



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

# Issue Paper

**DATE:**

4/23/2026

**AGENDA ITEM (ACTION ITEM):**

Consider / Approve Change Order No. 4 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 fourth (4<sup>th</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 an addition of \$54,944.00 with previous change orders of -\$2,347.00 makes the new contract sum \$7,375,588.00.

Item No. 1: Engineer Requested: Complete additional grading work, silt fence, handicap ramp work and asphalt replacement as required by SD1. ADD: \$ 54,944.00

TOTAL ADD: \$ 54,944.00

**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	\$ 2,347.00
Total for prior Material/Equipment Direct Purchase Order changes	\$ 15,691.00
Total for current change orders	<u>(\$ 54,944.00)</u>
Contingency Balance	\$ 486,444.00

**FISCAL/BUDGETARY IMPACT:**

Addition of \$54,944.00 to the existing contract with Morel Construction Company.

**RECOMMENDATION:**


Approve the Change Order No. 4 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*

  
\_\_\_\_\_  
*District Administrator*

  
\_\_\_\_\_  
*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: 004  Date: April 21, 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 04-01 (RFCO No. 15R / ChgDir No 1, RFI No. 24)

Complete additional grading work, silt fence, handicap ramp work and asphalt replacement as required by SD-1 and RFI No. 24, drawings dated 04/01/2026. Requested by Engineer and regulatory authority.

Cost Benefit to Owner: Additional work required for compliance with requirements of regulatory authority.

TOTAL ADD: \$54,944.00

The original Contract Sum was	\$ 7,322,991.00
The net change by previously authorized Change Orders	\$ (2,347.00)
The Contract Sum prior to this Change Order was	\$ 7,320,644.00
The Contract Sum will be increased by this Change Order in the amount of	\$ 54,944.00
The new Contract Sum including this Change Order will be	\$ 7,375,588.00

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.**

  
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**ARCHITECT** *(Signature)*

BY: Mark Perry, Sr. Project Manager  
*(Printed name, title, and license number if required)*

4/21/2026  
\_\_\_\_\_  
Date

   
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**CONTRACTOR** *(Signature)*

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

4/22/26  
\_\_\_\_\_  
Date

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

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

\_\_\_\_\_  
Date