
DATE:

7/22/2026

AGENDA ITEM (ACTION ITEM):

Consider / Approve Change Order No. 5 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 fifth (5th) 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 \$1,217.00 with previous change orders of \$52,597.00 makes the new contract sum \$7,376,805.00.

Item No. 1: Engineer and Architect Requested: Provide shoring and steel beam at bearing wall where demolition led to an unknown condition only discoverable through the demolition process in First Aid Room #157. ADD: \$ 4,609.00

Item No 2: Contractor and Architect Requested: Furnish and install new gypsum board patch at an existing wall to patch where markerboard paint and applied trim were previously installed and otherwise would not be visually appealing. ADD: \$ 1,256.00

Item No 3: Architect Requested: Delete raising the roof scuppers (openings in the wall above a roof to channel water off of a flat roof) and instead taper roof insulation to match existing scupper elevation. DELETE: \$ 4,648.00

TOTAL ADD: \$ 1,217.00

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	(\$ 52,597.00)
Total for prior Material/Equipment Direct Purchase Order changes	\$ 15,691.00
Total for current change orders	<u>(\$ 1,217.00)</u>
Contingency Balance	\$ 485,227.00

FISCAL/BUDGETARY IMPACT:

Addition of \$1,217.00 to the existing contract with Morel Construction Company.

RECOMMENDATION:

Approve Change Order No. 5 with Morel Construction for the White's Tower Renovation Project - BG 25-351.

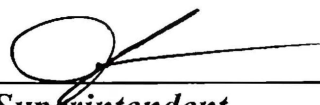
CONTACT PERSON:

Matt Rigg, Chief Operations Officer

Principal/Administrator



District Administrator



Superintendent



AIA®

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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: 005 Date: July 20, 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 05-01 (RFCO No. 20R / RFI No. 29)

Provide shoring and steel beam at bearing wall demolition condition found in First Aid Room #157. Requested by Engineer and Architect.

Cost Benefit to Owner: Required to address found condition of change in roof span direction.

ADD: \$4,609.00

Item 05-02 (RFCO No. 21)

Furnish and install new gypsum board patch at existing wall as required to patch where markerboard paint and applied trim were previously installed. Requested by Contractor and Architect.

Cost Benefit to Owner: Required to address found condition and eliminate future maintenance concerns.

ADD: \$1,256.00

Item 05-03 (RFCO No. 22)

Delete raising the roof scuppers and instead taper roof insulation to match existing scupper elevation. Requested by Architect.

Cost Benefit to Owner: Credit back for work not performed and eliminates work that would not fully blend into existing brick to remain.

DEDUCT: \$4,648.00

TOTAL ADD: \$1,217.00

The original Contract Sum was	\$ 7,322,991.00
The net change by previously authorized Change Orders	\$ 52,597.00
The Contract Sum prior to this Change Order was	\$ 7,375,588.00
The Contract Sum will be increased by this Change Order in the amount of	\$ 1,217.00
The new Contract Sum including this Change Order will be	\$ 7,376,805.00

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.



ARCHITECT (Signature)

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

7/20/2026
Date

CONTRACTOR (Signature)

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

Date

OWNER (Signature)

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

Date