



## 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:** September 30, 2011

**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 signed by Bill Hanson during the month of September:

### **Denfeld High School**

#### **Denfeld HS LRFP – Masonry/Architectural Precast**

Change Order #9, Bid #1159, BP #2R (Contract #0420) – Stretar Masonry and Concrete, Inc.

Change Order increase to wash the interior stone and wash exterior stone at the south elevation of the auditorium

**Add: \$5,739.00**

#### **Denfeld HS LRFP – Masonry/Architectural Precast**

Change Order #10, Bid #1159, BP #2R (Contract #0420) – Stretar Masonry and Concrete, Inc.

Change Order increase to provide a glazed block privacy wall at the girl's locker room, for CMU infills and pilasters at the basement and for CMU infill at the removed cabinet unit heater

**Add: \$9,874.00**

#### **Denfeld HS LRFP – Structural Steel - Supply**

Change Order #14, Bid #1159, BP #2R (Contract #0512) – American Structural Metals, Inc.

Change Order increase for modifications to the stair landing in Ceramics to make wall space for outlets for pottery stations, to supply additional steel, and to provide additional tube steel wall supports

**Add: \$2,580.00**

#### **Denfeld HS LRFP – Food Service Equipment**

Change Order #2, Bid #1170 – Hockenbergs Food Service Equipment and Supply

Change Order increase to provide plywood blocking behind the kitchen lockers to support equipment

**Add: \$500.00**

**Denfeld HS LRFP – Carpentry/General Construction**

Change Order #15, Bid #1176, BP #3 (Contract #0610) – RJS Construction Group, LLC  
Change Order increase to provide handrail and wood paneling/trim at the tackboard infill, provide wall/floor demolition; provide concrete, masonry and hardware revisions; install PLAM raceway, deadbolt hardware and door stop; revise casework for FACS lab; credit omission of wood veneer at the gable ends of skylights and credit installation of solid surface sills

**Add: \$5,425.00**

**Denfeld HS LRFP – Doors/Frames/Hardware - Supply**

Change Order #6, Bid #1176, BP #3 (Contract #0810) – Sell Hardware, Inc.  
Change Order decrease to provide 4-wire door position switches, supply revised hardware set and modify door and frame, omit delayed egress and supply deadbolt hardware and a floor stop

**Deduct: \$1,263.00**

**Denfeld HS LRFP – Doors/Frames/Hardware - Supply**

Change Order #7, Bid #1176, BP #3 (Contract #0810) – Sell Hardware, Inc.  
Change Order to provide a security function classroom latchset, for hardware and door revisions and to supply display case deadbolts and plates

**Add: \$11,915.00**

**Denfeld HS LRFP – Painting**

Change Order #8, Bid #1176, BP #3 (Contract #0990) – Regional Contracting & Painting, LLC  
Change Order increase for miscellaneous ceiling revisions and paint revisions, to paint additional gyp soffits, stain the door frame and trim and paint the gyp duct enclosure, provide additional painting per revisions and stain wood panels at the auditorium lobby

**Add: \$3,041.00**

**Denfeld HS LRFP – Visual Display Boards/Cases - Supply**

Change Order #1, Bid #1176, BP #3 (Contract #1010) – W.E. Neal Slate Company  
Change Order increase to provide tack board material

**Add: \$265.00**

**Denfeld HS LRFP – Fire Protection**

Change Order #5, Bid #1176, BP #3 (Contract #2100) – A.G. O’Brien Plumbing and Heating  
Change Order increase for miscellaneous ceiling revisions, to provide additional sprinkler heads due to ceiling revisions, provide a pendent type sprinkler head in lieu of the upright type, remove existing inspector’s sprinkler test kit and provide new in appropriate location and relocate sprinkler piping at the vestibule

**Add: \$1,441.00**

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

Change Order #22, Bid #1176, BP #3 (Contract #2200/2301) – Shannon’s, Inc.  
Change Order increase to provide pneumatic controls and relocate plumbing at vestibule 1112A

**Add: \$25,328.00**

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

Change Order #23, Bid #1176, BP #3 (Contract #2200/2301) – Shannon’s, Inc.

Change Order increase to modify the ductwork at the kitchen attic, for mechanical revisions to install wastes, vents, and waterlines for four sinks and install two new sinks and provide fire smoke dampers

**Add: \$29,894.00**

**Denfeld HS LRFP – Electrical/Fire Alarm Tech. Cabling**

Change Order #14, Bid #1176, BP #3 (Contract #2600) – Benson Electric Company

Change Order increase to relocate outlets, receptacles and speakers at the lecture hall, provide a type F light fixture at the vestibule, remove magnetic holders and install a locknetics horn, provide GFCI receptacles at the basement and for electrical revisions to relocate the IT room

**Add: \$4,454.00**

**Denfeld HS LRFP – Electrical/Fire Alarm Tech. Cabling**

Change Order #15, Bid #1176, BP #3 (Contract #2600) – Benson Electric Company

Change Order increase to provide an addressable relay to interrupt power to each door with electric locking power supplies, for electrical revisions at special ed. offices, for electrical revisions at the FACS lab, to provide exterior emergency lights and provide a switch for science lab exhaust fans and for above ceiling electrical upgrades at the 1987 addition

**Add: \$23,871.00**

**Denfeld HS LRFP – Electrical/Fire Alarm Tech. Cabling**

Change Order #16, Bid #1176, BP #3 (Contract #2600) – Benson Electric Company

Change Order increase to provide magnetic door holders, provide circuits and connections to the fire alarm system for coiling doors and gym curtains and provide power and control wiring for dampers

**Add: \$20,857.00**

**Denfeld HS LRFP – Electrical/Fire Alarm Tech. Cabling**

Change Order #17, Bid #1176, BP #3 (Contract #2600) – Benson Electric Company

Change Order increase to provide a cover for the junction/pull box, for electrical revisions and miscellaneous electrical/security/fire alarm revisions and for emergency lighting at existing rooms per Code

**Add: \$45,603.00**

**Denfeld HS LRFP – Tile Work**

Change Order #2, Bid #1193, BP #4 (Contract #0930) – Grazzini Brothers and Company

Change Order increase to provide additional tile, for additional tile work at the top of the stairs, and to replace three sheets of tile backer at Room 2002

**Add: \$3,048.00**

**Denfeld HS LRFP – Terrazzo**

Change Order #3, Bid #1193, BP #4 (Contract #0940) – Advance Terrazzo and Tile Company, Inc.

Change Order increase to provide terrazzo base and for terrazzo patching of holes at removed floor stops

**Add: \$4,001.00**

**Denfeld HS LRFP – Clock Tower Windows**

Change Order #1, Bid #1205, BP #6 (Contract #0841) – St. Germain’s Glass, Inc.

Change Order decrease to provide an internal grid/mutton system at the clock tower windows, revise the window assembly and revise the finish to bronze anodized in lieu of painted

**Deduct: \$8,695.00**

All Change Orders for Denfeld High School as listed above reflect a total increase of \$187,878.00.

**East High School**

**East HS LRFP – Asphalt Paving/Curbs**

Change Order #2, Bid #1163, BP #2 (Contract #3210) – Northland Constructors of Duluth, LLC.

Change Order increase to delete the final lift of pavement where new concrete aprons will be added and provide additional paving work at the new drop off area by the main entrance

**Add: \$2,220.00**

**East HS LRFP – Food Service Equipment**

Change Order #4, Bid #1170 – Hockenbergs Food Service Equipment and Supply

Change Order increase to provide a stainless steel wall cap at stair C3 and four (4) type K fire extinguishers in the kitchen and culinary arts area

**Add: \$1,915.00**

**East HS LRFP – Coiling and Overhead Doors**

Change Order #10, Bid #1175, BP #4 (Contract #0241/0610/0833) – Lipe Brothers Construction, Inc.

Change Order increase for wall framing and furring changes to address existing wall, beam, column and floor conditions, provide installation of two window frames, and install auditorium control room equipment counters

**Add: \$1,120.00**

**East HS LRFP – CIP Concrete**

Change Order #8, Bid #1175, BP #4 (Contract #0332) – Hanson Masonry and Concrete, LLC

Change Order increase to replace a slab which was removed to install floor drain piping, provide floor infill where the slab was removed and delete the insulation and slab beneath room D140 and E1165A for the walk-in freezer/coolers

**Add: \$4,826.00**

**East HS LRFP – Roofing and Metal Panels**

Change Order #6, Bid #1175, BP #4 (Contract #0750) – Palmer West Construction Company

Change Order increase to provide snow removal from the roof and a back charge to provide material for sheet metal returns

**Add: \$8,222.00**

**East HS LRFP – Doors and Frames**

Change Order #6, Bid #1175, BP #4 (Contract #0810) – Sell Hardware, Inc.  
Change Order increase for hardware modifications to meet district door operation requirements, provide two hollow metal F-49 frames at room #215 and provide a magnetic holder at door 131C

**Add: \$3,924.00**

**East HS LRFP – Aluminum Entrances/Storefronts/Windows/Glazing**

Change Order #2, Bid #1175, BP #4 (Contract #0840) – Superior Glass, Inc.  
Change Order increase for hardware modifications to meet district door operation requirements and provide an aluminum bollard at the main entrance for the card reader and handicap push button access to mount

**Add: \$1,421.00**

**East HS LRFP – Aluminum Entrances/Storefronts/Windows/Glazing**

Change Order #3, Bid #1175, BP #4 (Contract #0840) – Superior Glass, Inc.  
Change Order increase to provide glazing at two F-49 frames in room E215

**Add: \$586.00**

**East HS LRFP – Drywall**

Change Order #13, Bid #1175, BP #4 (Contract #0920) – RTL Construction, Inc.  
Change Order increase to provide wall repairs, for replacements and modifications, to provide reflected ceiling plan and bulkhead revisions and provide stucco over an exposed CMU wall

**Add: \$11,605.00**

**East HS LRFP – Tile Work**

Change Order #5, Bid #1175, BP #4 (Contract #0930) – Contract Tile and Carpet, LLC  
Change Order increase to provide additional porcelain wall tile, delete the tile at room D140 and 116A walk-in freezer and delete all tile at stair CC3 inside of door C321 up to the mechanical penthouse

**Add: \$7,552.00**

**East HS LRFP – Painting/Wall Covering**

Change Order #7, Bid #1175, BP #4 (Contract #0990) – Steinbrecher Painting, Inc.  
Change Order increase for modification and installation of owner provided existing casework, installation of a new sink and gyp wall furring, to provide ceiling height revisions and bulkheads to allow access to the auditorium catwalk, and provide painting of additional bulkheads

**Add: \$727.00**

**East HS LRFP – Casework - Supply**

Change Order #6, Bid #1175, BP #4 (Contract #1230) – Haldeman-Homme, Inc.  
Change Order increase to supply auditorium control room equipment counters

**Add: \$1,787.00**

**East HS LRFP – Fire Protection**

Change Order #3, Bid #1175, BP #4 (Contract #2100) – Viking Automatic Sprinkler Company  
Change Order increase to provide removal/reinstallation of materials for the installation of added joists north of the greenhouse and to modify the entryway ductwork to accommodate soffit space

**Add: \$950.00**

**East HS LRFP – Plumbing and Heating Piping**

Change Order #14 Bid #1175, BP #4 (Contract #2200) – El-Jay Plumbing and Heating, Inc.  
Change Order increase to provide slab removal, excavation and piping required for rough-ins and relocate the 3-way control valve on the indirect domestic water to water heat exchanger

**Add: \$16,199.00**

**East HS LRFP – HVAC and Sheet Metal**

Change Order #11 Bid #1175, BP #4 (Contract #2300) – McDowall Company  
Change Order increase to provide dryer duct and duct insulation, remove 20’ of supply duct extending out of the PLTW area and modify entryway ductwork to accommodate soffit space

**Add: \$3,569.00**

**East HS LRFP – Electrical**

Change Order #15 Bid #1175, BP #4 (Contract #2600) – Belknap Electric, Inc.  
Change Order no cost to provide new 2” feed from MSD-2 to the PLTW area, provide duct smoke detectors and unit shutdown for the existing AHU’s, provide an aluminum bollard at the main entrance for the card reader and handicap push button access, delete the press box electrical panel and provide an empty 1” conduit to the existing monument for future use and provide a magnetic holder at door 131C

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

**East HS LRFP – Electrical**

Change Order #16 Bid #1175, BP #4 (Contract #2600) – Belknap Electric, Inc.  
Change Order no cost to provide the commons area clock mechanism, modify electrical work to accommodate food service equipment, relocate dual data outlets and duplex receptacles, provide power and a keyed switch for coiling doors, provide three up blast fans with adaptive curb and power modifications to replace existing fans, revise vent hood power to allow ventilation to continue if the fire suppression system is activated

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

All Change Orders for East High School as listed above reflect a total increase of \$66,623.00.

**Eastern Middle School**

**Eastern MS LRFP – Concrete**

Change Order #16, Bid #1165, WS #2 – Northland Concrete and Masonry Company, LLC  
Change Order increase to place thickened slab on grid line 9.5, infill the 4” slab at room 1102 and install a 4” exterior housekeeping pad

**Add: \$2,564.00**

**Eastern MS LRFP – Roofing and Flashing/Mechanical**

Change Order #18, Bid #1165, WS #11/29 – Thelen Heating and Roofing, Inc.

Change Order increase for temporary water piping to keep restrooms operational during the summer

**Add: \$4,003.00**

**Eastern MS LRFP – Joint Sealers**

Change Order #2, Bid #1165, WS #12 – Carciofini Company

Change Order increase to provide caulking for the perimeter of the new hollow metal door frame and new CMU walls to the existing structure

**Add: \$400.00**

**Eastern MS LRFP – Finish Hardware, Hollow Metal Frames, Wood Doors - Supply**

Change Order #10, Bid #1165, WS #13 – Northern Door and Hardware, Inc.

Change Order increase to provide a hollow metal frame and door

**Add: \$833.00**

**Eastern MS LRFP – Ceramic Tile**

Change Order #5, Bid #1165, WS #17 – CD Tile and Stone, Inc.

Change Order increase to furnish and install eight scribed out corners, furnish and install tile group 1 or 2 and patch quarry tile, and replace quarry tile in the kitchen

**Add: \$6,460.00**

**Eastern MS LRFP – Paint and Coating/Wall Covering**

Change Order #5, Bid #1165, WS #21 – Fransen Decorating, Inc.

Change Order increase for additional painting

**Add: \$6,460.00**

**Eastern MS LRFP – Asbestos Abatement**

Change Order #1, Bid #1203 – Mavo Systems, Inc.

Change Order increase to abate floor tile, waterproofing tar paper, thermal system insulation and duct wrap

**Add: \$9,832.00**

**Eastern MS LRFP – Asbestos Abatement**

Change Order #2, Bid #1203 – Mavo Systems, Inc.

Change Order increase to abate thermal system insulation in the attic and risers in stairwells and for emergency clean-up in the boiler room

**Add: \$11,764.00**

All Change Orders for Eastern Middle School as listed above reflect a total increase of \$42,316.00.

**Lester Park Elementary School**

**Lester Park ES LRFP – Sheet Metal Fabrication - Supply**

Change Order #14, Bid 1164, WS #7 – Dynamic Structural Steel, LLC

Change Order increase for additional lintel for the CMU wall

**Add: \$550.00**

**Lester Park ES LRFPP – Steel Erection – Structural and Miscellaneous Metals**

Change Order #11, Bid 1164, WS #7 – Northern Industrial Erectors, Inc.

Change Order increase for added cost to anchor the cornice stone to the precast plank and to modify the media center's top handrail return

**Add: \$2,945.00**

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

Change Order #9, Bid 1164, WS #12 – Kendell Doors and Hardware, Inc.

Change Order increase to provide a keyswitch and mortise cylinder for the keyswitch

**Add: \$344.00**

**Lester Park ES LRFPP – Aluminum Entrances/Curtainwalls/Windows**

Change Order #6, Bid 1164, WS #14A – St. Germain's Glass, Inc.

Change Order increase to add metal flashing to the cast stone cornice

**Add: \$739.00**

**Lester Park ES LRFPP – Painting**

Change Order #4, Bid 1164, WS #21 – Northland Painting of Duluth, Inc.

Change Order increase to provide additional painting

**Add: \$350.00**

**Lester Park ES LRFPP – Painting**

Change Order #3, Bid 1164, WS #34 – Northland Constructors of Duluth, LLC

Change Order decrease for work not performed related to the bituminous in the extended alley and garage area

**Deduct: \$4,000.00**

All Change Orders for Lester Park School as listed above reflect a total increase of \$928.00.

**Piedmont Elementary School**

**Piedmont LRFPP – Structural Steel/Metal Fabrication - Supply**

Change Order #15, Bid 1183 (WS #6) – Dynamic Structural Steel, LLC

Change Order increase to remake the embed plate and provide additional angle for joist bridging

**Add: \$1,480.00**

**Piedmont LRFPP – Carpentry and Overhead and Coiling Doors**

Change Order #5, Bid 1183 (WS #8 & 13) – Lipe Brothers Construction, Inc.

Change Order increase to provide a key switch at coiling door A121A and add metal closure strips to the door track assemblies

**Add: \$650.00**



**Piedmont LRFPP – Joint Sealers**

Change Order #3, Bid 1183 (WS #11) – American Masonry Restoration Corporation  
Change Order increase to provide sealant between the terrazzo edge and exterior walls in the cafeteria

**Add: \$407.00**

**Piedmont LRFPP – Finish Carpentry**

Change Order #2, Bid 1183 (WS #27) – Haldeman-Homme, Inc.  
Change Order increase due to casework changes resulting from City code review

**Add: \$1,983.00**

**Piedmont LRFPP – Finish Carpentry**

Change Order #5, Bid 1183 (WS #27) – Haldeman-Homme, Inc.  
Change Order increase for cafeteria coat hook cased to extend hooks out from the wall beyond the base radiation and to void Change Order #2, which needed to be fully executed

**Add: \$811.00**

**Piedmont LRFPP – Fire Protection Systems**

Change Order #4, Bid 1183 (WS #30) – Ahern Fire Protection  
Change Order increase to coordinate and conduct underground flushing for the sprinkler system

**Add: \$1,615.00**

**Piedmont LRFPP – Mechanical**

Change Order #11, Bid 1183 (WS #31) – MD Mechanical, Inc.  
Change Order increase to provide 27 roof drain clamps

**Add: \$2,005.00**

**Piedmont LRFPP – Landscaping**

Change Order #1, Bid 1183 (WS #34) – AJ's Lawncare, Inc.  
Change Order increase to adjust the restoration limits to match the actual disturbed areas

**Add: \$4,091.00**

All Change Orders for Piedmont School as listed above reflect a total increase of \$13,042.00.

**Lincoln Park Middle School**

**Lincoln Park MS LRFPP – Food Service Equipment**

Change Order #1, Bid 1170 – Hockenbergs Food Service Equipment and Supply  
Change Order decrease to relocate existing units from Morgan Park and delete new units

**Deduct: \$28,682.00**

**Lincoln Park MS LRFPP – Site Earthwork, Excavation and Site Utilities**

Change Order #10, Bid 1180, BP #1 (WS #1) – Veit and Company, Inc.  
Change Order increase for additional material for the loading zones and additional drain tile in area D stairwell

**Add: \$4,433.00**

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

Change Order #11, Bid 1180, BP #1 (WS #1) – Veit and Company, Inc.

Change Order increase to regrade, add gravel and bituminous pavement, saw cut, seed and mulch to restore the end of Vernon Street

**Add: \$18,835.00**

**Lincoln Park MS LRFP – Site Concrete**

Change Order #1, Bid 1180, BP #1 (WS #2) – Hovland, Inc.

Change Order decrease for a back charge to Veit and Company, Inc. to perform the pavement restoration

**Deduct: \$2,330.00**

**Lincoln Park MS LRFP – Site Concrete**

Change Order #2, Bid 1180, BP #1 (WS #2) – Hovland, Inc.

Change Order increase to revise the sidewalk, curb, gutter, and roadway grades

**Add: \$5,880.00**

**Lincoln Park MS LRFP – Concrete**

Change Order #6, Bid 1184, BP #2 (WS #3) – Kelleher Construction Corporation

Change Order increase to provide six type 2 bollards in lieu of type 1

**Add: \$400.00**

**Licln Park LRFP – Precast Concrete**

Change Order #4, Bid 1184, BP #2 (WS #4) – Molin Concrete Products Company

Change Order increase to saw cut plank around the stair and add 10 LF of precast concrete lintel

**Add: \$1,667.00**

**Lincoln Park MS LRFP – Structural Steel and Metal Fabrications - Supply**

Change Order #6, Bid 1184, BP #2 (WS #6) – LeJeune Steel Company

Change Order increase to revise the stair A layout and for additional cost to revise lintels

**Add: \$978.00**

**Lincoln Park MS LRFP – Carpentry**

Change Order #5, Bid 1184, BP #2 (WS #8) – Tekton Construction

Change Order increase for installation of doors and hardware at lower level stair A

**Add: \$550.00**

**Lincoln Park MS LRFP – Sectional Doors**

Change Order #1, Bid 1184, BP #2 (WS #15) – Lipe Brothers Construction, Inc.

Change Order increase to change a conventional fire door to a manual advanced fire door system

**Add: \$1,271.00**

**Lincoln Park MS LRFP – Fire Protection**

Change Order #1, Bid 1184, BP #2 (WS #35) – Brothers Fire Protection, Inc.  
Change Order increase to furnish and install a backflow preventer

**Add: \$4,670.00**

**Lincoln Park MS LRFP – Fire Protection**

Change Order #2, Bid 1184, BP #2 (WS #35) – Brothers Fire Protection, Inc.  
Change Order increase to furnish and install two lines in the pump house

**Add: \$925.00**

**Lincoln Park MS LRFP – Mechanical**

Change Order #3, Bid 1184, BP #2 (WS #36) – Gorham Oien Mechanical, Inc.  
Change Order increase to adjust duct routing to accommodate the new location of the displacement diffuser and to modify piping/duct work to accommodate the raised ceiling

**Add: \$3,957.00**

**Lincoln Park MS LRFP – Electrical, Communications and Security**

Change Order #2, Bid 1184, BP #2 (WS #37) – APi Electric, Inc.  
Change Order increase to add magnetic door holds and device installation and to add a smoke detector to the ceiling

**Add: \$3,689.00**

**Lincoln Park MS LRFP – Electrical, Communications and Security**

Change Order #3, Bid 1184, BP #2 (WS #37) – APi Electric, Inc.  
Change Order increase to provide lights and power to the fire pump building

**Add: \$2,651.00**

All Change Orders for Lincoln Park Middle School as listed above reflect a total increase of \$18,894.00.

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.