

DATE:

7/22/2026

AGENDA ITEM (ACTION ITEM):

Consider/Approve revised Change Order No. 11- R with Monarch Construction for the New Central Office Project – BG 24-084.

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:

The Board approved change order # 11 for the New Central Office Construction Project associated with Monarch Construction Company at the March 2, 2026, Board Meeting. The AIA (Architectural Institute of America) Change Order document that accompanied the issue paper was a draft version that was submitted in error. Item number 2 as listed on the March 2, 2026 Board Agenda read:

Item 2: Architect Requested: Credit back unused undercutting Allowance #1 and #2.

DEDUCT: \$ 310,628.00

This should have read:

Item 2: Architect Requested: Credit back unused undercutting Allowance #1 and #2.

DEDUCT: \$ 288,904.64

The original contract amount was \$17,059,611.22. This revised eleventh (11th) change order for a total deduction of \$637,925.67 instead of the previously listed amount of \$659,649.00 along with previous change orders of an addition of \$81,245.00 made the new contract sum \$16,481,207.22.

SUMMARY OF CHANGE ORDER FOR NEW CENTRAL OFFICE BG 24-084

The original contingency for this project	\$1,150,050.00
Total for prior approved change orders	(\$ 81,245.00)
Total for prior Material/Equipment direct purchase order changes	\$ 38,503.78
Total for current change orders	<u>\$ 637,925.64</u>
Contingency Balance	<u>\$1,755,234.42</u>

FISCAL/BUDGETARY IMPACT:

Deduction of 637,925.64 to the existing contract with Monarch Construction Company.

RECOMMENDATION:

Approve Revised Change Order No. 11- R with Monarch Construction for the New Central Office Project – BG 24-084.

CONTACT PERSON:

Matt Rigg, Chief Operations Officer

Principal/Administrator



District Administrator



Superintendent

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Change Order

PROJECT: <i>(Name and address)</i> New Board Office - Kenton County School District 2044 Tuscanyview Drive Covington, KY 41017	CONTRACT INFORMATION: Contract For: General Construction Date: May 13, 2024	CHANGE ORDER INFORMATION: Change Order Number: 011 Date: February 16, 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> Monarch Construction Company 1654 Sherman Avenue Cincinnati, OH 45212

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 11-01 (CWP-058)

Provide material and labor to add building address to site sign. Requested by Authority Having Jurisdiction.

Cost Benefit to Owner: Required to obtain occupancy.

ADD: \$214.00

Item 11-02 (CWP-059)

Credit back unused site undercutting Allowances #1 and #2. Requested by Architect.

Cost Benefit to Owner: Returns value of unused allowance back to Owner.

DEDUCT: \$288,904.64

Item 11-03 (CWP-060)

Credit back unused over-excavation and lean concrete fill Allowance #3. Requested by Architect.

Cost Benefit to Owner: Returns value of unused allowance back to Owner.

DEDUCT: \$60,000.00

Item 11-04 (CWP-061)

Credit back unused emergency responder radio system Allowance #5. Requested by Architect.

Cost Benefit to Owner: Returns value of unused allowance back to Owner.

DEDUCT: \$115,000.00

Item 11-05 (CWP-062)

Credit back unused cell extender system Allowance #8. Requested by Architect.

Cost Benefit to Owner: Returns value of unused allowance back to Owner.

DEDUCT: \$172,500.00

Item 11-06 (CWP-067)

Credit back unused guardrail and fence Allowance #7. Requested by Architect.

Cost Benefit to Owner: Returns value of unused allowance back to Owner.

DEDUCT: \$1,735.00

TOTAL DEDUCT: \$637,925.64

The original Contract Sum was	\$ 17,059,611.22
The net change by previously authorized Change Orders	\$ 81,245.00
The Contract Sum prior to this Change Order was	\$ 17,140,856.22
The Contract Sum will be decreased by this Change Order in the amount of	\$ 637,925.64
The new Contract Sum including this Change Order will be	\$ 16,502,930.58

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

The new date of Substantial Completion will be December 12, 2025

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.

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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)

2/16/2026
Date

CONTRACTOR (Signature)

BY: Martin A. Meisberger, President
(Printed name and title)

Date

OWNER (Signature)

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

Date