



Issue Paper

Kenton County School District | It's about ALL kids.

DATE:

8/26/2026

AGENDA ITEM (ACTION ITEM):

Consider / Approve Change Order No. 1 with Monarch Construction for the Kenton Elementary Project – BG 25-352.

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 first (1st) change order for the Kenton Elementary School Renovation Project associated with Monarch Construction Company. The original contract amount was \$12,901,087.64. This change order for an addition of \$29,900.00 with no previous change orders makes the new contract sum \$12,930,987.64.

- | | | | |
|------------|---|------------|-----------|
| Item No 1: | Architect Requested: Provide continuous hinges instead of butt hinges at stair openings S-1.2 and S-2.1. NO COST CHANGE. | \$ | 0.00 |
| Item No 2: | General Contractor Requested: Provide metal stud and gypsum board bulkhead and lowered lay-in ceiling on both Corridor side and Resource Classroom side of opening #200 to facilitate installation of relief ductwork around conflicts with existing sprinkler main and transom door frame. | ADD: \$ | 3,411.00 |
| Item No 3: | Architect Requested: Replace existing metal stud framing and brake metal fascia with new metal stud framing and fascia to accommodate new lowered ceiling elevation at existing exterior windows in Area B of the Second Floor. | ADD: \$ | 34,824.00 |
| Item No 4: | Architect and General Contractor Requested: Delete Mull-It-Over partition seal at exterior windows and replace with brake metal wall cap combined with Emseal Quiet Joint assembly. | DEDUCT: \$ | 5,475.00 |
| Item No 5: | Architect Requested: Delete one (1) layer of gypsum board at walls to receive door frames in mechanical rooms M2.1 and M2.5 to accommodate frame throat dimension. | DEDUCT: \$ | 328.00 |
| Item No 6: | Architect Requested: Change Door #120.3 from door type D7 to door type D6. NO COST CHANGE. | \$ | 0.00 |
| Item No 7: | Architect Requested: Delete resilient base installation at Elevator. | DEDUCT: \$ | 19.00 |

Item No 8: Architect Requested: Credit back remaining building permit allowance following payment for building permit. DEDUCT: \$ 2,513.00

TOTAL ADD: \$ 29,900.00

SUMMARY OF CHANGE ORDERS FOR KENTON ELEM. PROJECT – BG 25-352

The original contingency for this project	\$ 946,850.00
Total for prior approved change orders	\$
Total for prior Material/Equipment Direct Purchase Order changes	\$ 15,000.00
Total for current change orders	\$ <u>(29,900.00)</u>
Contingency Balance	\$ 931,950.00

FISCAL/BUDGETARY IMPACT:

Addition of \$29,900.00 to the existing contract with Monarch Construction Company.

RECOMMENDATION:

Approve the Change Order No. 1 with Monarch Construction for the Kenton Elementary Project – BG 25-352.

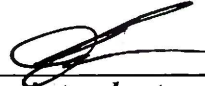
CONTACT PERSON:

Matt Rigg, Chief Operations Officer

Principal/Administrator



District Administrator



Superintendent

AIA® Document G701® – 2017

Change Order

PROJECT: <i>(Name and address)</i> Renovation - Kenton Elementary School 11246 Madison Pike Independence, KY 41051	CONTRACT INFORMATION: Contract For: General Construction Date: May 07, 2026	CHANGE ORDER INFORMATION: Change Order Number: 001 Date: August 26, 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 01-01 (CWP #2 / RFI #11)

Provide continuous hinges instead of butt hinges at stair openings S-1.2 and S-2.1. Requested by Architect.

Cost Benefit to Owner: Replaces door hinges with in-kind door hinges at two openings where existing frame is to remain.

NO COST CHANGE.

Item 01-02 (CWP #4 / RFI #17)

Provide metal stud and gypsum board bulkhead and lowered lay-in ceiling on both Corridor side and Resource Classroom side of opening #200 to facilitate installation of relief ductwork around conflicts with existing sprinkler main and transom door frame. Requested by General Contractor.

Cost Benefit to Owner: Required to accommodate ductwork installation around existing obstructions.

ADD: \$3,411.00

Item 01-03 (CWP #6 / RFI #8)

Replace existing metal stud framing and brake metal fascia with new metal stud framing and fascia to accommodate new lowered ceiling elevation at existing exterior windows in Area B of the Second Floor. Requested by Architect.

Cost Benefit to Owner: Required to accommodate lowered ceiling height while providing finished appearance through exterior windows.

ADD: \$34,824.00

Item 01-04 (CWP #10 / RFP #2)

Delete Mull-It-Over partition seal at exterior windows and replace with brake metal wall cap combined with Emseal Quiet Joint assembly. Requested by Architect and General Contractor.

Cost Benefit to Owner: Required to better fit acoustic seal between classrooms in the limited width available at existing window jambs.

DEDUCT: \$5,475.00

Item 01-05 (CWP #11)

Delete one layer of gypsum board at walls to receive door frames in mechanical rooms M2.1 and M2.5 to accommodate frame throat dimension. Requested by Architect.

Cost Benefit to Owner: Returns value of sheathing material not installed at two small mechanical room walls.

DEDUCT: \$328.00

Item 01-06 (CWP #12 / RFI #17)

Change Door #120.3 from door type D7 to door type D6. Requested by Architect.

Cost Benefit to Owner: Will be accompanied by two deduct change orders to KCSD Purchase Orders #26008115 and #26008092.

NO COST CHANGE

Item 01-07 (CWP #15 / RFP #5)

Delete resilient base installation at Elevator. Requested by Architect.

Cost Benefit to Owner: Returns value of unperformed work at elevator cab.

DEDUCT: \$19.00

Item 01-08 (CWP #16)

Credit back remaining building permit allowance following payment for building permit. Requested by Architect.

Cost Benefit to Owner: Returns value of unused portion of building permit allowance.

DEDUCT: \$2,513.00

TOTAL ADD: \$29,900.00

The original Contract Sum was
The net change by previously authorized Change Orders
The Contract Sum prior to this Change Order was
The Contract Sum will be increased by this Change Order in the amount of
The new Contract Sum including this Change Order will be

\$	12,901,087.64
\$	0.00
\$	12,901,087.64
\$	29,900.00
\$	12,930,987.64

The Contract Time will be unchanged by Zero (0) days.
The new date of Substantial Completion will be November 12, 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)

8/26/2026

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