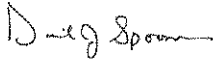


# Memorandum

**To:** ISD 709 School Board  
Mr. William Gronseth, Superintendent

**From:** Dave Spooner   
Manager of Facilities

**Date:** June 25, 2018

**Re:** Change Order #3 – General Construction Change Orders as Per Attached – Kraus-Anderson Construction Company / NJPA -Gordian eZIQC Contract for Rockridge School

An Agreement with Kraus-Anderson Construction Company to perform work as defined by plans and specifications create by Architectural Resources, Inc procured through Gordian eZIQC, pursuant to terms and conditions of NJPA EZIQC Contract No MN02IR-042517-KRU, to renovate Rockridge School as per defined District needs and compliant with budget criteria was approved at the regular 2017 September School Board meeting. This agreement had a contract sum for the work defined in the AIA documents and Gordian eZIQC proposal of **\$2,470,766.98**.

To provide further clarification, this specific project to renovate Rockridge has a total expected budget of \$3,000,000, which was funded from bond sales. This amount includes all contracts, change orders, soft costs, permits, testing, fees, and any and all construction materials and labor.

Change Order #1 was approved in January in the amount of **\$77,745.77**, for a new contract amount of **\$2,548,512.45**.

Change Order #2 was approved in June in the amount of **\$83,994.11**, for a new contract amount of **\$2,632,506.56**

Today I am bringing forth Change Order #3 for your approval. This defined work in this change order has been done and is complete. The items, tasks, or work contained in this change order was able to be accomplished due to remaining unspent contingency. This work completed needed bituminous and concrete work that we initially thought would be postponed into the future.

As stated above, the **\$45,480.87** cost of Change Order #3 is based on NJPA contract pricing, which has been previously bid and is available for all MN NJPA participants. With this change order, the new amount of the construction contract with Kraus-Anderson Construction Company is **\$2,677,987.43**.

In summary, all tasks or work done in Change Order #3 have been previously bid, and all costs associated with this Change Order have been reviewed by Gordian eziQC, and fully comply with NJPA task criteria. In addition, ARI, KA, and the owner have reviewed all costs and agree they are reasonable and appropriate for the work performed.

Authorizing me as your "Clerk of the Works" for construction projects, to grant approvals to proceed with these types of time sensitive changes is considered a standard practice. The alternative requires frequent, at least weekly, and in some cases daily, special meetings of the School Board to consider all issues that are encountered in the construction process that may result in additional cost or other changes to the School Boards previously approved construction contracts.

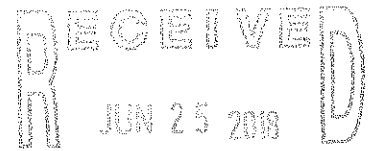
**Recommendation:**

I am recommending that the School Board approve Change Order #3 – Kraus-Anderson Construction Company / NJPA – Gordian eziQC, in the amount of **\$45,480.87**, for a new construction contract amount of **\$2,677,987.43**.

Attachments



June 21, 2018



ISD #709  
FACILITIES MGMT

David Spooner  
Duluth School District ISD #709  
215 N 1<sup>st</sup> Avenue East  
Duluth, MN 55802

**ROCKRIDGE SCHOOL RENOVATION  
ARI Project # 16-153**

Dear David:

Enclosed are three copies of Change Order #3 as an addition to the contract of Contractor, for the above referenced project. Please have all copies signed, retain one copy for your files and return the others to this office. Thank you.

Sincerely,

ARCHITECTURAL RESOURCES, INC.

A handwritten signature in black ink, appearing to read "Jeanne M. Hennek".

Jeanne Hennek  
Administrative Assistant

jh

enc

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**ARCHITECTURAL RESOURCES INC**

704 East Howard Street | Hibbing, MN 55746  
Tel: 218.263.6868 | Fax: 218.722.6803

126 East Superior Street | Duluth, MN 55802  
Tel: 218.727.8481 | Fax: 218.727.8483

[www.arimn.com](http://www.arimn.com)



# AIA Document G701™ – 2017

## Change Order

**PROJECT:** *(Name and address)*  
Rockridge Elementary School Renovation  
4849 Ivanhoe Street, Duluth, MN 55804

**CONTRACT INFORMATION:**  
Contract For: General Construction  
Date: September 08, 2017

**CHANGE ORDER INFORMATION:**  
Change Order Number: 003  
Date: June 18, 2018

**OWNER:** *(Name and address)*  
Duluth Public Schools, ISD 709  
215 North First Avenue East  
Duluth, MN 55802

**ARCHITECT:** *(Name and address)*  
Architectural Resources, Inc.  
126 East Superior Street  
Duluth, MN 55802

**CONTRACTOR:** *(Name and address)*  
Kraus-Anderson Construction Company  
3716 Oneota Street  
Duluth, MN 55807

**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.)*

Please see attached documents:

- Exhibit A: Gordian Work Order dated 06/15/2018

The original Contract Sum was	\$ 2,470,766.98
The net change by previously authorized Change Orders	\$ 161,739.58
The Contract Sum prior to this Change Order was	\$ 2,632,506.56
The Contract Sum will be increased by this Change Order in the amount of	\$ 45,480.87
The new Contract Sum including this Change Order will be	\$ 2,677,987.43

The Contract Time will be increased by Zero (0) days.

The new date of Substantial Completion will be December 22, 2017

**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.**

Architectural Resources, Inc.

ARCHITECT *(Firm name)*

SIGNATURE

RYAN ESPAMER PRINCIPAL

PRINTED NAME AND TITLE

6-20-18

DATE

Kraus-Anderson Construction Company

CONTRACTOR *(Firm name)*

SIGNATURE

JEFF ISAKKA  
VP-DIR. OF OPS

PRINTED NAME AND TITLE

6-18-18

DATE

Duluth Public Schools, ISD 709

OWNER *(Firm name)*

SIGNATURE

PRINTED NAME AND TITLE

DATE

**Work Order Signature Document**

**NJPA EZIQC Contract No.: MN02IR-042517-KRU**

**New Work Order**       **Modify an Existing Work Order**

Work Order Number: 050068.03      Work Order Date: 06/15/2018

Owner PO No:

Work Order Title: Duluth Public Schools Rockridge School Renovation Supplemental 03

Owner Name: No Data Input      Contractor Name: Kraus-Anderson Construction Company

Contact: Select a Project Manager in People      Contact: Select a Contractor Project Manager in

Phone: No Data Input      Phone: People

**Work to be Performed**

Work to be performed as per the Final Detailed Scope of Work Attached and as per the terms and conditions of NJPA EZIQC Contract No MN02IR-042517-KRU.

Brief Work Order Description:

Additional Paving and Concrete

**Time of Performance**      *See Schedule Section of the Detailed Scope of Work*

**Duration**

**Liquidated Damages**      Will apply:       Will not apply:

**Work Order Firm Fixed Price: \$45,480.87**

Owner Purchase Order Number:

**Approvals**

Owner

Date

Contractor

Date

*Jeff Smith*      6-18-18

**Detailed Scope of Work**

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To: Select a Contractor Project Manager in People

From: Select a TGG Project Manager in People

Date Printed: June 15, 2018

Work Order Number: 050068.03

Owner PO No:

Work Order Title: Duluth Public Schools Rockridge School Renovation Supplemental 03

Brief Scope: Additional Paving and Concrete

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Preliminary

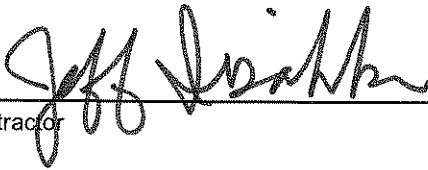
Revised

Final

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The following items detail the scope of work as discussed at the site. All requirements necessary to accomplish the items set forth below shall be considered part of this scope of work.

Additional Paving and concrete per attached drawings.



Contractor

6-18-18

Date

Owner

Date

## Contractor's Price Proposal - Summary

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Date: June 15, 2018

Re: IQC Master Contract #: MN02IR-042517-KRU  
Work Order #: 050068.03  
Owner PO #:  
Title: Duluth Public Schools Rockridge School Renovation Supplemental 03  
Contractor: Kraus-Anderson Construction Company  
Proposal Value: \$45,480.87

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**No Category Input** **\$45,480.87**

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**Proposal Total** **\$45,480.87**

# Contractor's Price Proposal - Detail

Date: June 15, 2018

Re: IQC Master Contract #: MN021R-042517-KRU  
 Work Order #: 050068.03  
 Owner PO #:  
 Title: Duluth Public Schools Rockridge School Renovation Supplemental 03  
 Contractor: Kraus-Anderson Construction Company  
 Proposal Value: \$45,480.87

Sect.	Item	Modifier	UOM	Description	Line Total
Labor	Equip.	Material	(Excluded if marked with an X)		

## No Category Input

1	01 22 16 00 0002		EA	Reimbursable Fees Reimbursable Fees will be paid to the contractor for eligible costs. The base cost of the Reimbursable Fee is \$1.00. Insert the appropriate quantity to adjust the base cost to the actual Reimbursable Fee (e.g. quantity of 125 = \$125.00 Reimbursable Fee). If there are multiple Reimbursable Fees, list each one separately and add a comment in the "note" block to identify the Reimbursable Fee (e.g. sidewalk closure, road cut, various permits, extended warrantee, expedited shipping costs, etc.). A copy of each receipt shall be submitted with the Price Proposal.	-8,220.21
			Installation	Quantity: -7,472.92 x Unit Price: 1.00 x Factor: 1.1000 = Total: -8,220.21	
				Deduct for Plan Review Fee Paid by Owner	
2	32 11 16 16 0006		SY	4" Crushed Aggregate Base Course For Roadways And Parking Areas	\$9,129.14
		X	Installation	Quantity: 1,850.00 x Unit Price: 3.58 x Factor: 1.3784 = Total: 9,129.14	
				Grading of existing lot - Material excluded for item	
3	32 12 13 13 0003		SY	Tack Coat, 0.07 Gallon/SY	\$1,071.02
			Installation	Quantity: 1,850.00 x Unit Price: 0.42 x Factor: 1.3784 = Total: 1,071.02	
4	32 12 16 13 0005		SY	2" Thick Binder Course Includes placement, rolling, finishing and sweeping.	\$21,267.33
			Installation	Quantity: 1,850.00 x Unit Price: 8.34 x Factor: 1.3784 = Total: 21,267.33	
5	32 12 16 13 0016		SY	2" Thick Surface Course Includes placement, rolling, finishing and sweeping.	\$21,139.83
			Installation	Quantity: 1,850.00 x Unit Price: 8.29 x Factor: 1.3784 = Total: 21,139.83	
6	32 13 13 33 0005		SY	6" 4,500 PSI Concrete Paving Assembly	\$565.42
			Installation	Quantity: 10.00 x Unit Price: 41.02 x Factor: 1.3784 = Total: 565.42	
7	32 13 13 33 0005 0025		MOD	For <10' Wide Pass, Add	\$98.14
			Installation	Quantity: 10.00 x Unit Price: 7.12 x Factor: 1.3784 = Total: 98.14	
8	32 13 13 33 0005 0029		MOD	For Up To 100, Add	\$223.99
			Installation	Quantity: 10.00 x Unit Price: 16.25 x Factor: 1.3784 = Total: 223.99	
9	32 17 23 13 0034		LF	Single 4" Wide Solid Line, Painted Reflective Pavement Striping	\$168.72
			Installation	Quantity: 680.00 x Unit Price: 0.18 x Factor: 1.3784 = Total: 168.72	
10	32 17 23 13 0034 0059		MOD	For Up To 1 Mile, Add	\$37.49
			Installation	Quantity: 680.00 x Unit Price: 0.04 x Factor: 1.3784 = Total: 37.49	

Subtotal for No Category Input

\$45,480.87



## Contractor's Price Proposal - Detail Continues..

Work Order Number: 050068.03

Work Order Title: Duluth Public Schools Rockridge School Renovation Supplemental 03

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**Proposal Total**

**\$45,480.87**

This total represents the correct total for the proposal. Any discrepancy between line totals, sub-totals and the proposal total is due to rounding.



**KRAUS-ANDERSON®**  
*Construction Company*

3716 Oneota Street  
Duluth, MN 55807

## Request For Proposal

Project: 1722008-  
Rockridge School Renovation  
4849 Ivanhoe Street  
Duluth, MN 55804

PCO #: 55

Date: 06/06/2018

To: David Nelson, Ulland Brothers Inc

Please provide a cost breakdown in accordance with the Contract Documents and a Summary for the Change described herein and on the attachments (if any) listed. All responses are required within seven (7) days.

This is not an authorization to proceed with the work described herein unless and until approved by the Owner. On approval, this change will be included in a Change Order, which will provide the formal Contract Change.

### DESCRIPTION OF PROPOSAL:

PCO 55 PR 10 Additional Pavement and Concrete Pad

Please review the attached PR 10, to add bituminous paving at existing gravel lot and a concrete pad at the South entry door.

Please provide price changes, if any, to the KA Duluth office within 7 days. If you have a no cost change, please acknowledge as such.

Attachments: PR 10

We have reviewed the PCO and acknowledge that it is a "no change" item and does not affect our completion date.

Signed By: \_\_\_\_\_ Date: \_\_\_\_\_

Company Name: \_\_\_\_\_

### Work Changes Proposal Request

**PROJECT** *(Name and address):*  
16-153 Rockridge Elementary  
School Renovations  
4849 Ivanhoe Street  
Duluth, MN 55804

**PROPOSAL REQUEST NUMBER:** 010

**OWNER:**

**ARCHITECT:**

**DATE OF ISSUANCE:** June 5, 2018

**CONSULTANT:**

**CONTRACTOR:**

**OWNER** *(Name and address):*  
Duluth Public Schools, ISD 709  
215 North First Avenue East  
Duluth, MN 55802

**CONTRACT FOR:** General Construction

**FIELD:**

**CONTRACT DATE:** September 08, 2017

**OTHER:**

**FROM ARCHITECT** *(Name and address):*  
Architectural Resources, Inc.  
126 East Superior Street  
Duluth, MN 55802

**ARCHITECT'S PROJECT NUMBER:** 16-153

**TO CONTRACTOR** *(Name and address):*  
Kraus-Anderson Construction  
Company  
3716 Oneota Street  
Duluth, MN 55807

Please submit an itemized proposal for changes in the Contract Sum and Contract Time for proposed modifications to the Contract Documents described herein. Within Seven (7) days, the Contractor must submit this proposal or notify the Architect, in writing, of the date on which proposal submission is anticipated.

**THIS IS NOT A CHANGE ORDER, A CONSTRUCTION CHANGE DIRECTIVE OR A DIRECTION TO PROCEED WITH THE WORK DESCRIBED IN THE PROPOSED MODIFICATIONS.**

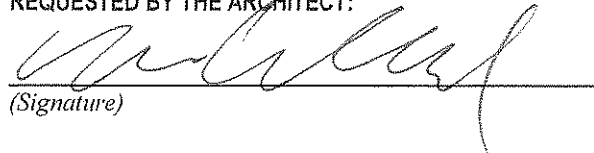
**DESCRIPTION** *(Insert a written description of the Work):*

1. Add approximately 16,500 s.f. bituminous paving at existing gravel lot (Exhibit 2.1.A: Add Bitum. at Employee Parking dated 6-4-18).
2. Add 8' x 8' concrete pad at south entry door as shown on attached drawing (Exhibit 2.1.B: Add Conc. Slab at Entry Drive Walk dated 6-4-18).

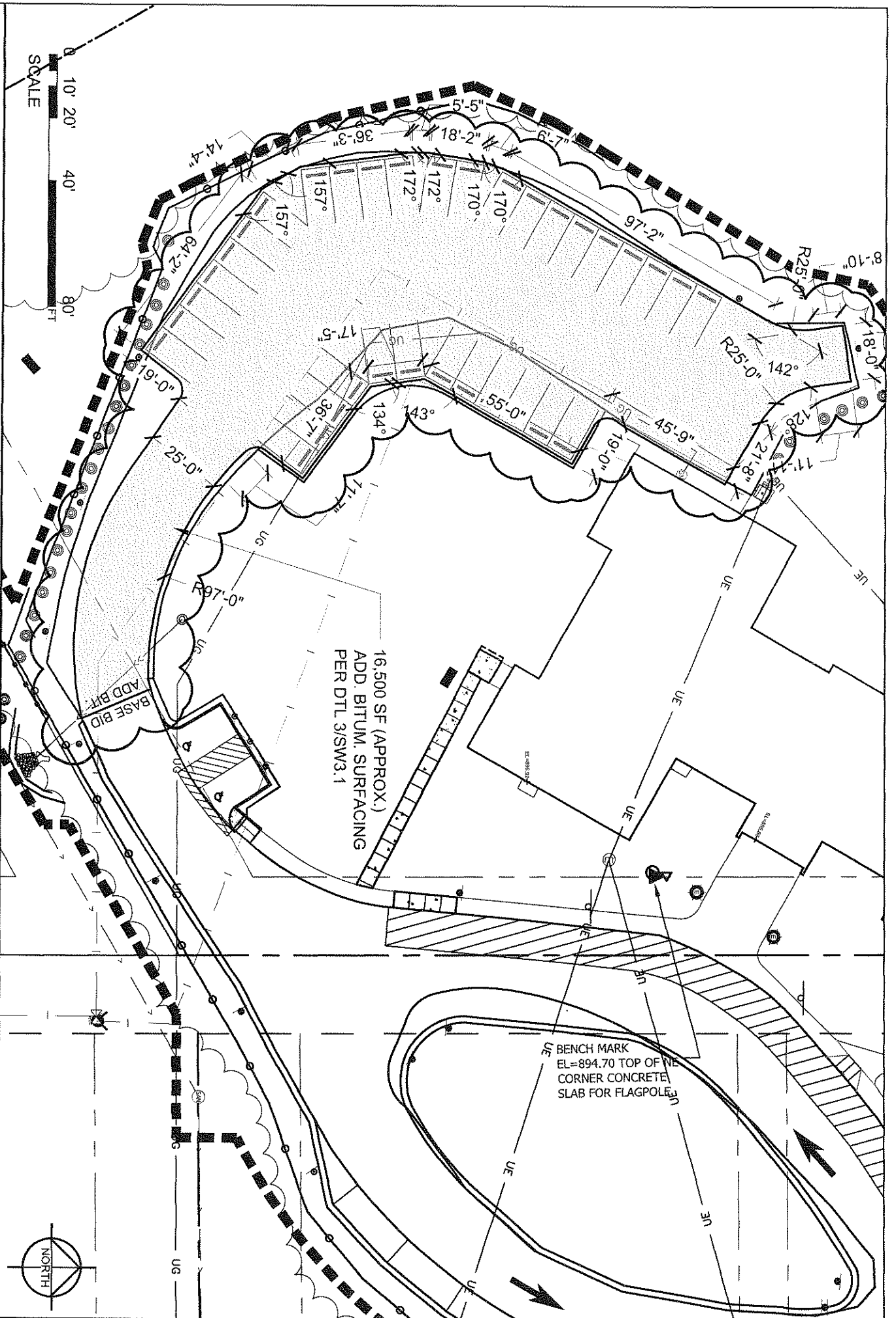
**ATTACHMENTS** *(List attached documents that support description):*

EXHIBIT 2.1.A: ADD BITUM. AT EMPLOYEE PARKING  
EXHIBIT 2.1.B: ADD CONC. SLAB AT ENTRY DRIVE WALK

**REQUESTED BY THE ARCHITECT:**

  
*(Signature)*

Andrea Wedul, Landscape Architect  
*(Printed name and title)*



PROJECT NAME: ROCKRIDGE SCHOOL 2017 REMODEL

DRAWING NAME: EXHIBIT 2.1.A: ADD BITUM. AT EMPLOYEE PARKING

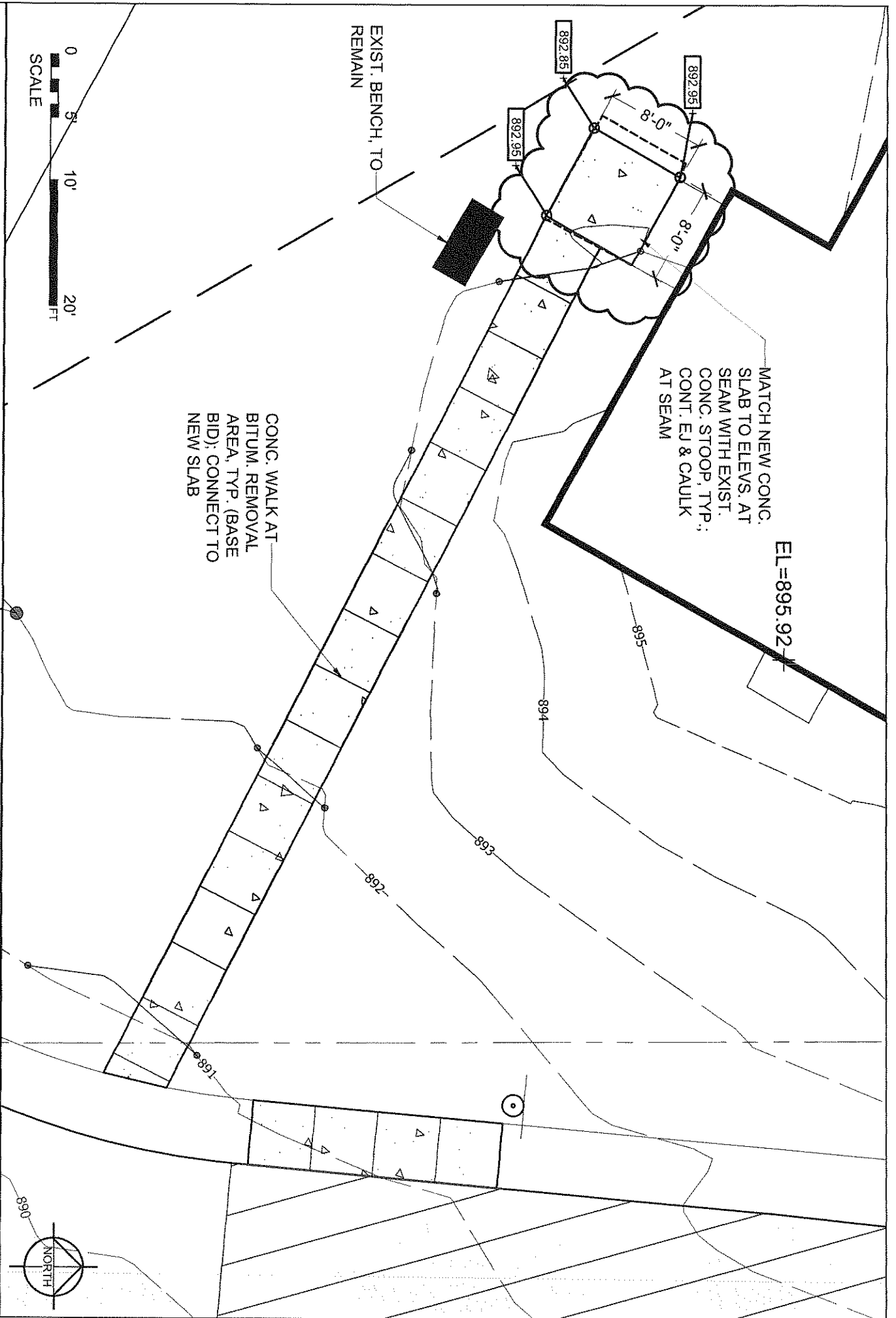
SCALE: 1" = 40'-0"	SHEET NAME: XSW2.1.A	DATE: JUN 04, 2018	PROJECT #: 16-153	DRAWN BY: AMW
				CHECKED BY: AMW



16,500 SF (APPROX.)  
ADD. BITUM. SURFACING  
PER DTL 3/SW3.1

BENCH MARK  
EL=894.70 TOP OF NE  
CORNER CONCRETE  
SLAB FOR FLAGPOLE





PROJECT NAME: ROCKRIDGE SCHOOL 2017 REMODEL

DRAWING NAME: EXHIBIT 2.1.B: ADD CONC. SLAB AT ENTRY DRIVE WALK

SCALE: 1" = 10'-0"	SHEET NAME: XSW2.1.B	DATE: JUN 04, 2018	PROJECT #: 16-153	DRAWN BY: AMW	CHECKED BY: AMW
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