

DATE:

7/22/2026

AGENDA ITEM (ACTION ITEM):

Consider/Approve Change Order No. 12 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:

This is the twelfth (12th) change order for the New Central Office Construction Project associated with Monarch Construction Company. The original contract amount was \$17,059,611.22. This change order for a deduction of \$9,168.00 with previous change orders of a deduction of \$556,680.64 makes the new contract sum \$16,493,762.58.

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|------------|---|---------------------|
| Item No 1: | Engineer Requested: Credit material and labor for omitted cable tray dividers. | DEDUCT: \$ 7,399.00 |
| Item No 2: | Owner and Engineer Requested: Credit material and labor for omitted conduit in walls to floor boxes. | DEDUCT: \$ 1,176.00 |
| Item No 3: | Architect Requested: Credit back unused drilled pier allowance #6A. | DEDUCT: \$ 2,408.00 |
| Item No 4: | Owner Requested: Credit back material and labor for not installing door contacts at patio doors. | DEDUCT: \$ 555.00 |
| Item No 5: | Architect Requested: Material costs for two (2) power supplies and two (2) latch retraction conversion kits for access controlled doors added to the project door hardware package. | ADD: \$ 3,970.00 |
| Item No 6: | Owner Requested: Credit back training hours for the RS2 and Salient systems required by the specifications but declined by the owner. | DEDUCT: \$ 1,600.00 |

TOTAL DEDUCT: \$ 9,168.00

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	\$ 556,680.64
Total for prior Material/Equipment direct purchase order changes	\$ 38,503.78
Total for current change orders	<u>\$ 9,168.00</u>
Contingency Balance	\$1,754,402.42

FISCAL/BUDGETARY IMPACT:

Deduction of 9,168.00 to the existing contract with Monarch Construction Company.

RECOMMENDATION:

Approve Change Order No. 12 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: 012 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> 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 12-01 (CWP-65)

Credit material and labor for not providing the cable tray divider as specified. Requested by Engineer.

Cost Benefit to Owner: Per the specifications, the Owner is being compensated for accepting work substituted for convenience by the subcontractor.

DEDUCT: \$7,399.00

Item 12-02 (CWP-66)

Credit material and labor for not installing conduit in wall to floor boxes at multiple locations. Requested by Owner and Engineer.

Cost Benefit to Owner: Credit back to Owner for work not performed.

DEDUCT: \$1,176.00

Item 12-03 (CWP-68)

Credit back unused Allowance #6A, drilled pier allowance. Requested by Architect.

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

DEDUCT: \$2,408.00

Item 12-04 (CWP-69)

Credit back material and labor for not installing door contacts at patio doors. Requested by Owner.

Cost Benefit to Owner: Credit back to Owner for work not performed.

DEDUCT: \$555.00

Item 12-05

Material costs for two power supplies and two latch retraction conversion kits added under the original version of RFP-03. These items were ultimately not required or installed under the final version of that scope of work but were included in the project door hardware delivered to the site. They were turned over to Owner as attic stock. Requested by Architect

Cost Benefit to Owner: These added materials were turned over to the Owner at cost as attic stock. Sales tax paid by the General Contractor.

ADD: \$3,970.00

Item 12-06

Credit back training hours for the RS2 and Salient systems required by the specifications but declined by the Owner. Requested by Owner.

Cost Benefit to Owner: Credit back to Owner for services not delivered.

DEDUCT: \$1,600.00

TOTAL DEDUCT: \$9,168.00

The original Contract Sum was

\$ 17,059,611.22

The net change by previously authorized Change Orders

\$ (556,680.64)

The Contract Sum prior to this Change Order was

\$ 16,502,930.58

The Contract Sum will be decreased by this Change Order in the amount of

\$ 9,168.00

The new Contract Sum including this Change Order will be

\$ 16,493,762.58

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

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User Notes: (6a5e25f11a46745f8b937f30)

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.

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

Martin A. Meisberger
CONTRACTOR (Signature)

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

7/21/2026
Date

OWNER (Signature)

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

Date