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# Issue Paper

**DATE:**

2/18/2026

**AGENDA ITEM (ACTION ITEM):**

Consider/Approve Change Order No. 2 with Radius Construction for the Piner Elementary Phase II Project – BG 25-353.

**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 second (2<sup>nd</sup>) change order for the Piner Phase II Construction Project associated with Radius Construction Company. The original contract amount was \$2,406,552.55. This change order for a deduction of \$11,822.00 with previous change orders of \$8,544.96 makes the new contract sum \$2,403,275.51.

- Item No 1: Architect Requested: Omit new CMU at existing parapets where roof warrantor agrees it is not necessary. Provide approximately 104 LF of new through-wall flashing at existing brick veneer at roof.  
ADD: \$ 3,654.00
- Item No 2: Owner Requested: Provide side-folding basketball goals in lieu of the specified forward folding basketball goals. ADD: \$ 1,638.00
- Item No 3: Architect Requested: Provide 8” metal panels in lieu of 4” metal panels and install with horizontal orientation instead of vertical orientation. Decrease roof edge flashing from 10” to 4 or 4.5”. DEDUCT: \$ 3,108.00
- Item No 4: Architect Requested: Delete removal and reinstallation of multiple ventilators, OAU-2 curb, and re-working of ductwork where it was determined existing conditions allowed warrantable flashing of new roofing without said modifications. Provide labor and materials to raise mini-split on rails, add a utility doghouse, and reinsulate modified piping to accommodate warrantable roof flashing clearances. DEDUCT: \$ 18,558.00
- Item No 5: Architect Requested: Provide labor and materials to remove quarry tile floor tile at Restroom Group B. ADD: \$ 4,552.00

TOTAL DEDUCT: \$ 11,822.00

**SUMMARY OF CHANGE ORDER FOR PINER PHASE II BG 25-353**

The original contingency for this project	\$ 147,835.00
Total for prior approved change orders	(\$ 8,544.96)
Total for prior Material/Equipment direct purchase order changes	\$
Total for current change orders	<u>\$ 11,822.00</u>
Contingency Balance	\$ 151,112.04

**FISCAL/BUDGETARY IMPACT:**

Deduction of \$11,822.00 to the existing contract with Radius Construction Company.

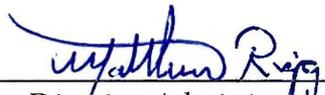
**RECOMMENDATION:**

Approve Change Order No. 2 with Radius Construction for the Piner Elementary Phase II Project – BG 25-353.

**CONTACT PERSON:**

Matt Rigg, Chief Operations Officer

\_\_\_\_\_  
*Principal/Administrator*

  
\_\_\_\_\_  
*District Administrator*

  
\_\_\_\_\_  
*Superintendent*



# AIA® Document G701® – 2017

## Change Order

**PROJECT:** *(Name and address)*  
 Piner Elementary Renovation  
 2845 Piner Ridge Road  
 Morning View, KY 41063

**CONTRACT INFORMATION:**  
 Contract For: General Construction  
 Date: October 09, 2025

**CHANGE ORDER INFORMATION:**  
 Change Order Number: 002  
 Date: February 13, 2026

**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)*  
 Radius Construction  
 409 West 35th Street  
 Covington, KY 41015

**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 02-01 (RFC-01)**

Omit new CMU at existing parapets where roof warranter agrees it is not necessary. Provide approximately 104 LF of new through-wall flashing at existing brick veneer at roof. Requested by Architect.

Cost Benefit to Owner: Provides credit for work not required for roof warranty while addressing previously concealed water intrusion issues and preventing new issues.

**ADD: \$3,654.00**

**Item 02-02 (RFC-02 / RFP-01)**

Provide side-folding basketball goals in lieu of the specified forward folding basketball goals. Requested by Owner.

Cost Benefit to Owner: Provides additional overhead clear space over volleyball courts.

**ADD: \$1,638.00**

**Item 02-03 (RFC-03R1 / RFP-02)**

Provide 8" metal panels in lieu of 4" metal panels and install with horizontal orientation instead of vertical orientation. Decrease roof edge flashing from 10" to 4 or 4.5". Requested by Architect.

Cost Benefit to Owner: Returns labor savings to Owner for simplified installation of material.

**DEDUCT: \$3,108.00**

**Item 02-04 (RFC-04)**

Delete removal and reinstallation of multiple ventilators, OAU-2 curb, and re-working of ductwork where it was determined existing conditions allowed warrantable flashing of new roofing without said modifications. Provide labor and materials to raise mini-split on rails, add a utility doghouse, and reinsulate modified piping to accommodate warrantable roof flashing clearances. Requested by Architect.

Cost Benefit to Owner: Provides credit for work not required for roof warranty while addressing equipment not identified as requiring modification for roof warranty.

**DEDUCT: \$18,558.00**

**Item 02-05 (RFC-05)**

Provide labor and materials to remove quarry tile floor tile at Restroom Group B. Requested by Architect.

Cost Benefit to Owner: Eliminates concerns with tripping at threshold and long term maintenance by installing ceramic tile direct to concrete slab instead of over quarry tile.

**ADD: \$4,552.00**

**TOTAL DEDUCT: \$11,822.00**

The original Contract Sum was	\$ 2,406,552.55
The net change by previously authorized Change Orders	\$ 8,544.96
The Contract Sum prior to this Change Order was	\$ 2,415,097.51
The Contract Sum will be decreased by this Change Order in the amount of	\$ 11,822.00
The new Contract Sum including this Change Order will be	\$ 2,403,275.51

The Contract Time will be unchanged by Zero (0) days.  
 The new date of Substantial Completion will be June 15, 2026

**NOTE:** This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time,

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User Notes:

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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.**

<b>ARCHITECT</b> <i>(Signature)</i>	<b>CONTRACTOR</b> <i>(Signature)</i>	<b>OWNER</b> <i>(Signature)</i>
BY: Mark Perry, Sr. Project Manager <i>(Printed name, title, and license number if required)</i>	BY: Brian Newberry, Project Manager <i>(Printed name and title)</i>	BY: Matt Rigg, Chief Operations Officer <i>(Printed name and title)</i>
<i>Date</i>	<i>Date</i>	<i>Date</i>