

# Memorandum

**To:** Bill Hanson  
School Board Members

**From:** Kerry M. Leider



**Date:** August 8, 2016

**Re:** Bid #1245 – Myers-Wilkins Elementary School Window Replacement and Masonry Restoration – Change Order #6

Bid #1245,– Myers-Wilkins Elementary School Window Replacement and Masonry Restoration was approved at the School Board Meeting on March 22, 2015 with a base bid of \$844,000.00.

Change Order #1 to this bid is for window demolition adding cost associated with lead based paint present, and additional masonry void filling for total add of \$55,524.00.

## Recommendation:

It is recommended the School Board approve the change order as listed above pertaining to *Bid #1245*– Myers-Wilkins Elementary School Window Replacement and Masonry Restoration adding \$55,524.00 to the previously awarded base bid and change orders for a new contract total of \$899,524.00.

Attachment

# **AIA** Document G701<sup>TM</sup> – 2001

## Change Order

<b>PROJECT</b> <i>(Name and address):</i> Window Replacement & Masonry Restoration at Myers-Wilkins Elementary School 1027 North 8th Ave East Duluth, MN	<b>CHANGE ORDER NUMBER:</b> 001  <b>DATE:</b> July 28, 2016	<b>OWNER:</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 type="checkbox"/>
<b>TO CONTRACTOR</b> <i>(Name and address):</i> TL Construction 10196 Birch Road Floodwood, MN 55736	<b>ARCHITECT'S PROJECT NUMBER:</b> 213686  <b>CONTRACT DATE:</b> March 15, 2016  <b>CONTRACT FOR:</b> Window Replacement & Masonry Restoration	

**THE CONTRACT IS CHANGED AS FOLLOWS:**  
*(Include, where applicable, any undisputed amount attributable to previously executed Construction Change Directives)*

1. Per CCD 1 for lead training and testing: Add \$3,573.57
2. Per CCD 2 for window demolition and for additional voids infilled with mortar: Add \$54,224.00

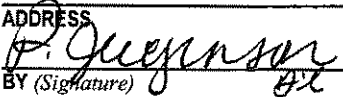
TOTAL for this Change Order 1 = Add \$57,797.57

The original Contract Sum was	\$ 844,000.00
The net change by previously authorized Change Orders	\$ 0.00
The Contract Sum prior to this Change Order was	\$ 844,000.00
The Contract Sum will be increased by this Change Order in the amount of	\$ 57,797.57
The new Contract Sum including this Change Order will be	\$ 901,797.57

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

**NOTE:** This Change Order does not include changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which 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.**

Inspec, Inc. <b>ARCHITECT</b> <i>(Firm name)</i>  5801 Duluth Street Golden Valley, MN 55422  <b>ADDRESS</b>  BY <i>(Signature)</i>  Pam Jergenson <i>(Typed name)</i> 7/28/16 DATE	TL Construction <b>CONTRACTOR</b> <i>(Firm name)</i>  10196 Birch Road Floodwood, MN 55736  <b>ADDRESS</b>  BY <i>(Signature)</i>  <i>(Typed name)</i> DATE	Duluth Public Schools <b>OWNER</b> <i>(Firm name)</i>  Independent School District 709 215 North First Avenue East Duluth, MN 55802  <b>ADDRESS</b>  BY <i>(Signature)</i>  <i>(Typed name)</i> DATE
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# AIA Document G714™ – 2007

## Construction Change Directive

<b>PROJECT:</b> <i>(Name and address)</i> Window Replacement and Masonry Restoration at Myers-Wilkins Elementary School 1027 North Eighth Avenue East Duluth, MN	<b>DIRECTIVE NUMBER:</b> 001 <b>DATE:</b> July 12, 2016	<b>OWNER:</b> <input checked="" type="checkbox"/> <b>ARCHITECT:</b> <input checked="" type="checkbox"/> <b>CONSULTANT:</b> <input type="checkbox"/> <b>CONTRACTOR:</b> <input checked="" type="checkbox"/> <b>FIELD:</b> <input type="checkbox"/> <b>OTHER:</b> <input type="checkbox"/>
<b>TO CONTRACTOR:</b> <i>(Name and address)</i> TL Construction 10196 Birch Road Floodwood, MN 55736	<b>CONTRACT FOR:</b> General Construction <b>CONTRACT DATED:</b> March 15, 2016 <b>ARCHITECT'S PROJECT NUMBER:</b> 213686.2	

You are hereby directed to make the following change(s) in this Contract:  
*(Describe briefly any proposed changes or list any attached information in the alternative)*

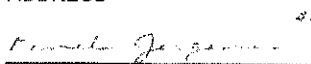
Contractor training and certification for lead renovation, and coordinate and attend test window demolition. Conduct one test window demolition with a lead-based paint renovation certified subcontractor. The owner, owner's hazardous materials consultant, and Inspec in attendance to discuss the remaining window demolition based upon results. Cost breakdown attached.

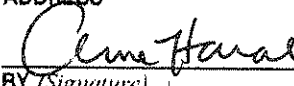
### PROPOSED ADJUSTMENTS


- The proposed basis of adjustment to the Contract Sum or Guaranteed Maximum Price is:
  - Lump Sum increase of \$3,573.57
  - Unit Price of \$            per
  - As provided in Section 7.3.3 of AIA Document A201-2007
  - As follows:
- The Contract Time is proposed to remain unchanged. The proposed adjustment, if any, is an increase of 0 days.

When signed by the Owner and Architect and received by the Contractor, this document becomes effective IMMEDIATELY as a Construction Change Directive (CCD), and the Contractor shall proceed with the change(s) described above.

Contractor signature indicates agreement with the proposed adjustments in Contract Sum and Contract Time set forth in this CCD.

Inspec, Inc.  
**ARCHITECT** *(Firm name)*  
 5801 Duluth Street  
 Golden Valley, MN 55422  
**ADDRESS**  
  
**BY** *(Signature)*  
 Pamela Jergenson, CCS, CCA  
*(Typed name)*  
 July 12, 2016  
**DATE**

Duluth Public Schools  
**OWNER** *(Firm name)*  
 Independent School District #709  
 215 North First Avenue East  
 Duluth, MN 55802  
**ADDRESS**  
  
**BY** *(Signature)*  
 Anne Harala  
*(Typed name)*  
**DATE**

TL Construction  
**CONTRACTOR** *(Firm name)*  
 TL Construction  
 10196 Birch Road  
 Floodwood, MN 55736  
**ADDRESS**  
  
**BY** *(Signature)*  
 Robert DeFore  
*(Typed name)*  
 7/15/2016  
**DATE**

## Pam Jergenson

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**From:** Robert DeFore <tlconstruction@frontier.com>  
**Sent:** Monday, July 11, 2016 3:47 AM  
**To:** Pam Jergenson  
**Subject:** Cost of Test Window and Renovator Training  
**Attachments:** DOC071116-002.pdf

Cost of Lead Renovator Training	\$195.00
EPA Register	300.00
Time 8hrs @70.00/hr	560.00

Test window	
Rob DeFore 6 hrs@ 70.00	420.00
Brock Swenson 6 hrs@70.00	420.00
Abatek(Attached bill)	1290.00

TL O & P	318.50
Bond Cost	70.07

**Total Cost \$ 3,573.57**



1810 E. 3rd Avenue • Hibbing, MN 55746

INVOICE  
JUNE 21, 2016

**To:**  
**T L CONSTRUCTION**

**Property:**  
**MYERS WILKINS SCHOOL**  
**DULUTH MN**

TEST REMOVAL OF 1 WINDOW USING LEAD SAFE WORK PRACTICES

T & M RATES 80.00 PER MAN HOURS

JULY 5<sup>th</sup> 13 HOURS @ 80.00 = 1040.00

MOBLIZATION CHARGE 250.00

Please remit payments to- PO Box 362 Hibbing MN 55476

AMOUNT DUE 1290.00  
DUE UPON RECIEPT

ANY QUESTIONS PLEASE CALL 929-2900

**Thank you for the opportunity to bid this project**

Matthew Cuffe

# **AIA** Document G714™ – 2007

## Construction Change Directive

<b>PROJECT:</b> <i>(Name and address)</i> Window Replacement and Masonry Restoration at Myers-Wilkins Elementary School 1027 North Eighth Avenue East Duluth, MN	<b>DIRECTIVE NUMBER:</b> 002 <b>DATE:</b> July 15, 2016  <b>CONTRACT FOR:</b> General Construction	<b>OWNER:</b> <input checked="" type="checkbox"/> <b>ARCHITECT:</b> <input checked="" type="checkbox"/> <b>CONSULTANT:</b> <input type="checkbox"/> <b>CONTRACTOR:</b> <input checked="" type="checkbox"/>  <b>FIELD:</b> <input type="checkbox"/> <b>OTHER:</b> <input type="checkbox"/>
<b>TO CONTRACTOR:</b> <i>(Name and address)</i> TL Construction 10196 Birch Road Floodwood, MN 55736	<b>CONTRACT DATED:</b> March 15, 2016 <b>ARCHITECT'S PROJECT NUMBER:</b> 213686.2	

You are hereby directed to make the following change(s) in this Contract:  
*(Describe briefly any proposed changes or list any attached information in the alternative)*

Masonry restoration subcontractor filled voids in mortar. more than typical. \$ 1,300.00  
 Contractor demolition deduct less demolition of one window prior to construction start and demolition of windows from the 1982 and 1993 Additions. Demolition of windows from the original building with a lead-based paint renovation subcontractor and additional ceiling tile replacement due to containment for an allowance of \$1,500.  
 Cost break down attached \$54,224.00

**PROPOSED ADJUSTMENTS**

1. The proposed basis of adjustment to the Contract Sum or Guaranteed Maximum Price is:
  - Lump Sum increase of \$ 54,224
  - Unit Price of \$            per
  - As provided in Section 7.3.3 of AIA Document A201-1997
  - As follows:
  
2. The Contract Time is proposed to remain unchanged. The proposed adjustment, if any, is an increase of 0 days.

When signed by the Owner and Architect and received by the Contractor, this document becomes effective IMMEDIATELY as a Construction Change Directive (CCD), and the Contractor shall proceed with the change(s) described above.

Contractor signature indicates agreement with the proposed adjustments in Contract Sum and Contract Time set forth in this CCD.

Inspec, Inc.  
**ARCHITECT** *(Firm name)*  
 5801 Duluth Street  
 Minneapolis, MN 55422

Duluth Public Schools  
**OWNER** *(Firm name)*  
 Independent School District 709  
 215 North First Avenue East  
 Duluth, MN 55422

TL Construction  
**CONTRACTOR** *(Firm name)*  
 10196 Birch Road  
 Floodwood, MN 55736

ADDRESS

ADDRESS

ADDRESS

BY *(Signature)*

BY *(Signature)*

BY *(Signature)*

Pamela Jergenson, CCS, CCA  
*(Typed name)*

KERRY M. LEIFER  
*(Typed name)*

Rob DeFore  
*(Typed name)*

7/15/2016  
 DATE

7/27/2016  
 DATE

7/27/2016  
 DATE

RE: TL Construction Containment Price Myers-Wilkins School

Total Demolition of windows from SOV	\$ 22,500.00
TL still demoing 20.3% of windows	4,567.00
Misc. Demo by TL on Lead contained windows	3,000.00
 Total Deduct	 \$14,933.00
 Total Price from Abatetek	 \$62,000.00
For additional ceiling tile	1,500.00
Total Deduct	14,933.00
 Subtotal	 \$48,567.00
TL Construction O & P	4,856.00
Bond @ 1.5%	801.00
 Total Cost	 \$54,224.00

Submitted by,  
Rob DeFore  
TL Construction, Inc.

PROPOSAL  
JULY 10, 2016



**TO:**  
**TL CONSTRUCTION**

**Project Property:**  
**MYERS-WILKINS SCHOOL**  
**1027 N 8<sup>TH</sup> AVE E**  
**DULUTH MN**

We propose to abate as specified, per all local, Federal and State regulations.

The proposal does include the proper disposal of such materials in a licensed landfill, labor, notification to the State of Minnesota if applicable and materials.

**SCOPE OF WORK- WINDOWS- LEAD SAFE - CERTIFIED LEAD RENOVATOR**

**REMOVAL OF APPROX 121 WINDOWS FROM BUILDING**

**STABILIZATION OF LEAD PAINT ON OLD WINDOW JAMBS- USING SAFE ENCASMENTS PRIMER (APPROX 121 WHICH ARE BEHIND WINDOW FRAMES)**

**SETUP INSIDE CONTAINMENT AREAS AND REMOVE WINDOWS FROM THE EXTERIOR**

21 Window lintels (P.J.)

**TO WIRE BRUSH ~~12 WINDOW SILLS~~ AS IDENTIFIED BY TL**

**TO PROVIDE EQUIPMENT FOR SECOND AND THIRD STORY WINDOW REMOVAL**

**TOTAL 62000.00**

**Quote is good for 30 days**

Balance due upon completion.

If this is acceptable please sign and date below and return a copy to our office either by fax (218) 262 1273 or email Matt@Abatetek.com

X

Accepted By

Date

PO BOX 362 , Hibbing, MN 55746 · Tel: (218) 262-1196 · Fax: (218) 262-1273  
<http://www.AbateTek.com> · Matt@AbateTek.com