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

Issue Paper

DATE:
10/19/2026

AGENDA ITEM (ACTION ITEM):
Consider / Approve Change Order No. 1 with Monarch Construction for the Taylor Mill Elementary Project – BG 26-253.

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 Taylor Mill Elementary School Renovation Project associated with Monarch Construction Company. The original contract amount was $12,417,416.36. This change order for an addition of $11,797.00 with no previous change orders makes the new contract sum $12,429,213.36.

Item No 1:	Architect Requested: Provide gypsum board box out of previously concealed roof leader pipe in classroom.	ADD: $	1,120.00
Item No 2:	Architect Requested: Add gypsum board furring over existing unfinished masonry walls exposed by demolition of existing millwork in Classrooms 1210 & 1240. Existing cmu walls were not suitably finished to be left exposed.	ADD: $	3,491.00
Item No 3:	Architect Requested: Expand Restrooms 1220A to accommodate adjustable changing table due to plumbing pipe concealed in demolished wall impeding on necessary clear space for changing table.	ADD: $	5,622.00
Item No 4:	Architect Requested: Credit to delete bulkhead in classroom 1150 originally proposed for HVAC ductwork.	DEDUCT: $	1,009.00
Item No 5:	Architect Requested: Change originally bid non-rated door #1340 with fire rated door in existing fire wall.	ADD: $	1,374.00
Item No 6:	Architect and Owner Requested: Patch base of existing masonry walls in Classrooms 1210 and 1240 as required to be suitable for installation of new resilient base.	ADD: $	2,344.00
Item No 7:	Architect Requested: Credit for contractor installing surface mounted hand dryer vs recessed hand dryers in Restroom 1101 & 1103.	DEDUCT: $	1,145.00
		TOTAL ADD: $	11,797.00

TOTAL ADD: $ 11,797.00

SUMMARY OF CHANGE ORDERS FOR TAYLOR MILL ELEM. PROJECT – BG 26-253

The original contingency for this project	$	856,300.00
Total for prior approved change orders	$	
Total for prior Material/Equipment Direct Purchase Order changes	$	
Total for current change orders	$	11,797.00
Contingency Balance	$	844,503.00

FISCAL/BUDGETARY IMPACT:

Addition of $11,797.00 to the existing contract with Monarch Construction Company.

RECOMMENDATION:

Approve the Change Order No. 1 with Monarch Construction for the Taylor Mill Elementary Project – BG 26-253

CONTACT PERSON:

Matt Rigg, Chief Operations Officer

Principal/Administrator *District Administrator* *Superintendent*

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Change Order

PROJECT: *(Name and address)* Taylor Mil Elementary 5907 Taylor Mill Rd Covington, KY 41015	**CONTRACT INFORMATION:** Contract For: General Construction Date: 05-07-2026	**CHANGE ORDER INFORMATION:** Change Order Number: 001 Date: 10-14-2026
OWNER: *(Name and address)* Kenton County Board of Education 2044 Tuscanyview Drive Covington, KY 41017	**ARCHITECT:** *(Name and address)* Emboss Design, PSC 906 Monmouth Street Newport, KY 41071	**CONTRACTOR:** *(Name and address)* 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-001)
Per Architect's request provide gypsum board box out of previously concealed roof leader pipe in classroom
Cost Benefit to Owner: Conceals pipe exposed during demolition for more aesthetic appearance in classroom 1120/1130
ADD: $1,120.00

Item 01-02 (CWP-004)
Per Architect's request add gypsum board furring over existing unfinished masonry walls exposed by demolition of existing millwork in Classrooms 1210 & 1240. Existing cmu walls were not suitably finished to be left exposed.
Cost Benefit to Owner: Improve aesthetic appearance of finished walls
ADD: $3,491.00

Item 01-03 (CWP-008)
Per Architect's request, expand Restroom 1220A to accommodate adjustable changing table due to plumbing pipe concealed in demolished wall impeding on necessary clear space for changing table.
Cost Benefit to Owner: Modification required to accommodate adjustable changing table in restroom
ADD: $5,622.00

Item 01-04 (CWP-009)
Credit to delete bulkhead in Classroom 1150 originally proposed for HVAC duct
Cost Benefit to Owner: Reduction in construction cost due to bulkhead no longer needed.
DEDUCT: $1,009.00

Item 01-05 (CWP-010)
Per Architect's request change originally bid non-rated door #1340 with fire rated door in existing fire wall
Cost Benefit to Owner: Fire rated door is required as fire wall is still requried for compliance with the building code.
ADD: $1,374.00

Item 01-06 (CWP-011)
Per Architect and Owner's request, patch base of existing masonry walls in Classrooms 1210 & 1240 as required to be suitable for installation of new resilient base
Cost Benefit to Owner: Improves the aesthetic appearance of the finished base installation
ADD: $2,344.00

Item 01-07 (CWP-014)
Credit for contractor installing surface mounted hand dryer vs recessed hand dryers in Restrooms 1101 & 1103.
Cost Benefit to Owner: Reduction in construction cost for originally bid work not completed.
DEDUCT: $1,145.00

The original Contract Sum was	$	12,417,416.36
The net change by previously authorized Change Orders	$	0.00
The Contract Sum prior to this Change Order was	$	12,417,416.36
The Contract Sum will be increased by this Change Order in the amount of	$	11,797.00
The new Contract Sum including this Change Order will be	$	12,429,213.36

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

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The new date of Substantial Completion will be 12-04-2027

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)*	**CONTRACTOR** *(Signature)*	**OWNER** *(Signature)*
BY: Jim Kaiser - Senior Project Manager	BY: Marty Meisberger -President	BY: Matthew Rigg - Chief Operations Officer
(Printed name, title, and license number if required)	*(Printed name and title)*	*(Printed name and title)*
10/14/26	10/14/2026	
Date	*Date*	*Date*

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