



FACILITIES MANAGEMENT

Independent School District No. 709

Located at 101 East 3rd Street

Mailing Address: 215 North 1st Avenue East
Duluth, Minnesota 55802

Construction Management (218) 336-8907

Maintenance (218) 336-8906

Operations (218) 336-8905

Fax (218) 336-8909

Memorandum

To: School Board Members

From: Kerry M. Leider

Date: December 30, 2010

Re: Long-range Facilities Plan Change Order Approval Information

Pursuant to School Board Resolution #B-8-08-2565, the following Change Orders pertaining to the Long-range Facilities Plan were approved during the month of December:

Denfeld High School

Denfeld HS LRFP – Earthwork/Site Demo/Paving/Utilities

Change Order #8, Bid #1155 (Contract #3100/3201/3300) – Northland Constructors of Duluth, LLC
Change Order increase to provide additional excavation at the thickened slab, for civil revisions to provide a passenger loading zone and to provide drain tile and a sump at area 5

Add: \$9,912.00

Denfeld HS LRFP – CIP Concrete Slabs

Change Order #3, Bid #1159, BP #2R (Contract #0330) – Northland Concrete and Masonry, LLC
Change Order increase to pour a concrete pad for the air handling unit and provide demo and curb infill at the mechanical pit

Add: \$1,159.00

Denfeld HS LRFP – Structural Steel/Metal Decking/Miscellaneous metals - Erection

Change Order #7, Bid #1159, BP #2R (Contract #0510) – Red Cedar Steel Erectors, Inc.
Change Order decrease to omit installation of a stairway at the mechanical pit and install a guard rail in lieu of stairs

Deduct: \$1,435.00

Denfeld HS LRFP – Structural Steel - Supply

Change Order #7, Bid #1159, BP #2R (Contract #0512) – American Structural Metals, Inc.
Change Order decrease to omit installation of the stairway at the mechanical pit and install a guard rail in lieu of stairs

Deduct: \$2,000.00

Denfeld HS LRFP – CIP Concrete Slabs

Change Order #4, Bid #1159, BP #2R (Contract #0540) – Olympic Wall Systems, Inc.
Change Order increase for revisions to the metal stud framing at the penthouse, to provide additional fireproofing at areas 4 and 6 and to adjust the soffit framing

Add: \$42,252.00

Denfeld HS LRFP – Demolition

Change Order #1, Bid #1176, BP #3 (Contract #0240) – Lipe Brothers Construction, Inc.
Change Order increase to demo a door and provide selective demolition for window, frame, CMU wall and masonry jambs and remove sand under the demolished floor

Add: \$1,699.00

Denfeld HS LRFP – Demolition

Change Order #2, Bid #1176, BP #3 (Contract #0240) – Lipe Brothers Construction, Inc.
Change Order increase to provide additional demolition at area 6 door openings to allow for door frame installation

Add: \$9,315.00

Denfeld HS LRFP – Masonry/Architectural Precast

Change Order #6, Bid #1176, BP #3 (Contract #0420) – Stretar Masonry and Concrete, Inc.
Change Order increase to provide cement parging below the stone base/brick and provide additional brick due to changed louver sizes

Add: \$4,804.00

Denfeld HS LRFP – Carpentry/General Construction

Change Order #1, Bid #1176, BP #3 (Contract #0610) – RJS Construction Group, LLC
Change Order increase to install lintel and demo a section of the wall to run ductwork

Add: \$2,268.00

Denfeld HS LRFP – Carpentry/General Construction

Change Order #3, Bid #1176, BP #3 (Contract #0610) – RJS Construction Group, LLC
Change Order increase to infill CMU at doorways, install casework, increase the length of the sprinkler pipe chase and trim at skylights, and for miscellaneous door/hardware changes

Add: \$8,649.00

Denfeld HS LRFP – Carpentry/General Construction

Change Order #5, Bid #1176, BP #3 (Contract #3300) – RJS Construction Group, LLC
Change Order decrease to provide decorative resin panels in lieu of cast glass panels and to provide spray foam insulation at the penthouse

Deduct: \$4,747.00

Denfeld HS LRFP – Roofing/Roof Hatches

Change Order #4, Bid #1176, BP #3 (Contract #0750) – Thelen Heating and Roofing, Inc.
Change Order increase to provide metal panels and roofing changes, for revisions to the roof drain locations and tapered insulation and for additional roof penetrations

Add: \$3,486.00

Denfeld HS LRFP – Roofing/Roof Hatches

Change Order #5, Bid #1176, BP #3 (Contract #0750) – Thelen Heating and Roofing, Inc.
Change Order increase for revised flashing details

Add: \$2,410.00

Denfeld HS LRFP – Roofing/Roof Hatches

Change Order #6, Bid #1176, BP #3 (Contract #0750) – Thelen Heating and Roofing, Inc.
Change Order increase to provide additional roof curbs and posts for tie downs and relocate a roof drain

Add: \$3,457.00

Denfeld HS LRFP – Drywall/Plaster

Change Order #4, Bid #1176, BP #3 (Contract #0920) – Minuti-Ogle Company, Inc.
Change Order increase to revise the drywall shaft for the boiler stack, provide additional gypsum soffit drops for added mechanical diffusers, provide a shaft wall system around the new air damper and patch wall openings where the duct was removed

Add: \$3,285.00

Denfeld HS LRFP – Drywall/Plaster

Change Order #5, Bid #1176, BP #3 (Contract #0920) – Minuti-Ogle Company, Inc.
Change Order increase for revisions to the shaft walls in area 6

Add: \$15,168.00

Denfeld HS LRFP – Fire Protection

Change Order #1, Bid #1176, BP #3 (Contract #2100) – A.G. O'Brien Plumbing and Heating
Change Order increase to install additional sprinkler heads to provide correct spray protection, provide a sprinkler head in a closet and for revisions to fire protection

Add: \$16,948.00

Denfeld HS LRFP – Plumbing & Heat Piping/HVAC/Temp Controls

Change Order #5, Bid #1176, BP #3 (Contract #2200/2301) – Shannon’s, Inc.

Change Order no cost to revise roof drain locations, provide additional louvers and a floor drain, omit uppermost heating coils and three rows of filter bank and an air door, provide waste and vent piping at six drinking fountain locations, relocate the outside air damper and for mechanical revisions

Add: \$0.00 (To be applied to the contractor’s allowance)

Denfeld HS LRFP – Plumbing & Heat Piping/HVAC/Temp Controls

Change Order #6, Bid #1176, BP #3 (Contract #2200/2301) – Shannon’s, Inc.

Change Order increase to remove nine fan units with saws in lieu of torches due to lead paint and provide additional pipe demolition in the tunnel and basement mechanical room

Add: \$46,418.00

Denfeld HS LRFP – Plumbing & Heat Piping/HVAC/Temp Controls

Change Order #7, Bid #1176, BP #3 (Contract #2200/2301) – Shannon’s, Inc.

Change Order increase to provide additional taps and valves in area 4, provide dampers and ductwork revisions, replace existing dampers and for mechanical revisions

Add: \$38,288.00

Denfeld HS LRFP – Plumbing & Heat Piping/HVAC/Temp Controls

Change Order #8, Bid #1176, BP #3 (Contract #2200/2301) – Shannon’s, Inc.

Change Order increase to provide a sump pump and plumbing and relocate the 3” rain leader in conflict with new ductwork

Add: \$1,698.00

Denfeld HS LRFP – Plumbing & Heat Piping/HVAC/Temp Controls

Change Order #10, Bid #1176, BP #3 (Contract #2200/2301) – Shannon’s, Inc.

Change Order increase to provide type Y grilles at casework locations and replace existing fixtures

Add: \$4,208.00

Denfeld HS LRFP – Electrical/Fire Alarm Tech. Cabling

Change Order #3, Bid #1176, BP #3 (Contract #2600) – Belknap Electric Company

Change Order no cost to install a 20 amp receptacle for the sump, provide feed from the existing switchboard to the panel, revise the feed, and revise the electrical feeder size

Add: \$0.00 (To be applied to the contractor’s allowance)

Denfeld HS LRFP – Boilers and Accessories

Change Order #1, Bid #1177 (Bid Line #3) – Ryan Company

Change Order increase for revisions to the boiler flue/combustion air

Add: \$5,460.00

All Change Orders for Denfeld High School as listed above reflect a total increase of \$212,702.00 and with this expense, the project remains within the overall budget district-wide.

Eastern High School

Eastern HS LRFP – Site Utilities

Change Order #4, Bid #1163 (Contract #3300) – St. Paul Utilities and Excavation, Inc.
Change Order increase for additional water connection work

Add: \$31,185.00

Eastern HS LRFP – Mechanical Equipment

Change Order #1, Bid #1167 (Bid Line #1, 5, 7,8,9,10) – Schwab Vollhaber Lubratt, Inc.
Change Order increase to supply a Payment and Performance Bond

Add: \$7,835.00

Eastern HS LRFP – Steel Erection

Change Order #6, Bid #1175, BP #4 (Contract #0510) – Northern Industrial Erectors, Inc.
Change Order increase for elevator roof and stair framing revisions and for extra steel erection work

Add: \$2,704.00

Eastern HS LRFP – Steel Supply

Change Order #10, Bid #1175, BP #4 (Contract #0512) – LeJeune Steel Company
Change Order increase to supply steel support angles for stairway B1, supply an exposed steel beam for the Physics lab and for grease duct penetration steel support and culinary arts hood layout redesign

Add: \$6,279.00

Eastern HS LRFP – Drywall

Change Order #4, Bid #1175, BP #4 (Contract #0920) – RTL Construction, Inc.
Change Order increase to delete a toilet room and office expansion, extend a wall to accommodate larger electrical equipment and provide one additional light in restrooms

Add: \$250.00

Eastern HS LRFP – Painting/Wall Covering

Change Order #2, Bid #1175, BP #4 (Contract #0990) – Steinbrecher Painting, Inc.
Change Order increase to delete a toilet room and office expansion, change brand of paint, extend the wall to accommodate larger electrical equipment and provide paint at the exposed steel beam in the Physics lab

Add: \$4,043.00

Eastern HS LRFP – CIP Concrete

Change Order #3, Bid #1175, BP #4 (Contract #0332) – Hanson Masonry and Concrete, LLC
Change Order increase to provide a concrete curb to address the existing upset footing in room D143 and to lay block at the 3rd floor area D due to ramp issues

Add: \$772.00

Eastern HS LRFP – Electrical

Change Order #6, Bid #1175, BP #4 (Contract #2600) – Belknap Electric, Inc.
Change Order increase for concession building and multipurpose field lighting/electrical work

Add: \$360,490.00

Eastern HS LRFP – Electrical

Change Order #7, Bid #1175, BP #4 (Contract #2600) – Belknap Electric, Inc.
Change Order no cost to provide a lockdown button and software for the building access system, for clarifications to the location of the marker board, tack board and Smart board, and to provide quad receptacles in lieu of double receptacles at Smart board locations

Add: \$0.00 (This will be applied to the contractor’s allowance)

Eastern HS LRFP – Electrical

Change Order #8, Bid #1175, BP #4 (Contract #2600) – Belknap Electric, Inc.
Change Order decrease to delete electric strikes at various doors and provide one additional light in certain restrooms

Deduct: \$847.00

Eastern HS LRFP – Earthwork

Change Order #2, Bid #1175, BP #4 (Contract #3123) – Veit and Company, Inc.
Change Order decrease to eliminate panel drain trenching and install drains above the geotextile fabric and remove five trees north of the multipurpose field

Deduct: \$8,657.00

All Change Orders for Eastern High School as listed above reflect a total increase of \$404,054.00 and with this expense, the project remains within the overall budget district-wide.

East Middle School

East MS LRFP – Demolition

Change Order #7, Bid #1165, WS #1 – Gladstone Construction, Inc.
Change Order decrease due to a credit for tile work performed by the abatement contractor

Deduct: \$1,128.00

East MS LRFP – Demolition

Change Order #8, Bid #1165, WS #1 – Gladstone Construction, Inc.
Change Order increase to remove block for the rain leader chase

Add: \$239.00

East MS LRFP – Concrete

Change Order #11, Bid #1165, WS #2 – Northland Concrete and Masonry Company, LLC
Change Order increase to demo the existing wood floor and infill with insulation and for miscellaneous work at the elevator equipment room

Add: \$7,267.00

East MS LRFP – Precast Concrete

Change Order #3, Bid #1165, WS #3 – Hanson Structural Precast Midwest, Inc.
Change Order no cost for stair modifications to the mechanical room and for interior precast wall thickness changes

Add: \$0.00

East MS LRFP – Masonry

Change Order #8, Bid #1165, WS #4 – Harbor City Masonry, Inc.
Change Order increase to change the type of air barrier at the 1966 addition and to infill and plug all openings to meet fire rating at the elevator equipment room

Add: \$2,643.00

East MS LRFP – Masonry

Change Order #9, Bid #1165, WS #4 – Harbor City Masonry, Inc.
Change Order increase to infill two temporary openings for the kitchen exhaust fans and associated ductwork

Add: \$4,562.00

East MS LRFP – Structural Steel/Metal Fabrication - Supply

Change Order #5, Bid #1165, WS #5 – Harbor City Masonry, Inc.
Change Order increase to delete a stair and rails and for additional steel and a deduct for omitting the grate tread stair

Add: \$2,606.00

East MS LRFP – Steel Erection – Structural and Miscellaneous Metals

Change Order #3, Bid #1165, WS #6 – Northern Industrial Erectors, Inc.
Change Order increase to install modified roof frames

Add: \$1,912.00

East MS LRFP – Carpentry Materials and Installation

Change Order #4, Bid #1165, WS #7 – Lipe Brothers Construction, Inc.
Change Order increase to install salvaged trim at vestibule A

Add: \$544.00

East MS LRFP – Carpentry Materials and Installation

Change Order #5, Bid #1165, WS #7 – Lipe Brothers Construction, Inc.
Change Order increase for blocking at windows

Add: \$136.00

East MS LRFP – Roofing and Flashing/Mechanical

Change Order #12, Bid #1165, WS #11/29 – Thelen Heating and Roofing, Inc.
Change Order increase to provide combustion air for the existing boilers, for outside air relief control dampers and for removal of fin tube radiation in the elevator room

Add: \$8,830.00

East MS LRFP – Roofing and Flashing/Mechanical

Change Order #13, Bid #1165, WS #11/29 – Thelen Heating and Roofing, Inc.
Change Order increase to provide and install two louvers

Add: \$11,866.00

East MS LRFP – Auto Entrances, Storefronts, Curtain Wall and Windows, and Glazing

Change Order #4, Bid #1165, WS #15 – St. Germain’s Glass, Inc.
Change Order increase for spacer block for the maglock on aluminum frames

Add: \$210.00

East MS LRFP – Auto Entrances, Storefronts, Curtain Wall and Windows, and Glazing

Change Order #5, Bid #1165, WS #15 – St. Germain’s Glass, Inc.
Change Order increase for front entry door trim at vestibule A and a screen charge

Add: \$1,954.00

East MS LRFP – Drywall and Plaster

Change Order #5, Bid #1165, WS #16 – RTL Construction, Inc.
Change Order increase to add 3/4” plywood in lieu of gyp sheathing

Add: \$3,181.00

East MS LRFP – Ceramic Tile

Change Order #5, Bid #1165, WS #17 – CD Tile and Stone, Inc.
Change Order increase to scribe bullnose for two out corners and cut bullnose to chair rail dimensions

Add: \$570.00

East MS LRFP – Acoustical Ceilings

Change Order #5, Bid #1165, WS #18 – W.A. Schaefer & Son Contracting, Inc.
Change Order increase to provide new and patching of grid and tile

Add: \$5,735.00

East MS LRFP – Pool Equipment

Change Order #1, Bid #1165, WS #27 – Badger Swim pools, Inc.
Change Order decrease to delete a camera well

Deduct: \$4,679.00

East MS LRFP – Electrical

Change Order #11, Bid #1165, WS #30 – Benson Electric Company
Change Order increase to install conduits underground for a future monument sign

Add: \$3,068.00

All Change Orders for East Middle School as listed above reflect a total increase of \$49,516.00 and with this expense, the project remains within the overall budget district-wide.

Laura MacArthur Elementary School

Laura MacArthur ES LRFP – Drywall

Change Order #1 Bid 1178, BP #4 (Contract #0920) – Minuti-Ogle Company, Inc.
Change Order increase to provide metal stud bracing at the kitchen wall, provide a soffit above the water cooler, revise gyp assemblies for installation of bathroom doors and provide additional clip angle and revised framing

Add: \$4,760.00

Laura MacArthur ES LRFP – HVAC/Air Distribution/Controls

Change Order #1, Bid 1178, BP #4 (Contract #2300) – Thelen Heating and Roofing, Inc.
Change Order increase to provide additional custom louver color and revised louver size

Add: \$1,558.00

Laura MacArthur ES LRFP – Tile

Change Order #2, Bid 1194, BP #5 (Contract #0930) – CD Tile and Stone, Inc.
Change Order increase to provide aluminum traction strips at the porcelain tile treads

Add: \$10,130.00

All Change Orders for Laura MacArthur School as listed above reflect a total increase of \$16,448.00 and with this expense, the project remains within the overall budget district-wide.

Lester Park Elementary School

Lester Park ES LRFP – Concrete

Change Order #6, Bid 1164, WS #3 – Kelleher Construction Corporation

Change Order increase to provide a concrete curb along grid B to raise the brick ledge elevation

Add: \$6,550.00

Lester Park ES LRFP – Sheet Metal Fabrication – Supply

Change Order #6, Bid 1164, WS #6 – Dynamic Structural Steel, LLC

Change Order increase to provide two long lintels for room C137

Add: \$260.00

Lester Park ES LRFP – Hollow Metal Doors/Finish Hardware/HM Frames/Wood Doors

Change Order #5, Bid 1164, WS #12 – Kendell Doors & Hardware, Inc.

Change Order increase for hollow metal door and frame changes

Add: \$5,909.00

Lester Park ES LRFP – Overhead Coiling Doors/Counter Doors/Dock Accessories

Change Order #1, Bid 1164, WS #13 – Lipe Brothers Construction, Inc.

Change Order increase to change the 26-gauge door to a 20-gauge door

Add: \$499.00

Lester Park ES LRFP – Aluminum Entrances/Curtainwalls/Windows

Change Order #3, Bid 1164, WS #14A – St. Germain's Glass, Inc.

Change Order increase for superstructure changes due to City code review

Add: \$3,497.00

Lester Park ES LRFP – Drywall and Plaster

Change Order #3, Bid 1164, WS #15 – RTL Construction, Inc.

Change Order decrease to eliminate four skylights

Deduct: \$2,305.00

Lester Park ES LRFP – Fire Protection

Change Order #3, Bid 1164, WS #30 – Brothers Fire Protection

Change Order decrease to convert the dry system into an antifreeze system

Deduct: \$1,020.00

Lester Park ES LRFP – Electrical

Change Order #7, Bid 1164, WS #32 – Town and Country Electric, Inc.

Change Order increase for low voltage modifications and to change Smart board receptacles

Add: \$3,319.00

Lester Park ES LRFP – Electrical

Change Order #8, Bid 1164, WS #32 – Town and Country Electric, Inc.
Change Order decrease to change conduit size and delete conductors

Deduct: \$144.00

Lester Park ES LRFP – Asphalt Concrete Paving

Change Order #1, Bid 1164, WS #34 – Northland Constructors of Duluth, LLC
Change Order increase to add bituminous in the extended alley and garage area

Add: \$4,000.00

Lester Park ES LRFP – Demolition, Earthwork, and Site Utilities

Change Order #8, Bid 1164, WS #33 – Ulland Brothers, Inc.
Change Order increase to remove bituminous pavement, excavate, and grade to decrease the alley slope

Add: \$4,207.00

All Change Orders for Lester Park School as listed above reflect a total increase of \$24,772.00 and with this expense, the project remains within the overall budget district-wide.

Piedmont Elementary School

Piedmont LRFP – Building Concrete Work

Change Order #3, Bid 1183 (WS #3) – Kelleher Construction, Inc.
Change Order increase due to an adjustment to the mechanical room stair and ramp structural details

Add: \$8,832.00

Piedmont LRFP – Unit Masonry

Change Order #3, Bid 1183 (WS #5) – Harbor City Masonry, Inc.
Change Order increase to cut and install angles for lintel in the existing wall, change the 8” GMU medallions to 4” CMU and a 2” GMU medallion, provide lintels, revise framing and provide additional lintel support

Add: \$4,289.00

Piedmont LRFP – Structural Steel/ Metal Fabrication - Supply

Change Order #5, Bid 1183 (WS #6) – Dynamic Structural Steel, LLC
Change Order increase to add W12 X 45 for the revised framing plan with three imbed plates and for additional mechanical lintel

Add: \$2,437.00

Piedmont LRFP – Structural Steel/ Metal Fabrication - Supply

Change Order #6, Bid 1183 (WS #6) – Dynamic Structural Steel, LLC

Change Order increase for modifications to the beam, to change a lintel to a beam with embed plates and to add eight-point load reinforcements for joists

Add: \$1,830.00

Piedmont LRFP – Steel Erection – Sturctural and Metal Fabrications

Change Order #3, Bid 1183 (WS #7) – Northern Industrial Erectors, Inc.

Change Order increase to install a W12 X 40 lintel at the north gym wall

Add: \$394.00

Piedmont LRFP – Steel Erection – Sturctural and Metal Fabrications

Change Order #4, Bid 1183 (WS #7) – Northern Industrial Erectors, Inc.

Change Order increase to install a W8 X 35 lintel and additional point loads

Add: \$997.00

Piedmont LRFP – Carpentry and Overhead and Coiling Doors

Change Order #1, Bid 1183 (WS #8 and #13) – Lipe Brothers Construction, Inc.

Change Order increase to upgrade from a 26-gauge to a 20-gauge sectional door

Add: \$494.00

Piedmont LRFP – Painting

Change Order #1, Bid 1183 (WS #21) – Steinbrecher Painting, Inc.

Change Order increase for interior paint finish revisions

Add: \$380.00

Piedmont LRFP – Finish Carpentry

Change Order #1, Bid 1183 (WS #27) – Haldeman-Homme, Inc.

Change Order decrease to delete a display case

Deduct: \$858.00

Piedmont LRFP – Mechanical

Change Order #3, Bid 1183 (WS #31) – MD Mechanical, Inc.

Change Order increase to add drain tile and a sump pump at the mechanical room

Add: \$11,624.00

Piedmont LRFP – Mechanical

Change Order #4, Bid 1183 (WS #31) – MD Mechanical, Inc.

Change Order increase to provide a doghouse and one set of rails for the kitchen equipment

Add: \$2,091.00

All Change Orders for Piedmont School as listed above reflect a total increase of \$32,510.00 and with this expense, the project remains within the overall budget district-wide.

Lincoln Park Middle School

Lincoln Park MS LRFP – Site Earthwork, Excavation and Site Utilities

Change Order #5 Bid 1180, BP #1 (WS #1) – Veit and Company, Inc.

Change Order increase for driveway pavement restoration and insulation extension to add a prefinished metal insulation cover

Add: \$3,216.00

Lincoln Park MS LRFP – Masonry

Change Order #2 Bid 1184, BP #2 (WS #5) – Rice Lake Construction Group

Change Order increase to add a prefinished metal insulation cover

Add: \$6,601.00

Lincoln Park MS LRFP –Metal Lockers

Change Order #1 Bid 1184, BP #2 (WS #27) – Olympus Lockers & Storage Products, Inc.

Change Order decrease to deduct lockers and change the locker door gauge

Deduct: \$15,952.00

Lincoln Park MS LRFP –Casework, Athletic Equipment and Audience Seating

Change Order #1 Bid 1184, BP #2 (WS #10, 30 & 32) – Haldeman-Homme, Inc.

Change Order decrease to delete four homogeneous panels and auditorium ceiling clouds

Deduct: \$103,140.00

Lincoln Park MS LRFP –Mechanical

Change Order #1 Bid 1184, BP #2 (WS #36) – Gorham Oien Mechanical, Inc.

Change Order increase to provide press type copper fittings in lieu of copper sweat fittings

Add: \$12,500.00

All Change Orders for Lincoln Park Middle School as listed above reflect a total decrease of **\$96,775.00** and with this expense, the project remains within the overall budget district-wide.

All project Change Orders listed on this report are available for review by School Board members upon request. If you wish to have copies of this information, please contact the Facilities Management Office.