


# Memorandum

**To:** Ms. Rosie Loeffler-Kemp / School Board Chair  
Ms. Cathy Erickson / CFO Executive Director of Business Services

**From:** Dave Spooner   
Manager of Facilities

**Date:** June 3, 2019

**Re:** Deduct Change Order #1 - Kraus-Anderson Construction Company Sourcewell Project Procurement/Gordian ezIQC for Denfeld High School Stairwell Ceiling Repair Project.  
\*School Board Approved LTFM FY-20 Project\*

Attached are two copies of Change Order #1, modifying the Sourcewell agreement with Kraus-Anderson Construction Company in which the District entered into agreement with at the April 2019 School Board Meeting.

Initially the District entered into agreement for a contract sum of \$534,794.00 for the defined stairwell work at Denfeld. Further review and clarification of workscope since that date has resulted in this attached change order #1, which deducts \$1726.73, for a new contract sum of \$533,067.27.

These construction services are procured through Gordian ezIQC, Sourcewell contract MN021R-042517-KRU.

The new contract sum for this work after CO #1, as defined in the attached Sourcewell Gordian ezIQC agreement is **\$533,067.27**.

## **Recommendation:**

I am recommending that Ms. Rosie Loeffler-Kemp, School Board Chair, approve Change Order #1, on behalf of the School Board with Kraus-Anderson Construction Company, as authorized by the regular School Board Meeting on June 18, 2019.

The new contract sum for the work defined in the Sourcewell agreement is **\$533,067.27**.

## **Attachments:**

Facilities Office Address | 730 East Central Entrance | Duluth, MN 55811 | F: 218.336.8909  
Facilities Mailing Address | 215 North First Avenue East | Duluth, MN 55802  
Facilities Management | Maintenance - P: 218.336.8907 | Operations - P: 218.336.8905

**Sourcewell**  
**Indefinite Quantity Construction Agreement**

**Change Order Number 01**

This Change Order is entered into and effective this 22nd day of May, 2019, by and between the following parties:

Duluth Public Schools, ISD 709  
730 East Central Entrance  
Duluth, MN 55811

(hereinafter called "Owner"), and

Kraus-Anderson® Construction Company  
3716 Oneota Street  
Duluth, MN 55807

(hereinafter called "Contractor").

WITNESSETH THAT WHEREAS:

- A. The Contractor entered into an Indefinite Quantity Construction Agreement with Sourcewell (formerly NJPA), dated December 14, 2018 (the "Sourcewell Agreement").
- B. Owner is a Sourcewell Member that requested a Proposal Package from Contractor pursuant to the Sourcewell Agreement.
- C. Owner and Contractor amended the Sourcewell Agreement pursuant to a Purchase Order dated **April 11, 2019** (hereinafter "Purchase Order") for the following project: **ISD 709 – Denfeld High School – Plaster Repair**, 401 N 44<sup>th</sup> Ave West, Duluth, MN 55807 (the "Project"). Kraus-Anderson project number 1922010.
- D. Except as expressly modified by this Change Order, all terms and conditions of the Purchase Order and Sourcewell Agreement shall continue unchanged and in full force and effect. Capitalized words and phrases herein shall have the same meanings as are ascribed to such words in the Purchase or Sourcewell Agreement, except to the extent otherwise defined in this Change Order.

NOW, THEREFORE, in consideration of the foregoing recitals and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto hereby amend the Purchase Order and the Sourcewell Agreement and agree as follows.

1. Change Description: This change order is an amendment to the executed Sourcewell Purchase Order referenced in item C of this document. This changes the Not to Exceed Contract to a Fixed Lump Sum for the value listed in item 6 below.
2. The original Contract Sum was:..... \$ 534,794.00
3. The net change by previously authorized Change Orders: ..... \$ 0.00
4. The Contract Sum prior to this Change Order was: ..... \$ 534,794.00
5. The Contract Sum will be decreased by this Change Order in the amount of:  
..... \$ 1,726.73
6. The new Contract Sum including this Change Order will be:..... \$ 533,067.27
7. The Contract Time will be increased by zero (0) days. The new date of Substantial Completion shall be August 30, 2019.
8. The attached Exhibits are part of this Change Order as if each were physically incorporated therein:
  - a. Exhibit 1: Gordian approved Sourcewell ezIQC Work Order Number 067249.00, dated May 22, 2019.

The parties hereto have executed this Change Order as of the date first set forth above.

**Duluth Public Schools, ISD 709  
(Owner)**

**Kraus-Anderson® Construction Company  
(Contractor)**

By: \_\_\_\_\_

By: Craig W Francois

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

Name: Craig W Francois

Title: \_\_\_\_\_

Title: VP

Date: \_\_\_\_\_

Date: 5/29/19



Work Order Signature Document

Sourcewell EZIQC Contract No.: MN-IRA-GC02-120518-KRU

New Work Order  Modify an Existing Work Order

Work Order Number: 067249.00 Work Order Date: 05/22/2019  
Owner PO No:  
Work Order Title: Duluth Public Schools Denfeld High School Plaster Repair  
Owner Name: Duluth Public Schools Contractor Name: Kraus-Anderson Construction Company  
Contact: David Spooner Contact: Dustin Wick  
Phone: 218-336-8700 Phone: 218-722-3775

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 Sourcewell EZIQC Contract No MN-IRA-GC02-120518-KRU.

Brief Work Order Description:

Plaster repair of stairwells throughout Denfeld High School.

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

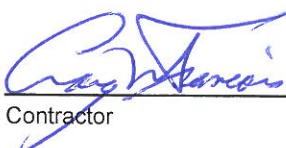
Duration

Liquidated Damages Will apply:  Will not apply:

Work Order Firm Fixed Price: \$533,067.27

Owner Purchase Order Number:

Approvals

Owner \_\_\_\_\_ Date \_\_\_\_\_ Contractor  5/29/19 Date \_\_\_\_\_

**Detailed Scope of Work**

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**To:** Dustin Wick  
Kraus-Anderson Duluth  
No Data Input  
No Data Input,  
218-722-3775

**From:** David Spooner  
Duluth Public Schools  
215 N. 1st Ave E  
Duluth, MN 55802  
218-336-8700

**Date Printed:** May 22, 2019

**Work Order Number:** 067249.00

**Owner PO No:**

**Work Order Title:** Duluth Public Schools Denfeld High School Plaster Repair

**Brief Scope:** Plaster repair of stairwells throughout Denfeld High School.

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Preliminary

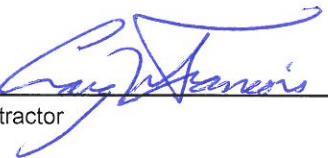
Revised

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.

Plaster repair of (7) seven stairwells at Denfeld High School, Duluth Public Schools - ISD 709, per the drawings and Addendum No. 01 dated February 28, 2019. Only base bid was accepted by Owner. No alternates were accepted. See Exhibit 2 Assumptions and Clarifications dated April 11, 2019.

  
\_\_\_\_\_  
Contractor

5/29/19  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Date



## Contractor's Price Proposal - Summary

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Date: May 22, 2019

Re: IQC Master Contract #: MN-IRA-GC02-120518-KRU  
Work Order #: 067249.00  
Owner PO #:  
Title: Duluth Public Schools Denfeld High School Plaster Repair  
Contractor: Kraus-Anderson Construction Company  
Proposal Value: \$533,067.27

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	<b>\$6,634.37</b>
<b>WS 9A</b>	
<b>GCs</b>	<b>\$23,061.30</b>
<b>WS 1A</b>	<b>\$207,207.17</b>
<b>WS 26A</b>	<b>\$2,608.93</b>
<b>WS 9A</b>	<b>\$236,916.12</b>
<b>WS 9K</b>	<b>\$56,639.38</b>
<b>Proposal Total</b>	<b>\$533,067.27</b>

The Percentage of NPP on this Proposal: %

# Contractor's Price Proposal - Detail

Date: May 22, 2019

Re: IQC Master Contract #: MN-IRA-GC02-120518-KRU  
 Work Order #: 067249.00  
 Owner PO #:  
 Title: Duluth Public Schools Denfeld High School Plaster Repair  
 Contractor: Kraus-Anderson Construction Company  
 Proposal Value: \$533,067.27

Sect.	Item	Modifier	UOM	Description	Line Total	
Labor	Equip.	Material	(Excluded if marked with an X)			
1	09 29 00 00 0074		LF	Corner Bead, Galvanized Steel For Gypsum Board	\$6,634.37	
			Installation	Quantity Unit Price Factor = Total		
				2,296.00 x 2.08 x 1.3892 = 6,634.37		

**Subtotal for WS 9A \$6,634.37**

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

**GCs**

2	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 warranty, expedited shipping costs, etc.). A copy of each receipt shall be submitted with the Price Proposal.	\$3,528.80
			Installation	Quantity Unit Price Factor = Total	
				3,208.00 x 1.00 x 1.1000 = 3,528.80	
			P&P bond		
3	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 warranty, expedited shipping costs, etc.). A copy of each receipt shall be submitted with the Price Proposal.	\$7,606.50
			Installation	Quantity Unit Price Factor = Total	
				6,915.00 x 1.00 x 1.1000 = 7,606.50	
			Permit		
4	01 56 16 00 0003		SF	6 Mil, Plastic Sheeting, Applied To Walls	\$2,030.45
			Installation	Quantity Unit Price Factor = Total	
				5,040.00 x 0.29 x 1.3892 = 2,030.45	
			Limit dust distribution throughout school		
5	01 56 16 00 0076		SF	Masonite For Temporary Floor Protection	\$9,895.55
			Installation	Quantity Unit Price Factor = Total	
				6,720.00 x 1.06 x 1.3892 = 9,895.55	
			More than standard due to stairways, plaster/painting, and active students in school		

**Subtotal for GCs \$23,061.30**

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

**Work Order Number:** 067249.00  
**Work Order Title:** Duluth Public Schools Denfeld High School Plaster Repair

Sect.	Item	Modifier	UOM	Description	Line Total	
Labor	Equip.	Material	(Excluded if marked with an X)			
<b>WS 1A</b>						
6	01 54 23 00 0005		CCF	Scaffolding With Bracing Accessories - Area Based On 3' Wide Sections (CCF / Month)	\$46,256.19	
			Installation	Quantity 1,100.00 x Unit Price 30.27 x Factor 1.3892 = Total 46,256.19		
7	01 54 23 00 0020		CCF	Up To 20' Height Heavy Duty Masonry Scaffolding Initial Erection And Final Dismantling, Per CCF Of Scaffolding And Accessories.	\$157,391.85	
			Installation	Quantity 2,525.00 x Unit Price 44.87 x Factor 1.3892 = Total 157,391.85		
				Scaffolding will erected and tore down in 7 different stairwell configurations. reason behind greater quantity.		
8	01 56 16 00 0018		SF	6 Mil, Reinforced, Plastic Sheeting, Applied To Scaffolding	\$3,559.13	
			Installation	Quantity 6,100.00 x Unit Price 0.42 x Factor 1.3892 = Total 3,559.13		
<b>Subtotal for WS 1A</b>					<b>\$207,207.17</b>	

Sect.	Item	Modifier	UOM	Description	Line Total	
Labor	Equip.	Material	(Excluded if marked with an X)			
<b>WS 26A</b>						
9	26 05 19 16 0014		MLF	#12 AWG Cable - Type THHN-THWN, 600 Volt Copper, Single Solid, Placed In Conduit	\$840.76	
			Installation	Quantity 1.20 x Unit Price 504.34 x Factor 1.3892 = Total 840.75		
10	26 05 33 23 0059		LF	#500, 3/4" x 17/32" One Piece Surface Metal Raceway	\$172.82	
			Installation	Quantity 40.00 x Unit Price 3.11 x Factor 1.3892 = Total 172.82		
11	26 05 33 23 0059 0310		MOD	For Concrete Or Masonry Surface, Add	\$5.56	
			Installation	Quantity 40.00 x Unit Price 0.10 x Factor 1.3892 = Total 5.56		
12	26 51 13 00 0028		EA	Removal And Reinstallation Of Surface Mounted Or Pendant Light Fixture	\$1,589.79	
			Installation	Quantity 13.00 x Unit Price 88.03 x Factor 1.3892 = Total 1,589.79		
<b>Subtotal for WS 26A</b>					<b>\$2,608.93</b>	

Sect.	Item	Modifier	UOM	Description	Line Total	
Labor	Equip.	Material	(Excluded if marked with an X)			
<b>WS 9A</b>						
13	01 74 19 00 0014		EA	20 CY Dumpster (3 Ton) "Construction Debris"Includes delivery of dumpster, rental cost, pick-up cost, hauling, and disposal fee. Non-hazardous material.	\$1,746.22	
			Installation	Quantity 3.00 x Unit Price 419.00 x Factor 1.3892 = Total 1,746.22		
				Plaster debris		
14	06 16 33 00 0013		SF	5/8" Interior BC Plywood Wall SheathingApplied to wall studs.	\$17,017.70	
		X	Installation	Quantity 12,250.00 x Unit Price 1.00 x Factor 1.3892 = Total 17,017.70		
				Excluded material		



Contractor's Price Proposal - Detail Continues..

Work Order Number: 067249.00  
 Work Order Title: Duluth Public Schools Denfeld High School Plaster Repair

Sect.	Item	Modifier	UOM	Description	Line Total
Labor	Equip.	Material	(Excluded if marked with an X)		
<b>WS 9A</b>					
15	06 16 33 00 0013	0008	MOD	For Ceiling Installation, Add	\$1,701.77
				Installation	
				Quantity	12,250.00
				Unit Price	0.10
				Factor	1.3892
				Total	1,701.77
16	07 92 13 00 0037		CLF	3/8" x 5/8" Joint, Polyurethane Sealant And Caulking	\$29,490.27
				Installation	
				Quantity	68.00
				Unit Price	312.18
				Factor	1.3892
				Total	29,490.27
17	09 22 13 00 0010		SF	1-1/2", 25 Gauge, 16" On Center, Installed On Ceilings, Hat Furring Channel	\$70,793.63
				Installation	
				Quantity	12,250.00
				Unit Price	4.16
				Factor	1.3892
				Total	70,793.63
18	09 22 13 00 0010	0427	MOD	For Ceilings >10' High, Add	\$6,977.26
				Installation	
				Quantity	12,250.00
				Unit Price	0.41
				Factor	1.3892
				Total	6,977.26
19	09 22 13 00 0010	0429	MOD	For 12" On Center, Add	\$11,742.21
				Installation	
				Quantity	12,250.00
				Unit Price	0.69
				Factor	1.3892
				Total	11,742.21
20	09 22 13 00 0010	0431	MOD	For 20 Gauge, Add	\$22,803.72
				Installation	
				Quantity	12,250.00
				Unit Price	1.34
				Factor	1.3892
				Total	22,803.72
21	09 22 36 23 0018		SF	3.4 LB/SY, Installed On Solid Surface, Self Furring, Flat Diamond, Expanded Metal Lath	\$4,934.16
				Installation	
				Quantity	1,505.00
				Unit Price	1.90
				Factor	1.3892
				Total	3,972.42
				Demolition	
				Quantity	1,505.00
				Unit Price	0.46
				Factor	1.3892
				Total	961.74
				Random plaster patching	
22	09 22 36 23 0018	0015	MOD	For Walls >10' High, Add	\$271.80
				Installation	
				Quantity	1,505.00
				Unit Price	0.13
				Factor	1.3892
				Total	271.80
23	09 22 36 23 0018	0019	MOD	For Up To 100, Add	\$1,066.28
				Installation	
				Quantity	1,505.00
				Unit Price	0.51
				Factor	1.3892
				Total	1,066.28
24	09 23 13 00 0022		SF	Sand Aggregate Three Coats Gypsum Plaster On Walls	\$14,823.39
				Installation	
				Quantity	1,505.00
				Unit Price	4.71
				Factor	1.3892
				Total	9,847.41
				Demolition	
				Quantity	1,505.00
				Unit Price	2.38
				Factor	1.3892
				Total	4,975.98
				Random plaster patching	
25	09 23 13 00 0022	0024	MOD	For Walls >10' High, Add	\$815.39
				Installation	
				Quantity	1,505.00
				Unit Price	0.39
				Factor	1.3892
				Total	815.39
26	09 23 13 00 0022	0036	MOD	For Up To 100, Add	\$4,097.86
				Installation	
				Quantity	1,505.00
				Unit Price	1.96
				Factor	1.3892
				Total	4,097.86
27	09 29 00 00 0013		SF	5/8" Type X Fire Rated Gypsum Board	\$17,868.59
				Installation	
				Quantity	12,250.00
				Unit Price	1.05
				Factor	1.3892
				Total	17,868.58

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

**Work Order Number:** 067249.00  
**Work Order Title:** Duluth Public Schools Denfeld High School Plaster Repair

Sect.	Item	Modifier	UOM	Description	Line Total	
Labor	Equip.	Material	(Excluded if marked with an X)			
<b>WS 9A</b>						
28	09 29 00 00 0013	0051	MOD	For Horizontal Installation >10' High, Add	\$6,466.73	
			Installation	Quantity 12,250.00 x Unit Price 0.38 x Factor 1.3892 = Total 6,466.73		
29	09 29 00 00 0060		SF	>10' High, Ceilings, Tape, Spackle And Finish Gypsum BoardUse this task for the entire wall area when the wall is >10' high.	\$13,103.63	
			Installation	Quantity 12,250.00 x Unit Price 0.77 x Factor 1.3892 = Total 13,103.63		
30	09 29 00 00 0066		LF	>10' High, Horizontal Corners, Tape, Spackle And Finish Gypsum BoardUse this task for the entire wall area when the wall is >10' high.	\$3,891.32	
			Installation	Quantity 2,296.00 x Unit Price 1.22 x Factor 1.3892 = Total 3,891.32		
				Special edge per detail 5/A.2		
31	09 29 00 00 0073		LF	Casing, Galvanized Steel J-Bead For Gypsum Board	\$7,304.19	
			Installation	Quantity 2,296.00 x Unit Price 2.29 x Factor 1.3892 = Total 7,304.19		
<b>Subtotal for WS 9A</b>					<b>\$236,916.12</b>	

Sect.	Item	Modifier	UOM	Description	Line Total	
Labor	Equip.	Material	(Excluded if marked with an X)			
<b>WS 9K</b>						
32	06 11 16 00 0086		LF	2" x 2" Wood Suspended Ceiling Framing	\$10,589.48	
			Installation	Quantity 4,592.00 x Unit Price 1.66 x Factor 1.3892 = Total 10,589.48		
				Furring strip between new rock and existing plywood/concrete		
33	09 91 23 00 0064		SF	Paint Interior Plaster/Drywall Walls, 2 Coats Paint, Brush/Roller Work	\$32,735.08	
			Installation	Quantity 23,802.00 x Unit Price 0.99 x Factor 1.3892 = Total 32,735.08		
34	09 91 23 00 0153		SF	Paint Interior Drywall/Plaster Ceiling, 2 Coats Paint, Brush/Roller Work	\$13,314.82	
			Installation	Quantity 9,042.00 x Unit Price 1.06 x Factor 1.3892 = Total 13,314.82		
<b>Subtotal for WS 9K</b>					<b>\$56,639.38</b>	

**Proposal Total** **\$533,067.27**

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

**The Percentage of NPP on this Proposal:** %