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Issue Paper

DATE:
10/19/2026

AGENDA ITEM (ACTION ITEM):
Consider/Approve Change Order No. 7 with Monarch Construction Company for the RC Hinsdale Phase II Project – BG 21-142.

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 seventh (7th) change order for the RC Hinsdale Phase II Construction Project associated with Monarch Construction Company. The original contact amount was $13,745,546.74. This change order for an addition of $11,107.00 with previous change orders of 42,238.00 makes the new contract sum $13,798,891.74.

Item No 1: Owner Requested: Add electrified panic hardware on door 1100.2.
ADD: $ 851.00

Item No 2: Owner Requested: Replace MCT flooring and base in room 1406.
ADD: $ 1,626.00

Item No 3: Owner Requested: Purchase of additional cabinet under main office reception desk. ADD: $ 1,943.00

Item No 4: Architect and Owner Requested: Add electric to added kitchen exhaust hood exhaust fan due to existing roof joist clearance constraints preventing ductwork from each side of the new hood to connect to a single exhaust fan.
ADD: $ 6,956.00

Item No 5: General Contractor and Architect Requested: Adjustment to asphalt costs due to increase in petroleum at time of installation relative to costs on bid day per KDOT KAPI index as permitted by Project Specifications.
ADD: $ 10,132.00

Item No 6: Architect and Owner Requested: Credit back unused funds for Allowance 4 Over Excavation/Lean Concrete Backfill. DEDUCT: $ 1,992.00

Item No 7: Architect and Owner Requested: Credit back unused funds for Allowance 11 Miscellaneous Changes to Plumbing System. DEDUCT: $ 6,391.00

Item No 8: Architect and Owner Requested: Credit back unused funds for Allowance 12 Miscellaneous Changes to Mechanical System. DEDUCT: $ 302.00

Item No 9: Architect and Owner Requested: Credit back unused funds for Allowance 13 Miscellaneous Changes to Electrical System. DEDUCT: $ 1,716.00

TOTAL ADD: $ 11,107.00

SUMMARY OF CHANGE ORDER FOR RC HINSDALE PHASE II - BG 21-142

The original contingency for this project	$ 934,700.00
Total for prior approved change orders	($ 42,238.00)
Total for prior Material/Equipment direct purchase order changes	$ 3,359.00
Total for current change orders	($ 11,107.00)
Contingency Balance	$ 884,714.00

FISCAL/BUDGETARY IMPACT:

Add of $11,107.00 to the existing contract with Monarch Construction Company

RECOMMENDATION:

Approve Change Order No. 7 with Monarch Construction for the RC Hinsdale Phase II Project – BG 21-142.

CONTACT PERSON:

Matt Rigg, Chief Operations Officer

Principal/Administrator	*District Administrator*	*Superintendent*

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Change Order

PROJECT: *(Name and address)* RC Hinsdale - Phase 2 440 Dudley Pike Edgewood, KY 41017	**CONTRACT INFORMATION:** Contract For: General Construction Date: 05-26-2025	**CHANGE ORDER INFORMATION:** Change Order Number: 007 Date: 10-13-2026
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 07-01 (CWP-045)
Per Owner request add electrified panic hardware on door 1100.2
Cost Benefit to Owner: Requested to provide access control access thru the exterior door.
ADD: $851.00

Item 07-02 (CWP-048)
Per Owner request, replace MCT flooring and base in room 1406
Cost Benefit to Owner: Replace flooring and base installed in 2018 addition with new to match current color selections
ADD: $1,626.00

Item 07-03 (CWP-053)
Per Owner request, purchase of additional cabinet under main office reception desk
Cost Benefit to Owner: Provides additonal storage for reception staff and separation of staff at the desk for improved operations
ADD: $1,943.00

Item 07-04 (CWP-059)
Add electric to added kitchen exhaust hood exhaust fan due to existing roof joist clearance constraints preventing ductwork from each side of the new hood to connect to a single exhaust fan.
Cost Benefit to Owner: Electrical power required for operation of added exhaust fan
ADD: $6,956.00

Item 07-05 (CWP-060)
Adjustment to asphalt costs due to increase in petroluem at time of installation relative to costs on bid day per KDOT KAPI index as permitted by Project Specifications
Cost Benefit to Owner: Allowance for price adjustment are included in Bid Documents to account for fluctuations in petroleum costs.
ADD: $10,132.00

Item 07-06 (CWP-061)
Credit back unused funds for Allowance 4 Over excavation/lean concrete backfill. Requested by Architect
Cost Benefit to Owner: Returns value of unused allowance back to Owner
DEDUCT: $1,992.00

Item 07-07 (CWP-062)
Credit back undused funds for Allowance 11 Miscellaneous changes to plumbing system. Requested by Architect
Cost Benefit to Owner: Returns value of unused allowance back to Owner
DEDUCT: $6,391.00

Item 07-08 (CWP-063)
Credit back unused funds for Allowance 12 Miscellaneous changes to mechanical system. Requested by Architect
Cost Benefit to Owner: Returns value of unused allowance back to Owner
DEDUCT: $302.00

Item 07-09 (CWP-064)
Credit back unused funds for Allowance 13 Miscellaneous changes to electrical system. Requested by Architect.
Cost Benefit to Owner: Returns value of unused allowance back to Owner

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DEDUCT: $1,716.00

The original Contract Sum was	$	13,745,546.74
The net change by previously authorized Change Orders	$	42,238.00
The Contract Sum prior to this Change Order was	$	13,787,784.74
The Contract Sum will be increased by this Change Order in the amount of	$	11,107.00
The new Contract Sum including this Change Order will be	$	13,798,891.74

The Contract Time will be unchanged by (0) days.
The new date of Substantial Completion will be 12-18-2026

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.

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)*
Date	10/14/2026 *Date*	*Date*

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