

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

Issue Paper

DATE:

5/20/2026

AGENDA ITEM (ACTION ITEM):

Consider / Approve Change Order No. 1 with Ashley Construction for the River Ridge Site Circulation Project - BG 24-173.

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 first (1st) change order for the River Ridge Elementary School Site Circulation Construction Project associated with Ashley Construction Company. The original contract amount was \$3,596,929.00. This change order for an addition of \$51,909.00 with no previous change orders makes the new contract sum \$3,648,838.00.

Item No. 1: Contractor Requested: A clerical error from a subcontractor resulted in a duplicate vendor providing underground piping being listed on the direct material purchase page of the Form of Proposal. This subcontractor error resulted in an uncorrected adjusted contract value on the contract for General Construction. This add is offset by an equal deduct change order to the duplicate (redundant) vendor purchase order, resulting in no net cost change to the District.

ADD: \$ 51,909.00

TOTAL ADD: \$ 51,909.00

SUMMARY OF CHANGE ORDERS FOR WHITES TOWER PHASE II – BG 25-351

The original contingency for this project	\$ 195,950.00
Total for prior approved change orders	\$
Total for prior Material/Equipment Direct Purchase Order changes	\$ 51,909.00
Total for current change orders	<u>(\$ 51,909.00)</u>
Contingency Balance	\$ 195,950.00

FISCAL/BUDGETARY IMPACT:

Addition of \$51,909.00 to the existing contract with Ashley Construction Company.

RECOMMENDATION:

Approve the Change Order No. 1 with Ashley Construction for the River Ridge Site Circulation Project - BG 24-173.

CONTACT PERSON:

Matt Rigg, Chief Operations Officer

Principal/Administrator



District Administrator



Superintendent



AIA® Document G701® – 2017

Change Order

PROJECT: <i>(Name and address)</i> 24-021 Site Expansion Project River Ridge Elementary School 2772 Amsterdam Road Villa Hills, KY 41017	CONTRACT INFORMATION: Contract For: General Construction Date: February 23, 2026	CHANGE ORDER INFORMATION: Change Order Number: 001 Date: May 18, 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> Ashley Construction Inc. d/b/a Ashley Builders 1088 Walburg Ave.; Suite 301 Villa Hills, KY 41017

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 01-01

A clerical error from a subcontractor resulted in a duplicate vendor providing underground piping being listed on the direct material purchases page of the form of proposal. This subcontractor error resulted in an incorrect adjusted contract value on the contract for General Construction. Requested by General Contractor.

Note: This ADD is offset by an equal DEDUCT change order to the duplicate (redundant) vendor purchase order, resulting in no net cost change to the District.

Cost Benefit to the Owner: Corrects the contract with no net cost change to the District.

ADD: \$51,909.00


The original Contract Sum was	\$	3,596,929.00
The net change by previously authorized Change Orders	\$	0.00
The Contract Sum prior to this Change Order was	\$	3,596,929.00
The Contract Sum will be increased by this Change Order in the amount of	\$	51,909.00
The new Contract Sum including this Change Order will be	\$	3,648,838.00

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

The new date of Substantial Completion will be August 07, 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 <i>(Signature)</i>	_____ CONTRACTOR <i>(Signature)</i>	_____ OWNER <i>(Signature)</i>
BY: Mark Perry, Sr. Project Manager _____ <i>(Printed name, title, and license number if required)</i>	BY: Michael Weber, Project Manager _____ <i>(Printed name and title)</i>	BY: Matt Rigg, Chief Operations Officer _____ <i>(Printed name and title)</i>
5/19/2026 _____ <i>Date</i>	_____ <i>Date</i>	_____ <i>Date</i>