

# Memorandum

**To:** Bill Hanson  
School Board Members

**From:** Kerry M. Leider



**Date:** October 2, 2013

**Re:** Bid #1222 - Congdon Park Elementary School Bid Package #1, WS #1 – Site Earthwork, Excavation & Utilities – Northland Constructors of Duluth, LLC - Change Order #12

Bid #1222, BP #1, WS #1 – Site Earthwork, Excavation & Utilities at Congdon Park Elementary School was approved at the Special School Board Meeting on June 28, 2012 with a base bid of \$881,400.00.

Change Order #12 to this bid is to scarify the top three inches of topsoil and remove all debris down to 1” size for the lawn at the field and slopes meeting Superior Street resulting in an increase of \$3,500.00. The change was required following the Board’s decision not to proceed with a retaining wall and preparing the grade and surface for sod rather than ice.

**Recommendation:**

It is recommended the School Board approve the change order as listed above pertaining to WS #1 – Site Earthwork, Excavation & Utilities at Congdon Park Elementary School adding \$3,500.00 to the previously awarded base bid and change orders for a new contract total of \$1,192,561.00.

Attachments



# AIA Document G701/CMa™ - 1992

## Change Order - Construction Manager-Adviser Edition

PROJECT (Name and address): Bid #1222 - Congdon Park Elementary School - Addition and Remodeling 3116 East Superior Street Duluth, MN 55803	CHANGE ORDER NUMBER: 012 INITIATION DATE: September 5 <sup>th</sup> , 2013	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): Northland Constructors of Duluth, LLC 4843 Rice Lake Road Duluth, MN 55803	PROJECT NUMBERS: / 90396 CONTRACT DATE: June 8, 2012 CONTRACT FOR: Work Scope 01	

### THE CONTRACT IS CHANGED AS FOLLOWS:

Item No. 001 - PCO #204 - Scarify topsoil and remove debris.  
Total Amount Item No. 001: \$3,500.00

Total Amount This Change Order: \$3,500.00


The original Contract Sum was	\$	881,400.00
Net change by previously authorized Change Orders	\$	307,661.00
The Contract Sum prior to this Change Order was	\$	1,189,061.00
The Contract Sum will be increased by this Change Order in the amount of	\$	3,500.00
The new Contract Sum including this Change Order will be	\$	1,192,561.00

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 July 19, 2013.


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.

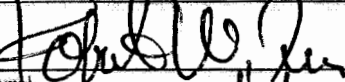
Kraus-Anderson Construction Company  
CONSTRUCTION MANAGER (Firm name)  
8625 Rendova Street NE, PO Box 158, Circle Pines, MN  
55014  
ADDRESS

  
BY (Signature)  
Mike Dosan  
(Typed name) DATE: 9-16-13

Northland Constructors of Duluth, LLC  
CONTRACTOR (Firm name)  
4843 Rice Lake Road, Duluth, MN 55803  
ADDRESS

  
BY (Signature)  
Nathan Fox  
(Typed name) DATE: 10-5-13

John Ivey Thomas Associates, Inc.  
ARCHITECT (Firm name)  
413 East Superior Street  
Duluth, MN 55802  
ADDRESS

  
BY (Signature)  
Robert Fern  
(Typed name) DATE: 9/20/13

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

BY (Signature)  
(Typed name) DATE:

# Memorandum

**To:** Bill Hanson  
School Board Members

**From:** Kerry M. Leider



**Date:** October 2, 2013

**Re:** Bid #1223 – Congdon Park Elementary School Bid Package #2, WS #5 – Masonry – Harbor City Masonry, Inc. – Change Order #11

Bid #1223, BP #2, WS #5 – Masonry at Congdon Park Elementary School was approved at the Special School Board Meeting on July 24, 2012 with a base bid of \$554,544.00.

Change Order #11 to this bid is to add CMU wall west of door 129F and to add a CMU column to wrap the steel column in room 129 resulting in an increase of \$1,908.00. These changes were required to complete finishes and create adequate structure due to unforeseen conditions exposed during the demolition phase prior to reconstruction in these areas.

**Recommendation:**

It is recommended the School Board approve the change order as listed above pertaining to WS #5 – Masonry at Congdon Park Elementary School adding \$1,908.00 to the previously awarded base bid and change orders for a new contract total of \$644,064.00.

Attachments

# AIA® Document G701/CMa™ – 1992

## Change Order - Construction Manager-Adviser Edition

PROJECT (Name and address):  
 Bid #1223 - Congdon Park Elementary  
 School - Addition and Remodeling  
 3116 East Superior Street  
 Duluth, MN 55803

CHANGE ORDER NUMBER: 011  
 INITIATION DATE: September 5<sup>th</sup>, 2013

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

TO CONTRACTOR (Name and address):  
 Harbor City Masonry, Inc.  
 310 S Central Ave.  
 PO Box 7125  
 Duluth, MN 55807

PROJECT NUMBERS: / 90396  
 CONTRACT DATE: July 25, 2012  
 CONTRACT FOR: Work Scope 05

**THE CONTRACT IS CHANGED AS FOLLOWS:**

Item No. 001 - PCO #203 - Add CMU wall and column per RFI #052.  
 Total Amount Item No. 001: \$1,908.00

Total Amount This Change Order: \$1,908.00

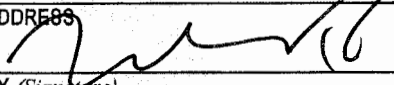
The original Contract Sum was	\$	554,544.00
Net change by previously authorized Change Orders	\$	87,612.00
The Contract Sum prior to this Change Order was	\$	642,156.00
The Contract Sum will be increased by this Change Order in the amount of	\$	1,908.00
The new Contract Sum including this Change Order will be	\$	644,064.00

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 July 19, 2013.

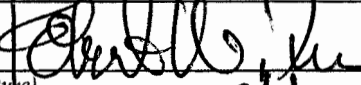
**NOTE:** This summary does not reflect changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which have been authorized by Construction Change Directive.

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

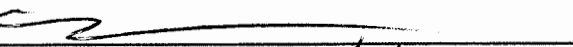
Kraus-Anderson Construction Company  
 CONSTRUCTION MANAGER (Firm name)  
 8625 Rendova Street NE, PO Box 158, Circle Pines, MN  
 55014

ADDRESS  
  
 BY (Signature)  
 Mike Dosan  
 (Typed name) DATE: 9-5-13

John Ivey Thomas Associates, Inc.  
 ARCHITECT (Firm name)  
 413 East Superior Street  
 Duluth, MN 55802

ADDRESS  
  
 BY (Signature)  
 Robert Fern  
 (Typed name) DATE: 9/5/13

Harbor City Masonry, Inc.  
 CONTRACTOR (Firm name)  
 310 S Central Ave, PO Box 7125, Duluth, MN 55807

ADDRESS  
  
 BY (Signature)  
 Roger Anderson  
 (Typed name) DATE: 9/5/13

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

ADDRESS  
 BY (Signature)  
 (Typed name) DATE:

# Memorandum

**To:** Bill Hanson  
School Board Members

**From:** Kerry M. Leider



**Date:** October 2, 2013

**Re:** Bid #1224 – Congdon Park Bid Package #3 – (WS #10) – Carpentry – Lipe Brothers Construction, Inc. – Change Order #6

Bid #1224, BP #3, WS #10 – Carpentry at Congdon Park Elementary School was approved at the Regular School Board Meeting on September 18, 2012 with a base bid of \$413,000.00.

Change Order #6 to this bid is to provide and install concrete piers for the trash enclosure gates resulting in an increase of \$1,594.00. This change was necessary to provide necessary stability for gate hold open pins in bituminous surface. The initial design providing a concrete dumpster pad was deleted by separate change order.

**Recommendation:**

It is recommended the School Board approve the change order as listed above pertaining to WS #10 – Carpentry at Congdon Park Elementary School adding \$1,594.00 to the previously awarded base bid for a new contract total of \$479,568.00.

Attachments

# AIA Document G701/CMa™ - 1992

**RECEIVED**  
 SEP 16 2013  
 I.S.D. #709  
 FACILITIES MGMT

## Change Order - Construction Manager-Adviser Edition

<b>PROJECT (Name and address):</b> Bid #1224 - Congdon Park Elementary School - Addition and Remodeling 3116 East Superior Street Duluth, MN 55803	<b>CHANGE ORDER NUMBER:</b> 006 <b>INITIATION DATE:</b> August 22 <sup>nd</sup> , 2013	<b>OWNER:</b> <input checked="" type="checkbox"/> <b>CONSTRUCTION MANAGER:</b> <input checked="" type="checkbox"/> <b>ARCHITECT:</b> <input checked="" type="checkbox"/> <b>CONTRACTOR:</b> <input checked="" type="checkbox"/> <b>FIELD:</b> <input type="checkbox"/> <b>OTHER:</b> <input checked="" type="checkbox"/>
<b>TO CONTRACTOR (Name and address):</b> Lipe Brothers Construction, Inc. 5116 Jean Duluth Road PO Box 3024 Duluth, MN 55803	<b>PROJECT NUMBERS:</b> / 90396 <b>CONTRACT DATE:</b> September 19 <sup>th</sup> , 2012 <b>CONTRACT FOR:</b> Work Scope 10	

**THE CONTRACT IS CHANGED AS FOLLOWS:**

Item No. 001 - PCO #201 - Provide and install concrete piers for trash enclosure gates.  
 Total Amount Item No. 001: \$1,594.00

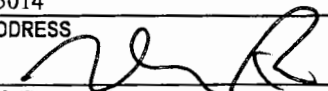
Total Amount This Change Order: \$1,594.00

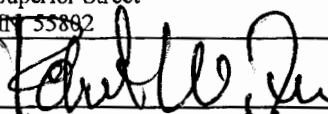
The original Contract Sum was	\$	413,000.00
Net change by previously authorized Change Orders	\$	64,974.00
The Contract Sum prior to this Change Order was	\$	477,974.00
The Contract Sum will be increased by this Change Order in the amount of	\$	1,594.00
The new Contract Sum including this Change Order will be	\$	479,568.00

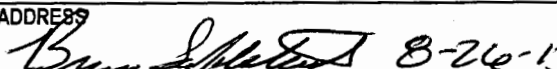
The Contract Time will be unchanged by Zero (0) days.  
 The date of Substantial Completion as of the date of this Change Order therefore is July 19, 2013.

**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**  
 \_\_\_\_\_  
 BY (Signature)   
 Mike Dosan  
 (Typed name) DATE: 9-5-13

John Ivey Thomas Associates, Inc.  
**ARCHITECT (Firm name)**  
 413 East Superior Street  
 Duluth, MN 55802  
**ADDRESS**  
 \_\_\_\_\_  
 BY (Signature)   
 Robert Fern  
 (Typed name) DATE: 9/9/13

Lipe Brothers Construction, Inc.  
**CONTRACTOR (Firm name)**  
 5116 Jean Duluth Road, PO Box 3024, Duluth, MN 55803  
**ADDRESS**  
 \_\_\_\_\_  
 BY (Signature)   
 Brian Lobbestael  
 (Typed name) DATE: 8-26-13

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

# Memorandum

**To:** Bill Hanson  
School Board Members

**From:** Kerry M. Leider



**Date:** October 2, 2013

**Re:** Bid #1224 – Congdon Park Bid Package #3 – (WS #10) – Carpentry – Lipe Brothers Construction, Inc. – Change Order #7

Bid #1224, BP #3, WS #10 – Carpentry at Congdon Park Elementary School was approved at the Regular School Board Meeting on September 18, 2012 with a base bid of \$413,000.00.

Change Order #7 to this bid is to change the existing lip on the loading dock scissor lift to extend the loading dock platform drop plate resulting in an increase of \$1,253.00. This change was required due to the placement of bollards installed to protect lift and footings that conflicted with bollard location leaving the standard gate out of reach for typical delivery trucks.

**Recommendation:**

It is recommended the School Board approve the change order as listed above pertaining to WS #10 – Carpentry at Congdon Park Elementary School adding \$1,253.00 to the previously awarded base bid for a new contract total of \$480,821.00.

Attachments



# AIA<sup>®</sup> Document G701/CMa<sup>™</sup> - 1992

## Change Order - Construction Manager-Adviser Edition

PROJECT (Name and address):  
Bid #1224 - Congdon Park Elementary  
School - Addition and Remodeling  
3116 East Superior Street  
Duluth, MN 55803

CHANGE ORDER NUMBER: 007  
INITIATION DATE: September 5<sup>th</sup>, 2013

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

TO CONTRACTOR (Name and address):  
Lipe Brothers Construction, Inc.  
5116 Jean Duluth Road  
PO Box 3024  
Duluth, MN 55803

PROJECT NUMBERS: / 90396  
CONTRACT DATE: September 19<sup>th</sup>,  
2012  
CONTRACT FOR: Work Scope 10

### THE CONTRACT IS CHANGED AS FOLLOWS:

Item No. 001 - PCO #202 - Change existing loading dock lift per JIT PR #058.  
Total Amount Item No. 001: \$1,253.00

Total Amount This Change Order: \$1,253.00

The original Contract Sum was	\$	413,000.00
Net change by previously authorized Change Orders	\$	66,568.00
The Contract Sum prior to this Change Order was	\$	479,568.00
The Contract Sum will be increased by this Change Order in the amount of	\$	1,253.00
The new Contract Sum including this Change Order will be	\$	480,821.00

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 July 19, 2013.

**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

BY (Signature)   
Mike Dosan  
(Typed name) DATE: 9-16-13

John Ivey Thomas Associates, Inc.  
ARCHITECT (Firm name)  
413 East Superior Street  
Duluth, MN 55802  
ADDRESS

BY (Signature)   
Robert Fern  
(Typed name) DATE: 9/20/13

Lipe Brothers Construction, Inc.  
CONTRACTOR (Firm name)  
5116 Jean Duluth Road, PO Box 3024, Duluth, MN 55803  
ADDRESS

BY (Signature)   
Brian Lobbestael  
(Typed name) DATE: 9-5-2013

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

BY (Signature)  
(Typed name) DATE:



# Memorandum

**To:** Bill Hanson  
School Board Members

**From:** Kerry M. Leider



**Date:** October 2, 2013

**Re:** Bid #1224 – Congdon Park Bid Package #3 – (WS #19) – Carpet/Resilient Flooring  
– Northland Flooring and Design, LLC – Change Order #5

Bid #1224, BP #3, WS #19 – Carpet/Resilient Flooring at Congdon Park Elementary School was approved at the Regular School Board Meeting on September 18, 2012 with a base bid of \$165,200.00.

Change Order #5 to this bid is to delete four loose rugs specified for the kindergarten room resulting in a decrease of 2,117.00. This change was required when District kindergarten teaching staff identified a standard area rug type the District would purchase directly rather than use the rugs the Architect specified prior to knowing the new District standard.

**Recommendation:**

It is recommended the School Board approve the change order as listed above pertaining to WS #19– Carpet/Resilient Flooring at Congdon Park Elementary School deducting \$2,117.00 from the previously awarded base bid and change orders for a new contract total of \$203,266.00.

Attachment

# AIA<sup>®</sup> Document G701/CMa<sup>™</sup> – 1992

## Change Order - Construction Manager-Adviser Edition

<b>PROJECT (Name and address):</b> Bid #1224 - Congdon Park Elementary School - Addition and Remodeling 3116 East Superior Street Duluth, MN 55803	<b>CHANGE ORDER NUMBER:</b> 005 <b>INITIATION DATE:</b> August 22 <sup>nd</sup> , 2013	<b>OWNER:</b> <input checked="" type="checkbox"/> <b>CONSTRUCTION MANAGER:</b> <input checked="" type="checkbox"/> <b>ARCHITECT:</b> <input checked="" type="checkbox"/> <b>CONTRACTOR:</b> <input checked="" type="checkbox"/> <b>FIELD:</b> <input type="checkbox"/> <b>OTHER:</b> <input checked="" type="checkbox"/>
<b>TO CONTRACTOR (Name and address):</b> Northland Flooring & Design, LLC 19 NE 4 <sup>th</sup> Street Grand Rapids, MN 55744	<b>PROJECT NUMBERS:</b> / 90396 <b>CONTRACT DATE:</b> September 19 <sup>th</sup> , 2012 <b>CONTRACT FOR:</b> Work Scope 19	

**THE CONTRACT IS CHANGED AS FOLLOWS:**

Item No. 001 - PCO #193 - Delete (4) loose rugs per JIT PR #054.  
Total Amount Item No. 001: \$(2,117.00)

Total Amount This Change Order: \$(2,117.00)

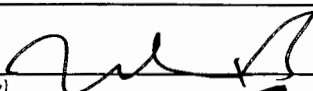
The original Contract Sum was	\$	165,200.00
Net change by previously authorized Change Orders	\$	40,183.00
The Contract Sum prior to this Change Order was	\$	205,383.00
The Contract Sum will be decreased by this Change Order in the amount of	\$	2,117.00
The new Contract Sum including this Change Order will be	\$	203,266.00

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 July 19, 2013.

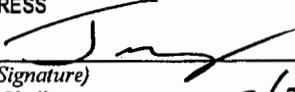
**NOTE:** This summary does not reflect changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which have been authorized by Construction Change Directive.

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

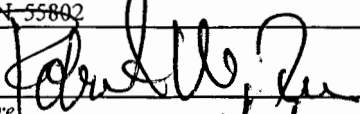
Kraus-Anderson Construction Company  
**CONSTRUCTION MANAGER (Firm name)**  
8625 Rendova Street NE, PO Box 158, Circle Pines, MN  
55014  
**ADDRESS**

BY (Signature)   
Mike Dosan  
(Typed name) DATE: 9-16-13

Northland Flooring & Design, LLC  
**CONTRACTOR (Firm name)**  
19 NE 4<sup>th</sup> Street, Grand Rapids, MN 55744  
**ADDRESS**

BY (Signature)   
Jake Skelly  
(Typed name) DATE: 8/26/13

John Ivey Thomas Associates, Inc.  
**ARCHITECT (Firm name)**  
413 East Superior Street  
Duluth, MN 55802  
**ADDRESS**

BY (Signature)   
Robert Fern  
(Typed name) DATE: 9/20/13

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

BY (Signature) \_\_\_\_\_  
(Typed name) DATE: \_\_\_\_\_