



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

# Issue Paper

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**DATE:**

12/10/2025

**AGENDA ITEM (ACTION ITEM):**

Consider / Approve Change Order No. 1 with Morel Construction for the White's Tower Renovation Project - BG 25-351.

**APPLICABLE BOARD POLICY:**

01.1 Legal Status of the Board; 04.31 Authority to Encumber and Expend Funds; 702 KAR 4:160

**HISTORY/BACKGROUND:**

This is the first (1<sup>st</sup>) change order for the White's Tower Elementary School Phase II Construction Project associated with Morel Construction Company. The original contract amount was \$7,322,991.00. This change order for an additional \$3,141.00 with no previous change orders makes the new contract sum \$7,326,132.00.

Item No. 1: Owner Requested: Provide additional carpet to the entrance sides, up to the wall, of the temporary classrooms in the gymnasium, excluding the ends of the gymnasium. This same carpet pattern was used in Hinsdale's gym around the temporary classrooms and provided improved sound reduction and better traction than the wood gym floor.

ADD: \$ 3,141.00

TOTAL ADD:\$ 3,141.00

**SUMMARY OF CHANGE ORDERS FOR WHITES TOWER PHASE II – BG 25-351**

The original contingency for this project	\$ 523,350.00
Total for prior approved change orders	\$
Total for prior Material/Equipment Direct Purchase Order changes	\$
Total for current change orders	(\$ 3,141.00)
Contingency Balance	\$ 520,209.00

**FISCAL/BUDGETARY IMPACT:**

Addition of \$3,141.00 to the existing contract with Morel Construction Company.

**RECOMMENDATION:**

Approve the Change Order No. 1 with Morel Construction for the White's Tower Renovation Project - BG 25-351.

**CONTACT PERSON:**

Matt Rigg, Chief Operations Officer

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*Principal/Administrator*

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*District Administrator*

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*Superintendent*

**AIA**<sup>®</sup>**Document G701<sup>®</sup> – 2017****Change Order**

**PROJECT:** *(Name and address)*  
 Renovation - White's Tower Elementary  
 School  
 2977 Harris Pike  
 Independence, KY 41051

**CONTRACT INFORMATION:**  
 Contract For: General Construction  
 Date: November 07, 2025

**CHANGE ORDER INFORMATION:**  
 Change Order Number: 001  
 Date: December 10, 2025

**OWNER:** *(Name and address)*  
 Kenton County Board of Education  
 2044 Tuscanyview Drive  
 Covington, KY 41017

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

**CONTRACTOR:** *(Name and address)*  
 Morel Construction Co., LLC  
 627 West Main Street  
 Louisville, KY 40202

**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 01-01 (RFCO No. 1)**

Provide additional carpet to the entrance sides , up to the wall, of the temporary classrooms in the gymnasium, excluding the ends of the gymnasium. Requested by Owner.

Cost Benefit to Owner: Provides additional protection of wood gym floor during the renovation.

**ADD: \$3,141.00**

The original Contract Sum was	\$ 7,322,991.00
The net change by previously authorized Change Orders	\$ 0.00
The Contract Sum prior to this Change Order was	\$ 7,322,991.00
The Contract Sum will be increased by this Change Order in the amount of	\$ 3,141.00
The new Contract Sum including this Change Order will be	\$ 7,326,132.00

The Contract Time will be unchanged by Zero (0) days.

The new date of Substantial Completion will be

**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)*

12/10/2025  
*Date*

 Digitally signed by  
 Adolph F Zell IV  
 Date: 2025.12.10  
 08:54:42-05'00'

**CONTRACTOR** *(Signature)*

BY: Adolph F. Zell IV, Vice President  
*(Printed name and title)*

12/10/25  
*Date*

**OWNER** *(Signature)*

BY: Matt Rigg, Chief Operations  
 Officer

*(Printed name and title)*

*Date*