
DATE:

8/26/2026

AGENDA ITEM (ACTION ITEM):

Consider/Approve Change Order No. 5 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 fifth (5th) 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 \$86,289.00 with previous change orders of -\$6,421.04 makes the new contract sum \$2,313,842.51.

Item No 1: Architect Requested: Credit back unused balances in Allowance #1 (wood floor patching), Allowance #4 (control joint saw cut and new sealant), Allowance #5 (full depth asphalt, base, and undercut), Allowance #6 (350SF roof tear-off and replacement), Allowance #8 (roofing in cold weather), and Allowance #9 (unforeseen conditions after abatement of transite panels).
DEDUCT: \$ 89,209.00

Item No 2: Architect Requested: Provide material and labor to install two (2) W4 light fixtures at exterior soffit cover plate locations. ADD: \$ 2,920.00

TOTAL DEDUCT: \$ 86,289.00

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	\$ 6,421.04
Total for prior Material/Equipment direct purchase order changes	\$
Total for current change orders	<u>\$ 86,289.00</u>
Contingency Balance	\$ 240,545.04

FISCAL/BUDGETARY IMPACT:

Deduction of \$86,289.00 to the existing contract with Radius Construction Company.

RECOMMENDATION:

Approve Change Order No. 5 with Radius Construction for the Piner Elementary Phase II Project – BG 25-353.

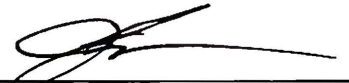
CONTACT PERSON:

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: 005
Date: August 18, 2026

OWNER: (Name and address)

Kenton County Board of Education
2044 Tuscanview 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 05-01 (RFC-17)

Credit back unused balances in Allowance #1 [wood floor patching], Allowance #4 [control joint saw cut and new sealant], Allowance #5 [full depth asphalt, base, and undercut], Allowance #6 [350SF roof tear-off and replacement], Allowance #8 [roofing in cold weather], and Allowance #9 [unforeseen conditions after abatement of transite panels]. Requested by Architect.

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

DEDUCT: \$89,209.00

Item 05-02 (RFC-18)

Provide material and labor to install two W4 light fixtures at exterior soffit cover plate locations. Requested by Architect.

Cost Benefit to Owner: Adds supplemental light and a more finished appearance at two locations that otherwise would have been blank plates.

ADD: \$2,920.00

TOTAL DEDUCT: \$86,289.00

The original Contract Sum was

\$ 2,406,552.55

The net change by previously authorized Change Orders

\$ (6,421.04)

The Contract Sum prior to this Change Order was

\$ 2,400,131.51

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

\$ 86,289.00

The new Contract Sum including this Change Order will be

\$ 2,313,842.51

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

Mark Perry
ARCHITECT (Signature)

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

8/18/2026
Date

Brian Newberry
CONTRACTOR (Signature)

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

8/18/26
Date

OWNER (Signature)

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

Date