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# Issue Paper

**DATE:**

12/10/2025

**AGENDA ITEM (ACTION ITEM):**

Consider / Approve Change Order No. 2 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 second (2<sup>nd</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 a deduction of \$1,870.00 with previous change orders of \$3,141.00 makes the new contract sum \$7,324,262.00.

Item No. 1: Architect Requested: The allowance for the Building Permit was \$14,000.00. The actual cost of the Building Permit was \$12,680.00 resulting in a credit.

DEDUCT: \$ 1,320.00

Item No. 2: Owner and Architect Requested: Delete labor and materials by not relocating existing card reader to Door 180A and delete new cores as indicated for new doors as existing cores will be salvaged and reinstalled. Note: This change is accompanied by an additional deduct change order for \$9,250.00 to Kelley Brothers Lumber Company direct purchase order no. 26004209.

DEDUCT : \$ 550.00

TOTAL DEDUCT: \$ 1,870.00

**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	(\$ 3,141.00)
Total for prior Material/Equipment Direct Purchase Order changes	\$ 9,250.00
Total for current change orders	<u>\$ 1,870.00</u>
Contingency Balance	\$ 531,329.00

**FISCAL/BUDGETARY IMPACT:**

Deduction of \$1,870.00 to the existing contract with Morel Construction Company.

**RECOMMENDATION:**

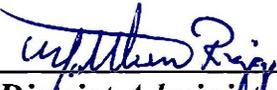
Approve the Change Order No. 2 with Morel Construction for the White's Tower Renovation Project - BG 25-351.

**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® Document G701® – 2017

## Change Order

<b>PROJECT:</b> <i>(Name and address)</i> Renovation - White's Tower Elementary School 2977 Harris Pike Independence, KY 41051	<b>CONTRACT INFORMATION:</b> Contract For: General Construction  Date: November 07, 2025	<b>CHANGE ORDER INFORMATION:</b> Change Order Number: 002  Date: February 13, 2026
<b>OWNER:</b> <i>(Name and address)</i> Kenton County Board of Education 2044 Tuscanview Drive Covington, KY 41017	<b>ARCHITECT:</b> <i>(Name and address)</i> Emboss Design, PSC 906 Monmouth Street Newport, KY 41071	<b>CONTRACTOR:</b> <i>(Name and address)</i> 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 02-01 (RFCO No. 3)

The allowance for the Building Permit was \$14,000. The actual cost of the Building Permit was \$12,680, resulting in a credit. Requested by Architect.

Cost Benefit to Owner: Returns value of unused allowance to Owner.

**DEDUCT: \$1,320.00**

#### Item 02-02 (RFCO No. 5 / RFP No. 1)

Delete labor and materials by not relocating existing card reader to Door 180A and delete new cores as indicated for new doors as existing cores will be salvaged and reinstalled. Note, this change is accompanied by an additional deduct change order for \$9,250.00 to the Kelley Bros LLC material purchase order #26004209. Requested by Owner and Architect

Cost Benefit to Owner: Deletes work no longer required or desired and returns value back to Owner.

**DEDUCT: 550.00**

**TOTAL DEDUCT: \$1,870.00**

The original Contract Sum was	\$ 7,322,991.00
The net change by previously authorized Change Orders	\$ 3,141.00
The Contract Sum prior to this Change Order was	\$ 7,326,132.00
The Contract Sum will be decreased by this Change Order in the amount of	\$ 1,870.00
The new Contract Sum including this Change Order will be	\$ 7,324,262.00

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

The new date of Substantial Completion will be August 13, 2027

**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)

2/13/2026  
Date

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CONTRACTOR (Signature)

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

\_\_\_\_\_  
Date

\_\_\_\_\_  
OWNER (Signature)

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

\_\_\_\_\_  
Date