



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

# Issue Paper

**DATE:**

6/22/2026

**AGENDA ITEM (ACTION ITEM):**

Consider/Approve Change Order No. 3 with Radius Construction for the Piner Elementary Phase II Project – BG 25-353.

**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 (3<sup>rd</sup>) change order for the Piner Phase II Construction Project associated with Radius Construction Company. The original contract amount was \$2,406,552.55. This change order for a deduction of \$1,125.00 with previous change orders of \$3,277.04 makes the new contract sum \$2,402,150.51.

- Item No 1: Architect Requested: Reduce amount of steel used to reinforce roof structure at the new make-up air unit from 30 linear feet to 60 linear feet. This will result in a credit for an unused steel allowance. DEDUCT: \$ 3,654.00
- Item No 2: Engineer Requested: Parking lot light fixture and pole replacement was part of the project, however, three poles could not be replaced because the new light poles did not match the bolt pattern on the light bases. Instead of full replacement, the poles remained and only the light fixture heads were replaced, which led to a cost savings. DEDUCT: \$ 2,637.00
- Item No 3: Owner and Architect Requested: Replace two urinal partitions in boy's restroom #126 with a 36" deep panel and floor supported pilaster. This was necessary to provide adequate concealment of urinal users when the door is held open by staff for supervision. ADD: \$ 2,762.00
- Item No 4: Architect Requested: Replace concealed rotted soffit framing at various locations and install additional metal wall paneling above windows at 2<sup>nd</sup> floor where transite panels were removed through the abatement process. Utilize allowance with anticipated deduct at the conclusion of the project. NO COST CHANGE TO CONTRACT: \$ 0.00

TOTAL DEDUCT: \$ 1,125.00

**SUMMARY OF CHANGE ORDER FOR PINER PHASE II BG 25-353**

The original contingency for this project	\$ 147,835.00
Total for prior approved change orders	(\$ 3,277.04)
Total for prior Material/Equipment direct purchase order changes	\$
Total for current change orders	\$ <u>1,125.00</u>
Contingency Balance	\$ 152,237.04

**FISCAL/BUDGETARY IMPACT:**

Deduction of \$1,125.00 to the existing contract with Radius Construction Company.

**RECOMMENDATION:**

Approve Change Order No. 3 with Radius Construction for the Piner Elementary Phase II Project – BG 25-353.

**CONTACT PERSON:**

Matt Rigg, Chief Operations Officer

\_\_\_\_\_  
*Principal/Administrator*

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

  
\_\_\_\_\_  
*Superintendent*



# AIA® Document G701® – 2017

## Change Order

**PROJECT:** *(Name and address)*  
Piner Elementary Renovation  
2845 Piner Ridge Road  
Morning View, KY 41063

**CONTRACT INFORMATION:**  
Contract For: General Construction  
Date: October 09, 2025

**CHANGE ORDER INFORMATION:**  
Change Order Number: 003  
Date: June 22, 2026

**OWNER:** *(Name and address)*  
Kenton County Board of Education  
2044 Tuscanyview Drive  
Covington, KY 41017

**ARCHITECT:** *(Name and address)*  
Emboss Design, PSC  
906 Monmouth Street  
Newport, KY 41071

**CONTRACTOR:** *(Name and address)*  
Radius Construction  
409 West 35th Street  
Covington, KY 41015

**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 (RFC-10)**

Reinforcing of roof structure at new make-up air unit required only 30 L.F. of the 60 L.F. of supplemental steel included in Allowance No. 7. Credit back unused allowance. Requested by Architect.

Cost Benefit to Owner: Provides credit back to Owner for unused steel allowance.

DEDUCT \$1,250.00

**Item 03-02 (RFC-11 / RFP-03)**

Provide material and labor to replacc parking lot light fixture heads with LED fixture hcads on existing poles to remain in lieu or replacing both light pole and fixture at three locations. Requested by Engineer.

Cost Benefit to Owner: New light poles were not able to match existing bolt pattern at pole bases to remain. Provides credit back for light poles not installed.

DEDUCT \$2,637.00

**Item 03-03 (RFC-13)**

Replace two urinal screens in Boys Restroom #126 with 36" deep panel and floor supported pilaster. Requested by Owner and Architect.

Cost Benefit to Owner: Required to provide adequate concealment of urinal users when door is held open by staff for supervision.

ADD \$2,762.00

**Item 03-04 (RFC-14 and RFC-15)**

Replace concealed rotted soffit framing at various locations and install additional metall wall panel above windows at second floor where transite panels were removed by Owner's abatement contractor. The cost of this work falls under Allowance No. 9 and results in no cost change to the contract. As of this date, a deduct is anticipated at the conclusion of the work. What is required is an extension of the contract Substantial Completion date in order to complete the work. Requested by General Contractor.

Cost Benefit to the Owner: No cost change with a future deduct anticipated.

NO COST.

TOTAL DEDUCT: \$1,125.00

The new Substantial Completion date will be July 10, 2026.

The original Contract Sum was	\$	<u>2,406,552.55</u>
The net change by previously authorized Change Orders	\$	<u>(3,277.04)</u>
The Contract Sum prior to this Change Order was	\$	<u>2,403,275.51</u>
The Contract Sum will be decreased by this Change Order in the amount of	\$	<u>1,125.00</u>
The new Contract Sum including this Change Order will be	\$	<u>2,402,150.51</u>

The Contract Time will be increased by Twenty-Five (25) days.

The new date of Substantial Completion will be July 10, 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: Mark Perry, Sr. Project Manager  
(Printed name, title, and license  
number if required)

6/22/2026  
Date

  
CONTRACTOR (Signature)

BY: Brian Newberry, Project Manager  
(Printed name and title)

6/22/26  
Date

OWNER (Signature)

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

Date