



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

Issue Paper

DATE:

8/27/2025

AGENDA ITEM (ACTION ITEM):

Consider/Approve Change Order No. 7 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 seventh (7th) 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 \$28,978.00 with previous change orders of an additional \$46,787.00 makes the new contract sum \$17,135,376.22.

- Item No 1: Engineer Requested: Provide labor and materials to install four (4) sets of (4) #500 aluminum conductors in lieu of three (3) sets of (4) #400 aluminum conductors from the pad-mounted secondary electric termination cabinet to the CT cabinets resulting from Duke Energy transformer design change.
ADD: \$ 28,235.00
- Item No 2: Architect Requested: Delete labor and material for underground collector pipe and downspout connections not needed at the cantilever canopy downspouts.
DEDUCT: \$ 3,774.00
- Item No 3: Engineer Requested: Provide labor and material to install a horizontal brace at the entry vestibule interior storefront similar to the bracing installed at the entry exterior storefront per building inspector. ADD: \$ 4,770.00
- Item No 4: Engineer Requested: Provide labor and materials to relocate electrical conduits obstructing building-inspector required shaft enclosure bottom in Storage #127 per building inspector. ADD: \$ 810.00
- Item No 5: Owner Requested: Delete labor and material for not painting ceiling in Mechanical #119. DEDUCT: \$ 1,063.00

TOTAL ADD: \$ 28,878.00

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 | (\$ 46,787.00) |
| Total for prior Material/Equipment direct purchase order changes | \$ 16,780.42 |
| Total for current change orders | (\$ 28,978.00) |
| Contingency Balance | \$1,091,065.42 |

FISCAL/BUDGETARY IMPACT:

Addition of \$28,978.00 to the existing contract with Monarch Construction Company

RECOMMENDATION:

Approve Change Order No. 7 with Monarch Construction for the New Central Office Project – BG 24-084.

CONTACT PERSON:

Matt Rigg, Chief Operations Officer

Principal/Administrator



District Administrator



Superintendent



AIA®

Document G701® – 2017

Change Order

PROJECT: *(Name and address)*
 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: 007
 Date: August 26, 2025

OWNER: *(Name and address)*
 Kenton County Board of Education
 1055 Eaton Drive
 Ft. Wright, KY 41017

ARCHITECT: *(Name and address)*
 Emboss Design, PSC
 906 Monmouth Street
 Newport, KY 41071

CONTRACTOR: *(Name and address)*
 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 07-01 (CWP-29R2 / RFI-121)

Provide labor and materials to install four sets of (4) #500 aluminum conductors in lieu of three sets of (4) #400 aluminum conductors from the pad-mounted secondary termination cabinet to the CT cabinets. Requested by Engineer.

Cost Benefit to Owner: Required to provide required amps to the building following configuration change made by Duke Energy.
 ADD: \$28,235.00

Item 07-02 (CWP-34 / RFI-131)

Delete labor and material for underground collector pipe and downspout connections at the cantilever canopy downspouts. Requested by Architect.

Cost Benefit to Owner: Returns value for work not performed back to the district.
 DEDUCT: \$3,774.00

Item 07-03 (CWP-35 / RFI-140)

Provide labor and material to install a horizontal brace at the entry vestibule interior storefront similar to the bracing installed at the entry exterior storefront. Requested by Engineer.

Cost Benefit to Owner: Required to resist horizontal loading over the height of the storefront using the frame depth indicated.
 ADD: \$4,770.00

Item 07-04 (CWP-38 / RFI-119)

Provide labor and materials to relocate electrical conduits obstructing building-inspector required shaft enclosure bottom in Storage #127. Requested by Engineer.

Cost Benefit to Owner: Required to satisfy local building inspector.
 ADD: \$810.00

Item 07-05 (CWP-39)

Delete labor and material for painted ceiling in Mechanical #119. Requested by Owner.

Cost Benefit to Owner: Returns value for work not performed back to the district.
 DEDUCT: \$1,063.00

TOTSL ADD: \$28,978.00

The original Contract Sum was

\$ 17,059,611.22

The net change by previously authorized Change Orders

\$ 46,787.00

The Contract Sum prior to this Change Order was

\$ 17,106,398.22

The Contract Sum will be increased by this Change Order in the amount of

\$ 28,978.00

The new Contract Sum including this Change Order will be

\$ 17,135,376.22

The Contract Time will be unchanged 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.



ARCHITECT (Signature)

BY: Mark Perry, Sr. Project Manager

(Printed name, title, and license
number if required)

8/26/2025

Date

CONTRACTOR (Signature)

(Printed name and title)

Date

OWNER (Signature)

BY: Matt Rigg, Chief Operations
Officer

(Printed name and title)

Date