



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

Issue Paper

DATE:

4/23/2026

AGENDA ITEM (ACTION ITEM):

Consider / Approve Change Order No. 3 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 third (3rd) 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 \$3,618.00 with previous change orders of \$1,271.00 makes the new contract sum \$7,320,644.00.

Item No. 1: Contractor Requested: Furnish and install electric to the temporary mini-splits.
ADD: \$ 2,469.00

Item No 2: Engineer Requested: Relocate existing pole base and wiring as required by extended right turn queuing at exit.
ADD: \$ 6,975.00

Item No 3: Owner and Engineer Requested: Furnish and install condensate line discharging at grade and drywall chase for RCP 60 near Door #B1. ADD: \$ 2,349.00

Item No 4: Contractor, Architect and Owner Requested: Delete overflow drains, piping, roofing and drywall bulkheads/chases no longer required per RFP No. 2. Add bracing at CMU chase walls in restrooms per RFI No. 12 to brace where one wall should not extend to roof deck . Add caulking of interior control joints at classrooms in Phase IA and 1B and install coil stock steelmetal enclosures at windows to cover gap at lowered ceilings. (DPO 26004133 to Worly Plumbing Supply will be reduced by \$6,441.00 for materials no longer required as part of this change request). DEDUCT: \$ 28,262.00

Item No 5: Owner Requested: Furnish and install revised Forbo linoleum tile pattern.
ADD: \$ \$2,862.00

Item No 6: Architect Requested: Furnish and install revised acoustic wall panel locations required by existing obstructions not required to be removed by other scopes of work.
DEDUCT: \$ \$1,577.00

Item No 7: Contractor and Owner Requested: Furnish and install floor primer and cementitious floor leveler due to the high PH and low porosity of the existing concrete floors. This addresses Phase 1A rooms.

ADD: \$ 5,722.00

Item No 8: Owner Requested: Patch missing insulation on existing domestic cold water, hot water, and hot water return lines in Phase 1A only. ADD: \$ 5,844.00

TOTAL DEDUCT: \$ 3,618.00

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	(\$ 1,271.00)
Total for prior Material/Equipment Direct Purchase Order changes	\$ 15,691.00
Total for current change orders	<u>\$ 3,618.00</u>
Contingency Balance	\$ 541,388.00

FISCAL/BUDGETARY IMPACT:

Deduction of \$3,618.00 to the existing contract with Morel Construction Company.

RECOMMENDATION:

Approve the Change Order No. 3 with Morel Construction for the White's Tower Renovation Project - BG 25-351.

CONTACT PERSON:

Matt Rigg, Chief Operations Officer

Principal/Administrator



District Administrator



Superintendent



AIA® Document G701® – 2017

Change Order

PROJECT: <i>(Name and address)</i> Renovation - White's Tower Elementary School 2977 Harris Pike Independence, KY 41051	CONTRACT INFORMATION: Contract For: General Construction Date: November 07, 2025	CHANGE ORDER INFORMATION: Change Order Number: 003 Date: April 21, 2026
OWNER: <i>(Name and address)</i> Kenton County Board of Education 2044 Tuscanyview 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> 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 03-01 (RFCO No. 7 / RFI No. 1)

Furnish and install electric to the temporary mini-splits. Requested by Contractor.

Cost Benefit to Owner: Allows for supplemental conditioning of temporary corridor and unoccupied buffer space between construction and occupied classroom during construction.

ADD: \$2,469.00

Item 03-02 (RFCO No. 8 / RFI No. 4)

Relocate existing pole base and wiring as required by extended right turn lane at Harris Pike. Requested by Engineer.

Cost Benefit to Owner: Required for additional right turn queuing at exit.

ADD: \$6,975.00

Item 03-03 (RFCO No. 9 / RFI No. 9)

Furnish and install condensate line discharging at grade and drywall chase for RCP 60 near Door #B1. Requested by Owner and Engineer.

Cost Benefit to Owner: Allows for condensate discharge while avoiding more expensive alternate solutions.

ADD: \$2,349.00

Item 03-04 (RFCO No. 10R / RFP No. 2, RFI No. 12)

Delete overflow drains, piping, roofing and drywall bulkheads/chases no longer required per RFP No. 2. Add bracing at CMU chase walls in restrooms per RFI No. 12 to brace where one wall should not extend to roof deck. Add caulking of interior control joints at classrooms in Phase 1A and 1B and install coil stock sheetmetal enclosures at windos to cover gap at lowered ceilings. Note: Owner PO No. 26004133 to Worly Plumbing Supply will be reduced by \$6,441.00 for materials no longer required as part of this change. Requested by Contractor, Architect, and Owner.

Cost Benefit to Owner: Credit back to Owner for work deleted due to found conditions prohibiting installation of desired, but not required, overflow drains while also addressing added scope required due to other found conditions.

DEDUCT: \$28,262.00

Item 03-05 (RFCO No. 11 / RFP No. 4)

Furnish and install revised Forbo linoleum tile pattern. Requested by Owner.

Cost Benefit to Owner: Allows for installation of a more complex flooring pattern desired by site staff.

ADD: \$2,862.00

Item 03-06 (RFCO No. 12 / RFP No. 6)

Furnish and install revised acoustic wall panel locations required by existing obstructions not required to be removed by other scopes of work. Requested by Architect.

Cost Benefit to Owner: Revised panel layout to work around existing obstructions returns value of work not performed and material not used in revised layout.

DEDUCT: \$1,577.00

Item 03-07 (RFCO No. 13)

Furnish and install floor primer and cementitious floor leveler due to the high PH and low porosity of the existing concrete floors. This addresses only Phase 1A rooms and will likely also be a problem in Phase 1B rooms. Requested by Contractor and Owner.

Cost Benefit to Owner: Required for proper bond between new floor finish and existing slab where cleaner required by abatement contractor results in high PH level and to address found condition.

ADD: \$5,722.00

Note, this item also requires the completion date for Phase 1A only to be extended by 6 days.

Item 03-08 (RFCO No. 14)

Patch missing insulation on existing domestic cold water, hot water, and hot water return lines in Phase 1A only. Requested by Owner. Cost Benefit to Owner: Required to address found condition of existing lines being improperly or not completely insulated.

ADD: \$5,844.00

TOTAL DEDUCT: \$3,618.00

The original Contract Sum was	\$	<u>7,322,991.00</u>
The net change by previously authorized Change Orders	\$	<u>1,271.00</u>
The Contract Sum prior to this Change Order was	\$	<u>7,324,262.00</u>
The Contract Sum will be decreased by this Change Order in the amount of	\$	<u>3,618.00</u>
The new Contract Sum including this Change Order will be	\$	<u>7,320,644.00</u>

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.

	 <small>Digitally signed by Adolph F Zell IV Date: 2026.04.22 07:43:05-04'00'</small>	
_____ ARCHITECT (Signature)	_____ CONTRACTOR (Signature)	_____ OWNER (Signature)
BY: Mark Perry, Sr. Project Manager (Printed name, title, and license number if required)	BY: Adolph F. Zell IV, Vice President (Printed name and title)	BY: Matt Rigg, Chief Operations Officer (Printed name and title)
_____ 4/21/2026 Date	_____ 4/22/26 Date	_____ Date