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Issue Paper

DATE:

4/23/2026

AGENDA ITEM (ACTION ITEM):

Consider/Approve Change Order No. 3 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 third (3rd) change order for the RC Hinsdale Phase II Construction Project associated with Monarch Construction Company. The original contact amount was \$13,745,546.74. This change order for a deduction of \$91.00 with previous change orders of -\$365.00 makes the new contract sum \$13,745,090.74.

- Item No 1: Owner Requested: Install toekicks at bottom of owner furnished cubbies to close gap at bottom of millwork due to floor being out of level.
ADD: \$ 2,431.00
- Item No 2: Owner Requested: Remove and reconstruct deteriorated 4” cmu wall under window in Room 1370 concealed prior to construction by unit ventilator.
ADD: \$ 1,575.00
- Item No 3: Contractor Requested: credit for water damage to IT equipment.
DEDUCT:\$ 5,000.00
- Item No 4: Owner Requested: Add tray guide rail for new dishtable.
ADD: \$ 903.00

TOTAL DEDUCT: \$ 91.00

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	\$ 365.00
Total for prior Material/Equipment direct purchase order changes	\$ 3,359.00
Total for current change orders	<u>\$ 91.00</u>
Contingency Balance	\$ 938,515.00

FISCAL/BUDGETARY IMPACT:

Deduction of \$91.00 to the existing contract with Monarch Construction Company

RECOMMENDATION:

Approve Change Order No. 3 with Monarch Construction for the RC Hinsdale Phase II Project – BG 21-142.

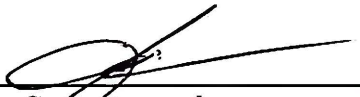
CONTACT PERSON:

Matt Rigg, Chief Operations Officer

Principal/Administrator



District Administrator



Superintendent



AIA® Document G701® – 2017

Change Order

PROJECT: <i>(Name and address)</i> 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: 003 Date: 04-17-2026
OWNER: <i>(Name and address)</i> Kenton County Board of Education 2044 Tuscanview Drive Covington, KY 41017	ARCHITECT: <i>(Name and address)</i> Emboss Design, PSC 906 Monmouth Street Newport, KY 41071	CONTRACTOR: <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 No. 03-01 (COR 23)

Install tockicks at bottom of owner furnished cubbies to close gap at bottom of millwork due to floor being out of level

Cost Benefit to Owner: Improves finish appearance of millwork

ADD: \$2,431

Item No. 03-02 (COR 26)

Remove and reconstruct deteriorated 4" cnu wall under window in Room 1370 concealed prior to construction by unit ventilator.

Cost Benefit to Owner: Work required to provide stable wall for support of new window.

ADD: \$1,575

Item No. 03-03 (COR 27)

Credit for water damage to IT equipment.

Cost Benefit to Owner: Contractor reimbursement to Owner for water damage to IT equipment

DEDUCT: \$5,000

Item No. 03-04 (COR 28)

Owner request to add tray guide rail for new dishable

Cost Benefit to Owner: Improved functionality of new tray movement thru dishwashing system

ADD: \$903

The original Contract Sum was	\$ 13,745,546.74
The net change by previously authorized Change Orders	\$ (365.00)
The Contract Sum prior to this Change Order was	\$ 13,745,181.74
The Contract Sum will be decreased by this Change Order in the amount of	\$ (91.00)
The new Contract Sum including this Change Order will be	\$ 13,745,090.74

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)

BY: Jim Kaiser - Senior Project
Manager

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

9/17/26

Date



CONTRACTOR (Signature)

BY: Marty Meisberger - President
(Printed name and title)

4/20/2026

Date

OWNER (Signature)

BY: Matthew Rigg - Chief Operations
Officer

(Printed name and title)

Date