



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

Issue Paper

DATE:

2/18/2026

AGENDA ITEM (ACTION ITEM):

Consider/Approve Change Order No. 2 with Monarch Construction Company for the RC Hinsdale Phase II Project – BG 21-142.

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 (2nd) change order for the RC Hinsdale Phase II Construction Project associated with Monarch Construction Company. The original contract amount was \$13,745,546.74. This change order for an addition of \$13,313.00 with one (1) previous change order of -\$13,678.00 makes the new contract sum \$13,745,181.74.

- Item No 1: Owner Requested: Add Ceramic tile over existing cmu wall in Restrooms 1313 and 1314 due to poor wall finish conditions. ADD: \$ 3,378.00
- Item No 2: Owner Requested: Grinding, patching and infill of existing cmu walls in Phase 1 classrooms where poor wall condition was exposed after demolition of wall mounted items. ADD: \$ 3,901.00
- Item No 3: Owner Requested: Installation of toe kicks on Owner purchased casework in Phase 1 classrooms to eliminate large gaps under cubbies due to existing floors being out of level. ADD: \$ 3,962.00
- Item No 4: Owner Requested: Install cmu wall in Storage Room 1303 to conceal cmu wall exposed after demolition that was not in suitable condition to be left exposed and painted. ADD: \$ 2,072.00

TOTAL ADD: \$ 13,313.00

SUMMARY OF CHANGE ORDER FOR RC HINSDALE PHASE II - BG 21-142

| | |
|--|-----------------------|
| The original contingency for this project | \$ 934,700.00 |
| Total for prior approved change orders | \$ 13,678.00 |
| Total for prior Material/Equipment direct purchase order changes | \$ 3,359.00 |
| Total for current change orders | <u>(\$ 13,313.00)</u> |
| Contingency Balance | \$ 938,424.00 |

FISCAL/BUDGETARY IMPACT:

Addition of \$13,313.00 to the existing contract with Monarch Construction Company

RECOMMENDATION:

Approve Change Order No. 2 with Monarch Construction for the RC Hinsdale Phase II Project – BG 21-142.

CONTACT PERSON:

Matt Rigg, Chief Operations Officer

Principal/Administrator



District Administrator



Superintendent



AIA® Document G701® – 2017

Change Order

PROJECT: *(Name and address)*
RC Hinsdale - Phase 2
440 Dudley Pike
Edgewood, KY 41017

CONTRACT INFORMATION:
Contract For: General Construction
Date: 05-26-2025

CHANGE ORDER INFORMATION:
Change Order Number: 002
Date: 02-09-2026

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)*
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 No. 02-01 (COR 12)

Owner request to add ceramic tile over existing cmu wall in Restrooms 1313 & 1314 due to poor wall finish condition
Cost Benefit to Owner: Improves the finish appearance of wall and reduced future maintenance - no longer need to repaint wall
ADD: \$3,378

Item No 02-02 (COR 14)

Grinding, patching and infill of existing cmu walls in Phase I classrooms where poor wall condition was exposed after demolition of wall mounted items.
Cost Benefit to Owner: Improves finished appearance of walls
ADD: \$3,901

Item No. 02-03 (COR 15)

Installation of toe kicks on Owner purchased casework in Phase I classrooms to eliminate large gaps under the cubbies due to existing floors being out of level
Cost Benefit to Owner: Improves finished appearance of the casework and conceals imperfections of existing floor slab
ADD: \$3,962

Item No. 02-04 (COR 20)

Install cmu wall in Storage Room 1303 to conceal cmu wall exposed after demolition that was not in suitable condition to be left exposed and painted.
Cost Benefit to Owner: Improves finished appearance of room
ADD: \$2,072

| | |
|--|------------------|
| The original Contract Sum was | \$ 13,745,546.74 |
| The net change by previously authorized Change Orders | \$ (13,678.00) |
| The Contract Sum prior to this Change Order was | \$ 13,731,868.74 |
| The Contract Sum will be increased by this Change Order in the amount of | \$ 13,313.00 |
| The new Contract Sum including this Change Order will be | \$ 13,745,181.74 |

The Contract Time will be unchanged by (0) days.
The new date of Substantial Completion will be 12-18-2026

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)
Jim Kaiser - Senior
Project Manager

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

2/9/26

Date



CONTRACTOR (Signature)
Marty Meisberger - President

(Printed name and title)

2/9/2026

Date

OWNER (Signature)
Matthew Rigg - Chief Operations
Officer

(Printed name and title)

Date