
DATE:

7/22/2026

AGENDA ITEM (ACTION ITEM):

Consider / Approve Change Order No. 2 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 second (2nd) 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 no budgetary impact with a previous change order of an additional \$51,909.00 makes the contract sum of \$3,648,838.00 remain unchanged.

Item No. 1: Contractor Requested: This is an extension of the contract substantial completion date from August 7, 2026 to August 16, 2026 to account for nine (9) inclement weather days as defined by the project specifications and verified by Emboss Design and for delays related to public utility relocations.

TOTAL: \$ No Fiscal Impact

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:

No fiscal impact to the existing contract with Ashley Construction Company.

RECOMMENDATION:

Approve the Change Order No. 2 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: 002 Date: July 20, 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 02-01

This is an extension of the contract Substantial Completion date due to excess inclement weather days and identifies scopes of work to be delivered on a modified schedule based on public utility relocation impacts on the schedule.

At a minimum, car rider drop off and pick up, parking, and bus access will be available as it existed at the conclusion of the 2025/26 school year. The new date of Substantial Completion for this work shall be August 16, 2026 and is based on 9 weather delay days beyond normally expected weather days using the historical record.

Adjustment of Substantial Completion as a result underground electric relocation delays - an additional 19 calendar days following the completion of installation of the new electric pole and relocated underground specifically delays completion of the new access drive.

Ornamental railing installation at loading dock, playground area completion (including fencing of playground and seeding of disturbed areas), and gym entrance storefront replacement are to occur after Substantial Completion to allow for the timely opening of the school year and minimal school operation disruptions..

Cost Benefit to Owner: No delay in start of school at no cost change to the contract.

NO COST CHANGE.

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

The Contract Time will be increased by Nine (9) days.

The new date of Substantial Completion will be August 16, 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.

Mark Perry
ARCHITECT (Signature)

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

7/20/2026
Date

Michael Weber, P.M.
CONTRACTOR (Signature)

Michael Weber, P.M.
(Printed name and title)

7/20/26
Date

OWNER (Signature)

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

Date