



DATE:

9/25/2025

AGENDA ITEM (ACTION ITEM):

Consider/Approve Change Order No. 8 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 eighth (8th) 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 \$3,083.00 with previous change orders of an additional \$75,765.00 makes the new contract sum \$17,132,293.22.

Item No 1: Architect Requested: Provide materials and labor to install additional fire caulk at top of designated walls in Stairs 1 and 2 per building inspector.
ADD: \$ 2,670.00

Item No 2: General Contractor Requested: Provide material and labor deduct to use comparable tile in lieu of originally selected tile and to install traditional polymer-modified grout in lieu of specified epoxy grout.
DEDUCT: \$ 7,281.00

Item No 3: Architect Requested: Provide material and labor to install full height wall pads in Safe Room #144 instead of the specified 6' tall panels to accommodate middle school aged students.
ADD: \$ 2,074.00

Item No 4: Architect Requested: Delete applied vinyl graphic in Kitchen/Break #165.
DEDUCT: \$ 546.00

TOTAL DEDUCT: \$ 3,083.00

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	(\$ 75,765.00)
Total for prior Material/Equipment direct purchase order changes	\$ 16,780.42
Total for current change orders	<u>\$ 3,083.00</u>
Contingency Balance	\$1,094,148.42

FISCAL/BUDGETARY IMPACT:

Deduction of \$3,083.00 to the existing contract with Monarch Construction Company

RECOMMENDATION:

Approve Change Order No. 8 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 Tuscanview Drive Covington, KY 41017	CONTRACT INFORMATION: Contract For: General Construction Date: May 13, 2024	CHANGE ORDER INFORMATION: Change Order Number: 008 Date: September 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 08-01 (CWP-027 / RFI-114)

Provide materials and labor to install fire caulk at top of designated walls in Stairs 1 and 2. Requested by Architect.
Cost Benefit to Owner: Required for code compliance.

ADD: \$2,670.00

Item 08-02 (CWP-040)

Provide material and labor deduct to use D200 Desert Gray Speckle tile in lieu of previously selected D325 and D147 tile and to install traditional polymer-modified grout in lieu of specified epoxy grout. Requested by General Contractor.
Cost Benefit to Owner: Saving realized for allowing a change of convenience for the tile subcontractor, expediting work and simplifying installation.

DEDUCT: \$7,281.00

Item 08-03 (CWP-043)

Provide material and labor to install full height wall pads in Safe Room #144 instead of the specified 6' tall panels.
Requested by Architect.

Cost Benefit to Owner: Installs wall padding full height of the space which is Owner preferred.

ADD: \$2,074.00

Item 08-04 (CWP-044 / RFP-05)

Delete applied vinyl graphic in Kitchen / Break #165. Requested by Architect.

Cost Benefit to Owner: Returns value to Owner for work deemed unnecessary and not performed.

DEDUCT: \$546.00

TOTAL DEDUCT: \$3,083.00

The original Contract Sum was	\$ 17,059,611.22
The net change by previously authorized Change Orders	\$ 75,765.00
The Contract Sum prior to this Change Order was	\$ 17,135,376.22
The Contract Sum will be decreased by this Change Order in the amount of	\$ (3,083.00)
The new Contract Sum including this Change Order will be	\$ 17,132,293.22

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.

Mark Perry
ARCHITECT (Signature)

BY: Mark Perry, Sr. Project Manager
(Printed name, title, and license
number if required)

9/26/2025
Date

Marta A. Meisberger
CONTRACTOR (Signature)

MARTA A. MEISBERGER, PRESIDENT
(Printed name and title)

9/26/2025
Date

OWNER (Signature)

BY: Matt Rigg, Chief Operations
Officer
(Printed name and title)

Date