



FACILITIES MANAGEMENT

Independent School District No. 709

Located at 730 East Central Entrance

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: Bill Hanson
School Board Members

From: Kerry M. Leider 

Date: December 7, 2012

Re: Bid #1165 – Eastern Middle School Project – WS #6 – Steel Erection - Structural and Miscellaneous Metals – Northern Industrial Erectors, Inc. – Change Order #11

Bid #1165, WS #6 – Steel Erection - Structural and Miscellaneous Metals at Eastern Middle School was approved at the Special School Board Meeting on October 6, 2009 with a base bid of \$74,695.00.

Change Order #11 to this bid is due to lost time resulting from late steel delivery, labor to install a ship's ladder, and a back charge for RTL to patch the existing ceiling removed to install red iron resulting in an increase of \$434.00.

Recommendation:

It is recommended the School Board approve the change order as listed above pertaining to Bid #1165, WS #6 – Steel Erection - Structural and Miscellaneous Metals at Eastern Middle School adding \$434.00 from the previously awarded base bid and change orders for a new contract total of \$107,042.00.

Attachment



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Change Order - Construction Manager-Adviser Edition

PROJECT (Name and address):
Eastern Middle School - Bid #1165
2900 East 4th Street
Duluth, MN 55812

CHANGE ORDER NUMBER: 011
INITIATION DATE: September 12th,
2012

OWNER:
CONSTRUCTION MANAGER:
ARCHITECT:
CONTRACTOR:
FIELD:
OTHER:

TO CONTRACTOR (Name and address):
Northern Industrial Erectors, Inc.
2500 Glenwood Drive
PO Box 308
Grand Rapids, MN 55744

PROJECT NUMBERS: 080331 /
90281-2
CONTRACT DATE: October 7, 2009
CONTRACT FOR: Work Scope 06

THE CONTRACT IS CHANGED AS FOLLOWS:

- Item No. 001 - PCO #421 - Lost time due to channel 22B1 being too short.
Total Amount Item No. 001: \$872.00
 - Item No. 002 - PCO #490RR - Mechanical access to stair system per L11B ASI #58-R1.
Total Amount Item No. 002: \$3,687.00
 - Item No. 003 - PCO #680 - Backcharge for RTL to patch existing ceiling that was removed to install red iron.
Total Amount Item No. 003: \$(4,125.00)
- Total Amount This Change Order: \$434.00

The original Contract Sum was	\$	74,695.00
Net change by previously authorized Change Orders	\$	31,913.00
The Contract Sum prior to this Change Order was	\$	106,608.00
The Contract Sum will be increased by this Change Order in the amount of	\$	434.00
The new Contract Sum including this Change Order will be	\$	107,042.00

The Contract Time will be unchanged by Zero (0) days.
The date of Substantial Completion as of the date of this Change Order therefore is June 1, 2012.

NOTE: This summary does not reflect changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which have been authorized by Construction Change Directive.

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FACILITIES MGMT



FACILITIES MANAGEMENT

Independent School District No. 709

Located at 730 East Central Entrance

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Duluth, Minnesota 55802

Construction Management (218) 336-8907


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Fax (218) 336-8909

Memorandum

To: Bill Hanson
School Board Members

From: Kerry M. Leider 

Date: December 7, 2012

Re: Bid #1165 – Eastern Middle School Project – WS #7– Carpentry Materials and Installation – Lipe Brothers Construction, Inc. – Change Order #24

Bid #1165, WS #7 – Carpentry Materials and Installation at Eastern Middle School was approved at the Special School Board Meeting on October 6, 2009 with a base bid of \$89,580.00.

Change Order #24 to this bid is to provide the soffit on the east and west walls of band room 4440 and delete installation of perimeter wood trim resulting in a decrease of \$155.00.

Recommendation:

It is recommended the School Board approve the change order as listed above pertaining to Bid #1165, WS #7 – Carpentry Materials and Installation at Eastern Middle School deducting \$155.00 from the previously awarded base bid and change orders for a new contract total of \$280,749.00.

Attachment



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Change Order - Construction Manager-Adviser Edition

PROJECT (Name and address): Eastern Middle School - Bid #1165 2900 East 4 th Street Duluth, MN 55812	CHANGE ORDER NUMBER: 024 INITIATION DATE: July 3 rd , 2012	OWNER: <input checked="" type="checkbox"/> CONSTRUCTION MANAGER: <input checked="" type="checkbox"/> ARCHITECT: <input checked="" type="checkbox"/> CONTRACTOR: <input checked="" type="checkbox"/> FIELD: <input type="checkbox"/> OTHER: <input checked="" type="checkbox"/>
TO CONTRACTOR (Name and address): Lipe Brothers Construction, Inc. 5116 Jean Duluth Road Duluth, MN 55803	PROJECT NUMBERS: 080331 / 90281-2 CONTRACT DATE: October 7, 2009 CONTRACT FOR: Work Scope 07	

THE CONTRACT IS CHANGED AS FOLLOWS:

Item No. 001 - PCO #611 - Provide soffit and omit wood trim per LIIB PR #155.
Total Amount Item No. 001: \$(155.00)
Total Amount This Change Order: \$(155.00)

The original Contract Sum was	\$	89,580.00
Net change by previously authorized Change Orders	\$	191,324.00
The Contract Sum prior to this Change Order was	\$	280,904.00
The Contract Sum will be decreased by this Change Order in the amount of	\$	155.00
The new Contract Sum including this Change Order will be	\$	280,749.00

The Contract Time will be unchanged by Zero (0) days.
The date of Substantial Completion as of the date of this Change Order therefore is June 1, 2012.

NOTE: This summary does not reflect changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which have been authorized by Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE OWNER, CONSTRUCTION MANAGER, ARCHITECT AND CONTRACTOR.

Kraus-Anderson Construction Company
CONSTRUCTION MANAGER (Firm name)
8625 Rendova Street NE, PO Box 158, Circle Pines, MN
55014
ADDRESS
Patrick Mulcahey
BY (Signature)
Patrick Mulcahey
(Typed name) **DATE:** 7-20-12

LHB Engineers & Architects
ARCHITECT (Firm name)
21 West Superior Street Suite 500, Duluth, MN 55802
ADDRESS
[Signature]
BY (Signature)
Kevin Holm
(Typed name) **DATE:** 11-27-12

Lipe Brothers Construction, Inc.
CONTRACTOR (Firm name)
5116 Jean Duluth Street, Duluth, MN 55803
ADDRESS
David Sundberg
BY (Signature)
David Sundberg
(Typed name) **DATE:** 7/17/12

Duluth Public Schools - ISD #709
OWNER (Firm name)
215 North 1st Avenue East, Duluth, MN 55802
ADDRESS
BY (Signature)
Ann Wasson
(Typed name) **DATE:**



FACILITIES MANAGEMENT

Independent School District No. 709

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Duluth, Minnesota 55802

Construction Management (218) 336-8907


Maintenance (218) 336-8906

Operations (218) 336-8905

Fax (218) 336-8909

Memorandum

To: Bill Hanson
School Board Members

From: Kerry M. Leider 

Date: December 7, 2012

Re: Bid #1165 – Eastern Middle School Project – WS #7– Carpentry Materials and Installation – Lipe Brothers Construction, Inc. – Change Order #25

Bid #1165, WS #7 – Carpentry Materials and Installation at Eastern Middle School was approved at the Special School Board Meeting on October 6, 2009 with a base bid of \$89,580.00.

Change Order #25 to this bid is to install 2,600 sf of 6” Denim insulation on top of ACT tile in rooms 1172 and 1174 resulting in an increase of \$8,805.00.

Recommendation:

It is recommended the School Board approve the change order as listed above pertaining to Bid #1165, WS #7 – Carpentry Materials and Installation at Eastern Middle School adding \$8,805.00 to the previously awarded base bid and change orders for a new contract total of \$289,554.00.

Attachment



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Change Order - Construction Manager-Adviser Edition

PROJECT (Name and address):
Eastern Middle School - Bid #1165
2900 East 4th Street
Duluth, MN 55812

CHANGE ORDER NUMBER: 025
INITIATION DATE: August 10th, 2012

OWNER:
CONSTRUCTION MANAGER:
ARCHITECT:
CONTRACTOR:
FIELD:
OTHER:

TO CONTRACTOR (Name and address):
Lipe Brothers Construction, Inc.
5116 Jean Duluth Road
Duluth, MN 55803

PROJECT NUMBERS: 080331 /
90281-2
CONTRACT DATE: October 7, 2009
CONTRACT FOR: Work Scope 07

THE CONTRACT IS CHANGED AS FOLLOWS:

Item No. 001 - PCO #644 - Install denim insulation on top of ACT tile per LHB PR #165.
Total Amount Item No. 001: \$8,805.00

Total Amount This Change Order: \$8,805.00

The original Contract Sum was	\$	89,580.00
Net change by previously authorized Change Orders	\$	191,169.00
The Contract Sum prior to this Change Order was	\$	280,749.00
The Contract Sum will be increased by this Change Order in the amount of	\$	8,805.00
The new Contract Sum including this Change Order will be	\$	289,554.00

The Contract Time will be unchanged by Zero (0) days.
The date of Substantial Completion as of the date of this Change Order therefore is June 1, 2012.

NOTE: This summary does not reflect changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which have been authorized by Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE OWNER, CONSTRUCTION MANAGER, ARCHITECT AND CONTRACTOR.

Kraus-Anderson Construction Company
CONSTRUCTION MANAGER (Firm name)
8625 Rendova Street NE, PO Box 158, Circle Pines, MN
55014

LHB Engineers & Architects
ARCHITECT (Firm name)
21 West Superior Street Suite 500, Duluth, MN 55802

ADDRESS

BY (Signature)
Patrick Mulcahey
(Typed name) DATE: 8-30-12

ADDRESS

BY (Signature)
Kevin Holm
(Typed name) DATE: 9-10-12

Lipe Brothers Construction, Inc.
CONTRACTOR (Firm name)
5116 Jean Duluth Street, Duluth, MN 55803

Duluth Public Schools - ISD #709
OWNER (Firm name)
215 North 1st Avenue East, Duluth, MN 55802

ADDRESS

BY (Signature)
David Sundberg
(Typed name) DATE: 8/22/12

ADDRESS
BY (Signature)
Ann Wasson
(Typed name) DATE:



FACILITIES MANAGEMENT

Independent School District No. 709

Located at 730 East Central Entrance

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: Bill Hanson
School Board Members

From: Kerry M. Leider 

Date: December 7, 2012

Re: Bid #1165 – Eastern Middle School Project – WS #7– Carpentry Materials and Installation – Lipe Brothers Construction, Inc. – Change Order #26

Bid #1165, WS #7 – Carpentry Materials and Installation at Eastern Middle School was approved at the Special School Board Meeting on October 6, 2009 with a base bid of \$89,580.00.

Change Order #26 to this bid is to install a door with frame and hardware where a door was shown but only an opening existed and install treated plywood over galvanized hat track for the chiller enclosure lining resulting in an increase of \$5,862.00.

Recommendation:

It is recommended the School Board approve the change order as listed above pertaining to Bid #1165, WS #7 – Carpentry Materials and Installation at Eastern Middle School adding \$5,862.00 to the previously awarded base bid and change orders for a new contract total of \$295,416.00.

Attachment



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Change Order - Construction Manager-Adviser Edition

PROJECT (Name and address): Eastern Middle School - Bid #1165 2900 East 4 th Street Duluth, MN 55812	CHANGE ORDER NUMBER: 026 INITIATION DATE: August 22 nd , 2012	OWNER: <input checked="" type="checkbox"/> CONSTRUCTION MANAGER: <input checked="" type="checkbox"/> ARCHITECT: <input checked="" type="checkbox"/> CONTRACTOR: <input checked="" type="checkbox"/> FIELD: <input type="checkbox"/> OTHER: <input checked="" type="checkbox"/>
TO CONTRACTOR (Name and address): Lipe Brothers Construction, Inc. 5116 Jean Duluth Road Duluth, MN 55803	PROJECT NUMBERS: 080331 / 90281-2 CONTRACT DATE: October 7, 2009 CONTRACT FOR: Work Scope 07	

THE CONTRACT IS CHANGED AS FOLLOWS:

Item No. 001 - PCO #599 - Installation of door, frame, and hardware per RF1 #311.
Total Amount Item No. 001: \$237.00

Item No. 002 - PCO #668 - Provide chiller enclosure lining.
Total Amount Item No. 002: \$5,625.00

Total Amount This Change Order: \$5,862.00

The original Contract Sum was	\$	89,580.00
Net change by previously authorized Change Orders	\$	199,974.00
The Contract Sum prior to this Change Order was	\$	289,554.00
The Contract Sum will be increased by this Change Order in the amount of	\$	5,862.00
The new Contract Sum including this Change Order will be	\$	295,416.00

The Contract Time will be unchanged by Zero (0) days.
The date of Substantial Completion as of the date of this Change Order therefore is June 1, 2012.

NOTE: This summary does not reflect changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which have been authorized by Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE OWNER, CONSTRUCTION MANAGER, ARCHITECT AND CONTRACTOR.

Kraus-Anderson Construction Company
CONSTRUCTION MANAGER (Firm name)
8625 Rendova Street NE, PO Box 158, Circle Pines, MN
55014

LHB Engineers & Architects
ARCHITECT (Firm name)
21 West Superior Street Suite 500, Duluth, MN 55802

ADDRESS
Patrick Mulcahey
BY (Signature)
Patrick Mulcahey *8-30-12*
(Typed name) DATE:

ADDRESS
Kevin Holm
BY (Signature)
Kevin Holm *9-10-12*
(Typed name) DATE:

Lipe Brothers Construction, Inc.
CONTRACTOR (Firm name)
5116 Jean Duluth Street, Duluth, MN 55803

Duluth Public Schools - ISD #709
OWNER (Firm name)
215 North 1st Avenue East, Duluth, MN 55802

ADDRESS
David Sundberg
BY (Signature)
David Sundberg *8/29/12*
(Typed name) DATE:

ADDRESS
Ann Wasson
BY (Signature)
Ann Wasson
(Typed name) DATE:



FACILITIES MANAGEMENT

Independent School District No. 709

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Duluth, Minnesota 55802

Construction Management (218) 336-8907


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Memorandum

To: Bill Hanson
School Board Members

From: Kerry M. Leider 

Date: December 7, 2012

Re: Bid #1165 – Eastern Middle School Project – WS #16– Drywall and Plaster –
RTL Construction, Inc. – Change Order #18

Bid #1165, WS #16 – Drywall and Plaster at Eastern Middle School was approved at the Special School Board Meeting on October 6, 2009 with a base bid of \$365,471.00.

Change Order #18 to this bid is to frame the soffit around the existing concrete beams in band room 4440 resulting in an increase of \$1,595.00.

Recommendation:

It is recommended the School Board approve the change order as listed above \$1,595.00 to the previously awarded base bid and change orders for a new contract total of \$511,254.00.

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Change Order - Construction Manager-Adviser Edition

PROJECT (Name and address):
Eastern Middle School - Bid #1165
2900 East 4th Street
Duluth, MN 55812

CHANGE ORDER NUMBER: 018
INITIATION DATE: July 3rd, 2012

OWNER:
CONSTRUCTION MANAGER:
ARCHITECT:
CONTRACTOR:
FIELD:
OTHER:

TO CONTRACTOR (Name and address):
RTL Construction, Inc.
4000 Valley Industrial Boulevard
South
Shakopee, MN 55379

PROJECT NUMBERS: 080331 /
90281-2
CONTRACT DATE: October 7, 2009
CONTRACT FOR: Work Scope 16

THE CONTRACT IS CHANGED AS FOLLOWS:

Item No. 001 - PCO #611 - Additional framing per LHB PR #155.
Total Amount Item No. 001: \$1,595.00

Total Amount This Change Order: \$1,595.00

The original Contract Sum was	\$	365,471.00
Net change by previously authorized Change Orders	\$	144,188.00
The Contract Sum prior to this Change Order was	\$	509,659.00
The Contract Sum will be increased by this Change Order in the amount of	\$	1,595.00
The new Contract Sum including this Change Order will be	\$	511,254.00

The Contract Time will be unchanged by Zero (0) days.
The date of Substantial Completion as of the date of this Change Order therefore is June 1, 2012.

NOTE: This summary does not reflect changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which have been authorized by Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE OWNER, CONSTRUCTION MANAGER, ARCHITECT AND CONTRACTOR.

Kraus-Anderson Construction Company
CONSTRUCTION MANAGER (Firm name)
8625 Rendova Street NE, PO Box 158, Circle Pines, MN
55014

LHB Engineers & Architects
ARCHITECT (Firm name)
21 West Superior Street Suite 500, Duluth, MN 55802

ADDRESS

BY (Signature)
Patrick Mulcahey
(Typed name) DATE: 7-16-12

ADDRESS

BY (Signature)
Kevin Holm
(Typed name) DATE: 11-27-12

RTL Construction, Inc.
CONTRACTOR (Firm name)
4000 Valley Industrial Blvd. S, Shakopee, MN 55379

Duluth Public Schools - ISD #709
OWNER (Firm name)
215 North 1st Avenue East, Duluth, MN 55802

ADDRESS

BY (Signature)
Chris Swanson
(Typed name) DATE: 7-11-12

ADDRESS
BY (Signature)
(Typed name) DATE:



FACILITIES MANAGEMENT

Independent School District No. 709

Located at 730 East Central Entrance

Mailing Address: 215 North 1st Avenue East

Duluth, Minnesota 55802

Construction Management (218) 336-8907


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Fax (218) 336-8909

Memorandum

To: Bill Hanson
School Board Members

From: Kerry M. Leider 

Date: December 7, 2012

Re: Bid #1165 – Eastern Middle School Project – WS #16– Drywall and Plaster –
RTL Construction, Inc. – Change Order #19

Bid #1165, WS #16 – Drywall and Plaster at Eastern Middle School was approved at the Special School Board Meeting on October 6, 2009 with a base bid of \$365,471.00.

Change Order #19 to this bid is to sheetrock the backside of the corridor casework at the lockers, revise the soffit height in room 2136, install soffit around the duct relocated for fire rating in corridor 1101, for additional plaster patching, and to frame the wall for the diffuser in room 2404 due to conflict with the electrical resulting in an increase of \$66,453.00.

Recommendation:

It is recommended the School Board approve the change order as listed above \$66,453.00 to the previously awarded base bid and change orders for a new contract total of \$577,707.00.

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Change Order - Construction Manager-Adviser Edition

PROJECT (Name and address):
Eastern Middle School - Bid #1165
2900 East 4th Street
Duluth, MN 55812

CHANGE ORDER NUMBER: 019
INITIATION DATE: August 2nd, 2012

OWNER:
CONSTRUCTION MANAGER:
ARCHITECT:
CONTRACTOR:
FIELD:
OTHER:

TO CONTRACTOR (Name and address):
RTL Construction, Inc.
4000 Valley Industrial Boulevard
South
Shakopee, MN 55379

PROJECT NUMBERS: 080331 /
90281-2
CONTRACT DATE: October 7, 2009
CONTRACT FOR: Work Scope 16

THE CONTRACT IS CHANGED AS FOLLOWS:

- Item No. 001 - PCO #556 - Sheetrock remainder of backside of corridor built in casework where lockers go.
Total Amount Item No. 001: \$3,168.00
 - Item No. 002 - PCO #571R - Revised soffit height in room 2136. Install soffit around duct work that was relocated.
Total Amount Item No. 002: \$1,375.00
 - Item No. 003 - PCO #637 - Additional plaster patching.
Total Amount Item No. 003: \$61,283.00
 - Item No. 004 - PCO #640 - Frame wall for diffuser in room 2404.
Total Amount Item No. 004: \$429.00
 - Item No. 005 - PCO #556 - Sheetrock backside of corridor of built in casework per LHB PR #130.
Total Amount Item No. 005: \$198.00
- Total Amount This Change Order: \$66,453.00

The original Contract Sum was	\$ 365,471.00
Net change by previously authorized Change Orders	\$ 145,783.00
The Contract Sum prior to this Change Order was	\$ 511,254.00
The Contract Sum will be increased by this Change Order in the amount of	\$ 66,453.00
The new Contract Sum including this Change Order will be	\$ 577,707.00

The Contract Time will be unchanged by Zero (0) days.
The date of Substantial Completion as of the date of this Change Order therefore is June 1, 2012.

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FACILITIES MANAGEMENT

Independent School District No. 709

Located at 730 East Central Entrance

Mailing Address: 215 North 1st Avenue East

Duluth, Minnesota 55802

Construction Management (218) 336-8907


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Fax (218) 336-8909

Memorandum

To: Bill Hanson
School Board Members

From: Kerry M. Leider 

Date: December 7, 2012

Re: Bid #1165 – Eastern Middle School Project – WS #16– Drywall and Plaster –
RTL Construction, Inc. – Change Order #22

Bid #1165, WS #16 – Drywall and Plaster at Eastern Middle School was approved at the Special School Board Meeting on October 6, 2009 with a base bid of \$365,471.00.

Change Order #22 to this bid is to build a shaft wall soffit for fire rating at the ductwork at stair E on the first floor resulting in an increase of \$1,232.00.

Recommendation:

It is recommended the School Board approve the change order as listed above pertaining to Bid #1165, WS #16 – Drywall and Plaster at Eastern Middle School adding \$1,232.00 to the previously awarded base bid and change orders for a new contract total of \$593,305.00.

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Change Order - Construction Manager-Adviser Edition

PROJECT (Name and address):
Eastern Middle School - Bid #1165
2900 East 4th Street
Duluth, MN 55812

CHANGE ORDER NUMBER: 022
INITIATION DATE: October 20, 2012

OWNER:
CONSTRUCTION MANAGER:
ARCHITECT:
CONTRACTOR:
FIELD:
OTHER:

TO CONTRACTOR (Name and address):
RTL Construction, Inc.
4000 Valley Industrial Boulevard
South
Shakopee, MN 55379

PROJECT NUMBERS: 080331 /
90281-2
CONTRACT DATE: October 7, 2009
CONTRACT FOR: Work Scope 16

THE CONTRACT IS CHANGED AS FOLLOWS:

Item No. 001 - PCO #690 - Build shaftwall soffit for fire rating at ductwork @ stair E 1st floor
Total Amount Item No. 001: \$1,232.00

Total Amount This Change Order: \$1,232.00

The original Contract Sum was	\$	365,471.00
Net change by previously authorized Change Orders	\$	226,602.00
The Contract Sum prior to this Change Order was	\$	592,073.00
The Contract Sum will be increased by this Change Order in the amount of	\$	1,232.00
The new Contract Sum including this Change Order will be	\$	593,305.00

The Contract Time will be unchanged by Zero (0) days.
The date of Substantial Completion as of the date of this Change Order therefore is June 1, 2012.

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NOT VALID UNTIL SIGNED BY THE OWNER, CONSTRUCTION MANAGER, ARCHITECT AND CONTRACTOR.

Kraus-Anderson Construction Company
CONSTRUCTION MANAGER (Firm name)
8625 Rendova Street NE, PO Box 158, Circle Pines, MN
55014

LHB Engineers & Architects
ARCHITECT (Firm name)
21 West Superior Street Suite 500, Duluth, MN 55802

ADDRESS

BY (Signature)
Patrick Mulcahey
(Typed name) **DATE:** 11-5-12

ADDRESS

BY (Signature)
Kevin Holm
(Typed name) **DATE:** 11-26-12

RTL Construction, Inc.
CONTRACTOR (Firm name)
4000 Valley Industrial Blvd. S, Shakopee, MN 55379

Duluth Public Schools - ISD #709
OWNER (Firm name)
215 North 1st Avenue East, Duluth, MN 55802

ADDRESS

BY (Signature)
Chris Swanson
(Typed name) **DATE:** 10-31-12

ADDRESS
BY (Signature)
(Typed name) **DATE:**