: Paint the loading dock handrails black and add chain link fencing to the sidewalk side as noted in the drawings dated 3/24/25.

ADD: \$ 4,684.00

Item No 2: Remove and backfill 2,500 gallon fuel oil tank behind old bus garage. Expose and fill with flowable fill a 5,000 gallon heating oil tank at old Board Office location that cannot be removed due to the location of existing utilities.

ADD: \$ 30,525.00

Item No 3: Furnish and install a speed controller on the EF-1 fan to meet the balancing requirements as noted in request for information No 143 response.

ADD: \$ 735.00

TOTAL ADD: \$ 35,944.00

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	(\$	486,118.00)
Total for prior Material/Equipment purchase order changes	\$	0.00
Total for current change orders	(\$_	35,944.00)
Contingency Balance	\$	963,088.00

FISCAL/BUDGETARY IMPACT:

Addition of \$35,944.00 to the existing contract to Morel Construction

RECOMMENDATION:

Approve Change Order No. 9 with Morel Construction for the Support Operations Center Project – BG 23-173.

CONTACT PERSON:

Matt Rigg, Chief Operations Officer

Principal/Administrator

District Administrator

Superintendent



\overline{AIA}° Document G701 $^{\circ}$ – 2017

Change Order

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

OWNER: (Name and address) Kenton County School District 1055 Eaton Drive

Ft. Wright, Kentucky 41017

CONTRACT INFORMATION:

Contract For: General Construction

Date: 6/6/2023

ARCHITECT: (Name and address)

GRW

801 Corporate Drive Lexington, Kentucky 40503 CHANGE ORDER INFORMATION:

Change Order Number: 009

Date: 7/18/2025

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.)

RFCO #36 - Paint the loading dock handrails black and add chain link fencing to the sidewalk side as noted in the drawings dated 03/24/2025 and as required by and approved by the authorities having jurisdiction in the amount of \$4,684.00. Time will be extended zero

RFCO #37 - Remove and backfill 2,500 gallon fuel oil tank behind old bus garage. Expose and fill with flowable fill a 5,000 gallon heating oil tank at old board office location that cant be removed due to the location of existing utilities. See attached Taylor Bros. proposal dated 05/02/2025. Remove existing above ground fuel tanks and anitfreeze tanks left at the bus garage. See attached Taylor Bros. proposal dated 4/11/2025. Remove 2 existing bus lift pits that were unforseen conditions. See attached Taylor Bros. proposal dated 05/30/2025. Demo existing concrete driveway slab above fuel tanks that was in danger of collapse due to its location with the fuel tanks. See attached Taylor Bros. proposal dated 05/01/2025. Dispose of fuel. oil, gas sludge originally to be left onsite for owner removal but approved to be removed by Taylor Bros. See attached Taylor Bros. proposal dated 05/30/2025. in the amount of \$30,525.00. Time will be extended zero days.

RFCO #38 - Furnish and install a speed controler on the EF-1 fan to meet the balancing requirements as noted in request for information No. 143 response. HVAC See attached Hudson Piping, Inc. Proposal dated 04/03/2025. in the amount of \$735.00. Time will be extended zero

The original Contract Sum was The net change by previously authorized Change Orders The Contract Sum prior to this Change Order was The Contract Sum will be increased by this Change Order in the amount of

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

21,004,905.00 35,944.00 The new Contract Sum including this Change Order will be 21,040,849.00

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	Morel Construction Co., LLC	Kenton County School District
ARCHITECT (Firm name)	CONTRACTOR (Firm name)	OWNER (Firm name)

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20,518,787.00

486,118.00

SIGNATURE

David Vaught. Project Manager PRINTED NAME AND TITLE

18/25

DATE

Adolph F Zell IV

SIGNATURE

Adolph F. Zell, Vice President PRINTED NAME AND TITLE 7/21/25

DATE

SIGNATURE

Matthew Rigg, C.O.O.
PRINTED NAME AND TITLE

DATE



REQUEST FOR CHANGE ORDER

Annual Annual Annual			
Morel Construction Co., LLC			
CDW Engineering Architecture Cooperation Inc.	Request No.	36	3
GRW Engineering Architecture Geospatial Inc. 801 Corporate Drive	X-No.	80)
Lexington, KY 40503 Attn: Mr. David Vaught	Project	Kenton County S Support Opera	
	Project No.	23-0)2
We hereby request your formal Change Order t	to our contract for the following changes	s in the Scope of Work.	
Paint the loading dock handrails black and add chainlink fer and as required by and approved by the Building Inspector.	ncing to the sidewalk side	as noted in the drawing	gs dated 03/24/2025
Fencing (See attached Mills Fence Co. Proposal da	ated 06/06/2025.)		\$2,502.00
Painting (See attached Momentum Painting Compa	iny, LLC Proposal, date	d 06/05/2025.)	\$1,531.00
			\$4,033.00
Overhead and Profit	Subtotal		\$605.00 \$4,638.00
Bonds and Insurance	Subtotai		\$46.00
Total ADDITIONAL amount of this Request for	r Change Order		\$4,684.00
This Request is Valid for <u>5</u> Days A Time Extension of <u>0</u> Days is Included in	n this Request		
No are proceeding with this work as per verbal auth	orization of		
3. We have completed this work as per verbal authorize	ation of		
. We will proceed with this work only upon receipt of th	is signed authorization,	or formal Change Ord	er.
SIGNED:	_	DATE:	
Mor	EL CONSTRUCTION CO	o., LLC	
. EMAILED - Architect ORIGINAL - Owner/Arch. File By:	Model 60	08	June 9, 2025
COPY - X File Adol	h F. Zell, Vice Fresider	nt	Date



6315 Wiehe Road Cincinnati, Ohio 45237 Phone: 513-631-0333

Fax: 513-631-2703

13200 Walton Verona Road Walton, Kentucky 41094 Phone: 859-485-6656 Fax: 859-485-6659

www.millsfence.com

Your Mills Fence Co. Estimator Contact Inform Name: Jeff Simmerman Cell: (513) 675-5540 Email: jeff@millsfence.com	ation:		a		
Proposal Submitted To: Morel – Adolph Zell	Date: 6-6-25	Job Name: Kenton (guardrail	County Mainter	nance - chain link mesh on	
Street:	Email:	guaruran	Job Location: 11800 Taylor Mill Road, Independence KY 41051		
City, State, Zip Code:	Contact Number(s): Office: Cell:			Jobsite Contact:	
underground obstructions to be layout. No rock excavation. No Provide and install a 1-3/8" black Provide and install 42" tall black 9	We hereby submit the specifications and estimates for: Prevailing wage is NOT included. Sales tax is included. Mills Fence will contact OUPS, all other underground obstructions to be marked by others. Customer to provide terminal, corner and gate layout. No rock excavation. No permits or fees. Addendums (1-3) acknowledged. No surveying. Provide and install a 1-3/8" black bottom rail along the bottom of 84 Inft rail section only. Provide and install 42" tall black 9 gauge 2" chain link mesh onto the existing pipe rail. Chain link mesh will have tension bands and tension bars at each end and will use standard wire ties to attach to the top rail and intermediate rail posts. \$2,502 Material: 1,008				
We propose hereby to furnish mat	We propose hereby to furnish material and labor- complete in accordance with above specifications, for the sum of: \$				
Terms of payment are noted on Mills Fence's invoice. Interest will be charged at 1-1/2%, per month (18% per year) on all past due accounts. All costs of enforcement of these terms and conditions of sale and collection of any batance due, including, but not irritled to, reasonable automay's fees incurred by Mills Fence, shall be paid by customer. Mills Fence reserves the right to cancel this order, delay delivery, repossess materials or demand immediate full or partial payment in advance of delivery if customer's crodit standing, or ability or willingness to pay, is called into question by an event or circumstance, including, but not limited to customer's default of any oolgation owed to Mills Fence. Any deposit required prior to installation is only refundable within 72 hours of transferring the funds to Mills Fence. Installation dates and times are approximate, are not guaranticed and are subject to change. Mills Fence will arrange to have public underground utilities marked prior to installation. Mills Fence assumes no responsibility for any unmarked public or private underground obstructions such as underground utilities, sprinkling systems, pipes, cables, drain titles, tree roots, vegetation, or property lines. Customer understands that the fence line must be clear of all obstructions and that s/he will stake or mark the fence line. All customers are required to obtain their own permit, by contacting their local municipality. All material is guaranteed to be as specified. All work to be completed in a workmanike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge of var and above the estimate. Mills Fence will repair or replace at our option any of our work that may prove to be defective in its workmanish or materials within a period of one yeer from the date of installation, As a condition precedent to this warranty. Customer grants Mills Fence the right to place a sig					
SUCH MANUFACTURER OR SUPPLIER SHALL BE LIA Wood will warp, twist, and develup smalt cracks during the is not covered under warranty. Gates should be kept in a lo line, tomado and other necessary insurance. Our workers	ne drying process. Wode privacy for ocked position when not in use. All a	nce witi also develop s greements contingent	mali gaps between board Lupon strikes, accidents	ds due to shrinkage. This is natural and expected and or delays that are beyond our control. Owner to carry	
The laws of the State of Ohlo shell apply in the constru arising hereunder without giving effect to such jurisdiction jurisdiction in the courts of Hamilton County, Ohio.	ction of these terms of the contract	or any dispute		uthorized Signature	
In the event any one or more of the provisions contained in any respect, the remaining provisions contained herein	shall not be affected or impaired in a	any manner.	Note: This proposal of	ompany, Inc. Authorized Representative may be withdrawn if not accepted within 30 days	
Acceptance of Proposal: The above p are authorized to do the work as spec				tory and are hereby accepted. You	
Date of Acceptance:	S	ignature:			

Momentum Painting Company, LLC

10265 Limerick Circle Covington, KY 41015 859-663-6279 office 859-655-9778 fax

info@momentumpainting.com

Morel Construction Company, LLC 2801 Alexandria Pike Highland Heights, KY 41076 859-442-7100 office 859-442-8175 fax

June 5, 2025

Attn: Adolph Zell:

The following is our proposal for:

RFP - Loading Dock Railing Painting

Kenton County School District Support Operations Center

11800 Taylor Mill Road Independence, KY 41051

The painting scope of work is according to specs set forth by GRW Engineering.

Scope of work includes, but not limited to, surface preparation and painting systems for:

Prep, spot prime, and finish loading dock guard railings to high performance acrylic black semi-gloss.

Please Note: Normal working hours unless directed otherwise.

Paint supplier is the Sherwin-Williams Company, per specifications.

Proposal includes all applicable taxes.

RFP proposal base price:

\$

1,531.00

Breakdown as follows:

Labor:

\$

1,320.00

Material:

\$

211.00

Please contact me with any questions or concerns regarding this proposal.

Thank you for considering our company.

Garrett DeMoss

Managing Member 859-663-6279



REQUEST FOR CHANGE ORDER

MOREL CONSTRUCTION CO., LLC	_		
GRW Engineering Architecture Geospatial Inc. 801 Corporate Drive	Request No.	37 81	
Lexington, KY 40503	A-140.	- 01	
Attn: Mr. David Vaught	Project	Kenton County Sch Support Operation	
•	Project No.	23-02	
We hereby request your formal Change Order t	o our contract for the following change	s in the Scope of Work.	
Provide the following additional work at Simon Kenton	High School and the ol	d Board Office location.	
Remove and backfill 2,500 gallon fuel oil tank behing old Bus Gargallon heating oil tank at old Board Office location that can't be re			
See attached Taylor Bros. Proposal dated 05/02/2025.) Remove existing above ground fuel tanks and antifreeze tanks le			\$11,765.00
Proposal dated 04/11/2025.) Remove 2 existing bus lift pits that were unforseen conditions. (S			\$2,700.00
05/30/2025.) Demo existing concrete driveway slab above fuel tanks that was i	in danger of collapse due to it	is location with	\$1,840.00
the fuel tanks. (See attached Taylor Bros. Proposal dated 05/01/2	2025.)		\$1,284.00
Dispose of fuel, oil, gas sludge originally to be left onsite for Owne	er removal but approved to be	e removed by	
Taylor Bros. (See attached Taylor Bros. Proposal dated 05/30/20:	25.)		\$8,692.00
la		_	\$26,281.00
Overhead and Profit			\$3,942.00
	Subtotal	-	\$30,223.00
Bonds and Insurance		_	\$302.00
Total ADDITIONAL amount of this Request fo	r Change Order	=	\$30,525.00
This Request is Valid for 5 Days A Time Extension of 0 Days is Included in	n this Request		
A. We are proceeding with this work as per verbal author	rization of	Kevin Pfefferman	-
B. We have completed this work as per verbal authorize	ation of		
C. We will proceed with this work only upon receipt of the	his signed authorization	n, or formal Change Orde	r.
SIGNED:	-	DATE:	
MOR 1. EMAILED - Architect 2. ORIGINAL - Owner/Arch. File 3. COPY - X File By: Adolp	EL CONSTRUCTION CONTRACTION CO	Jun	e 9, 2025 Date

859-356-5066

Phone #



Estimate

Date	Estimate #
	and the Print of the graph and the graph and the graph of the graph and
5/2/2025	3923

j.	Fax # 859-356-7612				The state of the s
j.	Name / Address	Ship To			
r	MOREL CONSTRUCTION CO. 2801 ALEXANDRIA PIKE ALEXANDRIA, KY 41076	KC Bus Garag Heating Oil Ta			
	Customer Phone 859-442-7100			market anamonation with the	The transfer of passes in the day a same and making an animal same and the same and
	Customer E-mail		P	.O. No.	Project
r		r management of			978D-11132 Madis
	Description	Qty	U/M b YD	Rate	Total
tank The tank will cove estin the v	estimate is to dig up and remove 2 existing underground heating oils s. The first tank is a 5,000 gallon tank located at 11096 Madison Pike. second tank is a 2,500 gallon tank located at 11132 Madison Pike. The 5,000 gallon tank will be backfilled with DGA and the 2,500 gallon tank be backfilled with compacted fill dirt. Both of the disturbed areas will be early with topsoil, seed and straw upon completion of the backfilling. This nate assumes that both tanks are empty, no other existing utilities are in vary of the excavation of the tanks and that this work will be completed to us leaving the site after the completion of our contracted work. The first tank is a 5,000 gallon tank located at 11096 Madison Pike. Seed at 11109 Madison Pike. The 5,000 gallon tank located at 11109 Madison Pike. The 5,000 gallon tank loc	AB	FLOW LS	リイサート 110~2 11,765.00	Total Total Total Total Total
	Thank you,	<u> </u>	Subtotal	or the same with a second description of the same white	\$11,765.00
	i min you,	-	Sales Ta	x (6.0%)	\$0.00

Please sign and return or respond to the email with confirmation to accept these terms.

Signature	Specialistic Control of the control
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\$11,765.00

Total

Customer E-mail

859-356-5066

Phone #



Estimate

Project

978E-11096 Madis...

\$2,700.00

Date	Estimate #
4/11/2025	3862

Fax#	859-356-	7612	
Name /	Address		
2801 ALE	CONSTRUCT XANDRIA I DRIA, KY 4	PIKE	2.1
Custome	Phone	859-442-7100	

P.O. No.

Description	Qty	U/M	Rate	Total	
This estimate is to cut up and remove 2 above ground fuel oil tanks and 2 antifreeze tanks inside the garage. The cost for these assumes that tanks are empty and do not contain any contaminated material.					
Remove Above Ground Fuel Oil Tanks	2	EA	650.00	1,300.00	
Remove Antifreeze Tanks from Garage	2	EA	700.00	1,400.00	
	0				
Thank you,		Subtota		\$2,700.00	
THATTE JOUR		Sales Ta	x (6.0%)	\$0.00	

Please sign and return or respond to the email with confirmation to accept these terms.

Signature	-	***************************************
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Total



Job

11132 Madison Pike

Undergorund Lift Pits

Estimated Completion

Bus Garage Demo

Change Order

Rec	Ju	est	
Date	Date C.O. Request #		
5/30/20	25	4001	
(317)		Andrew County County Straig Stees Living a property in Property of Property Straight of St	
Date 5/3	0/20	25	
and a supplication of the		Job#	
		978D	
Rate		Total	
920.00		1,840.00	
,20,00		1,0 10.00	

Phone # 859-356-5066 859-356-7612 Fax# Customer MOREL CONSTRUCTION CO. 2801 ALEXANDRIA PIKE ALEXANDRIA, KY 41076 Customer Phone 859-442-7100

Title of Change Order

Customer E-mail

Remove Lift Pits

Description U/M Qty This change order request is for the removal of the 2 additional underground lift pits that were previously filled with concrete. We gave a unit cost on 4/25/25 for the removal of each pit on COR# 3899. Underground Concrete Lift Pits 2 BA

Please sign and return this Change Order Request if all of the terms are acceptable and you approve of this Change Order.

Signature

Subtotal	\$1,840.00
Sales Tax (6.0%)	\$0.00
Total	\$1,840.00

Taylor Bros. Inc. 3769 Old Ky 17 Co

Signature



Change Order Request

Poulington IV 41017	5))	Nege	COL
Covington, KY 41017 Phone # 859-356-5066	HAULING		Date	C.O. Request
Fax # 859-356-7612			5/1/2025	3915
Customer	Job			
MOREL CONSTRUCTION CO. 2801 ALEXANDRIA PIKE ALEXANDRIA, KY 41076	Underground	l Fuel Tanks		2)
Customer Phone 859-442-7100			5,000	2005
Customer E-mail	Estimated	Completion Date	5/1/20	J25
Fitle of Change Order Concrete Pav	ament Demo			Job #
tile bi briange broter	CIRCLE IJCHO			978F
Description	Qty	U/M F	Rate	Total
some previous cracking, so we have included a cost for that demolition as I. no & Remove Undermined Slab no & Remeve Existing Broken Slab	428 96	SF	3.00	1,284.00 288.00 NOT ACCEP
Please sign and return this Change Order Request if all of the terms a acceptable and you approve of this Change Order.	are	Subtotal		\$1,572.00

Total



Change Order Request

	Date	C.O. Request #
4	5/30/2025	4003

Phone # 859-356-5066 Fax# 859-356-7612

Customer MOREL CONSTRUCTION CO. 2801 ALEXANDRIA PIKE ALEXANDRIA, KY 41076

859-442-7100

Customer Phone

Customer E-mail

Job

11132 Madison Pike Fuel & Oil Tank Waste Disposal

5/30/2025 Estimated Completion Date

Job# Title of Change Order Fuel Tank Material Disposal 978D

Description	Qty	U/M	Rate	Total
This change order request is for the transportation and disposal of the material that was washed out of the waste oil tank, diesel tank, and gasoline tank.				
Diesel Fuel & Gas Sludge Disposal - 55 Gallon Drum Oil & Water Disposal - 55 Gallon Drum Transportation Fee		EA EA LS	240.00 205.00 397.00	7,680.00 615.00 397.00

Please sign and return this Change Order Request if all of the terms are acceptable and you approve of this Change Order.

Signature

Subtotal	\$8,692.00
Sales Tax (6.0%)	\$0.00
Total	\$8,692.00



REQUEST FOR CHANGE ORDER

Morel Construction Co., LLC			
GRW Engineering Architecture Geospatial Inc.	Request No.	38	
801 Corporate Drive Lexington, KY 40503	X-No.	82	
Attn: Mr. David Vaught	Project	Kenton County Se Support Operat	
	Project No.	23-02)
W. L	-		
We hereby request your formal Change Order to	our contract for the following change	s in the Scope of Work.	
Furnish and install a speed controller on the EF-1 fan to mee 143 Response.	t the balancing requirem	ents as noted in Request	for Information No
HVAC (See attached Hudson Piping, Inc. Proposal of	dated 04/03/2025.)		\$677.00
			\$677.00
Overhead and Profit			\$51.00
Bonds and Insurance	Subtotal		\$ 728.00 \$7.00
Total ADDITIONAL amount of this Request for	Change Order		\$735.00
This Request is Valid for <u>5</u> Days A Time Extension of <u>0</u> Days is Included in	this Request		
A. We are proceeding with this work as per verbal author	orization of		
3. We have completed this work as per verbal authorize	ation of		
. We will proceed with this work only upon receipt of thi	s signed authorization,	or formal Change Orde	r.
SIGNED:		DATE:	
More	EACONSTRUCTION CO	o., LLC	
EMAILED - Architect	HAR WOO	7	0 2005
ORIGINAL - Owner/Arch. File OOPY - X File Adolp	F. Jell, Vice Freside		ine 9, 2025 Date

Hudson Piping, Inc.

836 Walnut Street Dayton, Kentucky 41074 (859) 581-7473 (859) 581-7575 (fax)

April 3, 2025

Morel Construction LLC. 2801 Alexandria Way Highland Heights, KY 41076

Attn: Adolph Zell

Ref: KCS Support Operations Center

Speed Controller EF-1

Hudson Piping Proposal 1873-H

Dear Sir,

Hudson Piping Inc. respectfully requests a change to our contract for:

- · Below is pricing to provide & install a speed controller for EF-1 only
- · See attached backup sheet

Provide & Install – 3 Rivers SM	630.00
Hudson OH&P	47.25
	677.25

If you have any questions, please let us know.

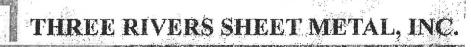
Respectfully submitted,

Randy Wudson Hudson Piping Inc.

rhudson@hudsonpiping.com

859-581-7473

大方をした は、これでしまかずないことのよっていますのかってきていれていたですと



2911 Colerain Ave. Cinci	mati, Onio 45225	Phone: (513)681-	1233 Pax: (513)681-5140
Te: Hudson Piping	and classes that you cannot be co-	Date:	4/1/2025	
Job Name: KCSD Support C	perations Center			
City: Independence	Sta	nte: KY		
SCOPE: F&1 speed controller			F = Furnish	I = Install
	CHANGE	ORDER	h Mad UNIT	
Our Price includes				
F&I speed controls on EF 1,				
Price to provide speed control	fers and others install	gamen das de printens prin manumati de plantes. El semple que para la sensita de la composició de la composi	\$ 135.00	and a state of the
Price for 3rivers to F&I speed	controllers		\$ 630.00	
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VBENC National Certif	fication Number:	WBE 1900780)	
athorized Signature:	CAD Three Rivers Sheet N	Metal Inc. CD.	Corey Da	