



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

# Issue Paper

**DATE:**

2/17/2026

**AGENDA ITEM (ACTION ITEM):**

Consider/Approve Change Order No. 11 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 eleventh (11<sup>th</sup>) 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 \$659,649.00 with previous change orders of an additional \$81,245.00 makes the new contract sum \$16,481,207.22.

- Item No 1: Owner Requested: Provide material and labor to add building address to site sign. ADD: \$ 214.00
- Item No 2: Architect Requested: Credit back unused site undercutting Allowances #1 and #2. DEDUCT: \$ 310,628.00
- Item No 3: Architect Requested: Credit back unused over-excavation and lean concrete fill Allowance #3. DEDUCT: \$ 60,000.00
- Item No 4: Architect Requested: Credit back unused emergency responder radio system Allowance #5. DEDUCT: \$ 115,000.00
- Item No 5: Architect Requested: Credit back unused cell extender system Allowance #8. DEDUCT: \$ 172,500.00
- Item No 6: Architect Requested: Credit back unused guardrail and fence Allowance #7. DEDUCT: \$ 1,735.00

TOTAL DEDUCT: \$ 659,649.00

**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	(\$ 81,245.00)
Total for prior Material/Equipment direct purchase order changes	\$ 38,503.78
Total for current change orders	<u>\$ 659,649.00</u>
Contingency Balance	\$1,766,957.78

**FISCAL/BUDGETARY IMPACT:**

Deduction of 659,649.00 to the existing contract with Monarch Construction Company.

**RECOMMENDATION:**

Approve Change Order No. 11 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

<b>PROJECT:</b> <i>(Name and address)</i> New Board Office - Kenton County School District 2044 Tuscanyview Drive Covington, KY 41017	<b>CONTRACT INFORMATION:</b> Contract For: General Construction Date: May 13, 2024	<b>CHANGE ORDER INFORMATION:</b> Change Order Number: 011 Date: February 13, 2026
<b>OWNER:</b> <i>(Name and address)</i> Kenton County Board of Education 2044 Tuscanyview 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> 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 11-01 (CWP-058)

Provide material and labor to add building address to site sign. Requested by Authority Having Jurisdiction.  
Cost Benefit to Owner: Required to obtain occupancy.  
**ADD: \$214.00**

#### Item 11-02 (CWP-059)

Credit back unused site undercutting Allowances #1 and #2. Requested by Architect.  
Cost Benefit to Owner: Returns value of unused allowance back to Owner.  
**DEDUCT: \$310,628.00**

#### Item 11-03 (CWP-060)

Credit back unused over-excavation and lean concrete fill Allowance #3. Requested by Architect.  
Cost Benefit to Owner: Returns value of unused allowance back to Owner.  
**DEDUCT: \$60,000.00**

#### Item 11-04 (CWP-061)

Credit back unused emergency responder radio system Allowance #5. Requested by Architect.  
Cost Benefit to Owner: Returns value of unused allowance back to Owner.  
**DEDUCT: \$115,000.00**

#### Item 11-05 (CWP-062)

Credit back unused cell extender system Allowance #8. Requested by Architect.  
Cost Benefit to Owner: Returns value of unused allowance back to Owner.  
**DEDUCT: \$172,500.00**

#### Item 11-06 (CWP-067)

Credit back unused guardrail and fence Allowance #7. Requested by Architect.  
Cost Benefit to Owner: Returns value of unused allowance back to Owner.  
**DEDUCT: \$1,735.00**

**TOTAL DEDUCT: \$659,649.00**

The original Contract Sum was	\$ 17,059,611.22
The net change by previously authorized Change Orders	\$ 81,245.00
The Contract Sum prior to this Change Order was	\$ 17,140,856.22
The Contract Sum will be decreased by this Change Order in the amount of	\$ 659,649.00
The new Contract Sum including this Change Order will be	\$ 16,481,207.22

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.

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User Notes:

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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

\_\_\_\_\_  
CONTRACTOR (Signature)

BY: Martin A. Meisberger, President  
(Printed name and title)

\_\_\_\_\_  
Date

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

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

\_\_\_\_\_  
Date