

**AIA****Document G731™ – 2019****Change Order, Construction Manager as Adviser Edition****PROJECT: (name and address)**

Harmony Learning Center Renovations

**OWNER: (name and address)**North St. Paul- Maplewood- Oakdale ISD  
6222520 East 12th Avenue  
North St. Paul, MN 55109**CONTRACTOR: (name and address)**

Berwald Roofing Company, Inc.

2440 North Charles Street  
North St. Paul, MN 555109**CONTRACT INFORMATION:**

Contract For: General Construction

Date:

**ARCHITECT: (name and address)**

Wold Architects &amp; Engineers

332 Minnesota Street, Suite  
W2000  
St. Paul, MN 55101**CHANGE ORDER INFORMATION:**

Change Order Number: 001

Date: 1/13/2025

**CONSTRUCTION MANAGER: (name and address)**

AP Midwest LLC

5500 Wayzata Blvd, Suite 600  
Minneapolis, MN 55426**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.)*

Item 001 Berwald Roof Insulation Savings Deductive Change Order. -\$33,682.00

The original Contract Sum was	\$	1,109,300.00
Net change by previously authorized Change Orders	\$	0.00
The Contract Sum prior to this Change Order was	\$	1,109,300.00
The Contract Sum will be decreased by this Change Order in the amount of	\$	33,682.00
The new Contract Sum including this Change Order will be	\$	1,075,618.00

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

The Contractor's Work shall be substantially complete on Unchanged.

**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, CONSTRUCTION MANAGER, CONTRACTOR, AND OWNER.**

Wold Architects &amp; Engineers

**ARCHITECT (Firm name)**

SIGNATURE

PRINTED NAME AND TITLE

DATE:

Berwald Roofing Company, Inc.

**CONTRACTOR (Firm name)**

SIGNATURE

PRINTED NAME AND TITLE

DATE:

AP Midwest LLC

**CONSTRUCTION MANAGER (Firm name)**

SIGNATURE

PRINTED NAME AND TITLE

DATE:

North St. Paul- Maplewood- Oakdale ISD 622

**OWNER (Firm name)**

SIGNATURE

PRINTED NAME AND TITLE

DATE:

# AIA® Document G731™ – 2019

## Change Order, Construction Manager as Adviser Edition

<b>PROJECT:</b> <i>(name and address)</i> Harmony Learning Center Renovations	<b>CONTRACT INFORMATION:</b> Contract For: General Construction Date: <b>ARCHITECT:</b> <i>(name and address)</i> Wold Architects & Engineers	<b>CHANGE ORDER INFORMATION:</b> Change Order Number: 004 Date: 1/13/2025 <b>CONSTRUCTION MANAGER:</b> <i>(name and address)</i> AP Midwest LLC
<b>OWNER:</b> <i>(name and address)</i> North St. Paul- Maplewood- Oakdale ISD 622 2520 East 12th Avenue North St. Paul, MN 55109	332 Minnesota Street, Suite W2000 St. Paul, MN 55101	5500 Wayzata Blvd, Suite 600 Minneapolis, MN 55426
<b>CONTRACTOR:</b> <i>(name and address)</i> Ebert, Inc. dba Ebert Companies 23350 County Road 10 Corcoran, MN 55357		

### 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.)*

Item 001 Tack Board removal and modifications not called out in plans in 11 locatoins. Add \$5,907.00

Item 002 Demo Ceiling A112 Add \$1,050.00

Item 003 Gyp fill above door in Upper Level Mechanical Room A215. Add \$1,815.00

Item 004 Deleting soffits and drywall. Adding ceiling tile. Deduct -\$18,756.00

Item 005 Rebar added to monumental sign and some dimesion changes. Regarding RFI 16. Deduct -\$3,901.00

Item 006 Fur out wall in A101. Laminate exterior CMU walls with gyp in A108, A111, A11B (not previously included). Add \$4,968.00

Total Deduct Change Order -\$8,917.00

The original Contract Sum was	\$ 2,072,000.00
Net change by previously authorized Change Orders	\$ 133,710.00
The Contract Sum prior to this Change Order was	\$ 2,205,710.00
The Contract Sum will be decreased by this Change Order in the amount of	\$ 8,917.00
The new Contract Sum including this Change Order will be	\$ 2,196,793.00

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

The Contractor's Work shall be substantially complete on Unchanged.

**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, CONSTRUCTION MANAGER, CONTRACTOR, AND OWNER.**

Wold Architects & Engineers  
ARCHITECT *(Firm name)*

AP Midwest LLC  
CONSTRUCTION MANAGER *(Firm name)*

Sean Kelly  
Sean Kelly (Feb 14, 2025 17:53 CST)

SIGNATURE

PRINTED NAME AND TITLE

DATE:

Ebert, Inc. dba Ebert Companies

CONTRACTOR (Print name)

Joshua Nichols  
Joshua Nichols (Jan 13, 2025 13:44 CST)

SIGNATURE

PRINTED NAME AND TITLE

DATE:

David Jaeger  
David Jaeger (Feb 17, 2025 11:06 CST)

SIGNATURE

PRINTED NAME AND TITLE

DATE:

North St. Paul- Maplewood- Oakdale ISD 622

OWNER (Print name)

Holly Butterfield  
Holly Butterfield (Feb 19, 2025 10:58 CST)

SIGNATURE

PRINTED NAME AND TITLE

DATE:

Sara Guyette  
Sara Guyette (Feb 19, 2025 12:50 CST)



# AIA® Document G731™ – 2019

## Change Order, Construction Manager as Adviser Edition

<b>PROJECT:</b> <i>(name and address)</i> Harmony Learning Center Renovations	<b>CONTRACT INFORMATION:</b> Contract For: General Construction Date:	<b>CHANGE ORDER INFORMATION:</b> Change Order Number: 005 Date: 2/6/2025
<b>OWNER:</b> <i>(name and address)</i> North St. Paul- Maplewood- Oakdale ISD 622 2520 East 12th Avenue North St. Paul, MN 55109	<b>ARCHITECT:</b> <i>(name and address)</i> Wold Architects & Engineers  332 Minnesota Street, Suite W2000 St. Paul, MN 55101	<b>CONSTRUCTION MANAGER:</b> <i>(name and address)</i> AP Midwest LLC  5500 Wayzata Blvd, Suite 600 Minneapolis, MN 55426
<b>CONTRACTOR:</b> <i>(name and address)</i> Ebert, Inc. dba Ebert Companies 23350 County Road 10 Corcoran, MN 55357		

### 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.)*

Item 001 Added Gyp Insulation Add \$13,788.00

Item 002 Lower level restroom floor cutting needed for plumbing. Not in original drawings. Add \$4,148.00

Item 003 This Field Work Order 005 includes masonry fills for fire extinguishers, drinking fountains, misc. mechanical patching and PR 004 OH. Add \$5,482.00

Total Add change order \$23,418.00

The original Contract Sum was	\$ 2,072,000.00
Net change by previously authorized Change Orders	\$ 124,793.00
The Contract Sum prior to this Change Order was	\$ 2,196,793.00
The Contract Sum will be increased by this Change Order in the amount of	\$ 23,418.00
The new Contract Sum including this Change Order will be	\$ 2,220,211.00

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

The Contractor's Work shall be substantially complete on Unchanged.

**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, CONSTRUCTION MANAGER, CONTRACTOR, AND OWNER.**

Wold Architects & Engineers

**ARCHITECT** *(Firm name)*

Sean Kelly (Feb 14, 2025 4:21 EST)

**SIGNATURE**

**PRINTED NAME AND TITLE**

**DATE:**

Ebert, Inc. dba Ebert Companies

**CONTRACTOR** *(Firm name)*

AP Midwest LLC

**CONSTRUCTION MANAGER** *(Firm name)*

David Jaeger (Feb 17, 2025 11:07 CST)

**SIGNATURE**

**PRINTED NAME AND TITLE**

**DATE:**

North St. Paul- Maplewood- Oakdale ISD 622

**OWNER** *(Firm name)*

Josh Nichols  
Josh Nichols (Feb 6, 2025 11:44 CST)

SIGNATURE

PRINTED NAME AND TITLE

DATE:

Holly Butterfield  
Holly Butterfield (Feb 19, 2025 10:56 CST)

SIGNATURE

PRINTED NAME AND TITLE

DATE:

Sara Guyette  
Sara Guyette (Feb 19, 2025 12:49 CST)

# AIA® Document G731™ – 2019

## Change Order, Construction Manager as Adviser Edition

<b>PROJECT:</b> <i>(name and address)</i> Harmony Learning Center Renovations	<b>CONTRACT INFORMATION:</b> Contract For: General Construction Date: <b>ARCHITECT:</b> <i>(name and address)</i> Wold Architects & Engineers	<b>CHANGE ORDER INFORMATION:</b> Change Order Number: 002 Date: 1/13/2025 <b>CONSTRUCTION MANAGER:</b> <i>(name and address)</i> AP Midwest LLC
<b>OWNER:</b> <i>(name and address)</i> North St. Paul- Maplewood- Oakdale ISD 622 2520 East 12th Avenue North St. Paul, MN 55109	332 Minnesota Street, Suite W2000 St. Paul, MN 55101	5500 Wayzata Blvd, Suite 600 Minneapolis, MN 55426
<b>CONTRACTOR:</b> <i>(name and address)</i> Laketown Electric 8470 State Highway 5 Waconia, MN 55387		

### 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.)*

Item 001 Rerouting circuit box that is in the current upper level workroom. It has moved as there is a cabinet and counter in the way and not to code. Add \$19,962.00

Item 002 PR017 added scope. Included in RFI#46. Pulling cable for missed camera. Add \$444.00

Total Add Change Order \$20,406.00

The original Contract Sum was	\$ 1,600,000.00
Net change by previously authorized Change Orders	\$ 42,078.00
The Contract Sum prior to this Change Order was	\$ 1,642,078.00
The Contract Sum will be increased by this Change Order in the amount of	\$ 20,406.00
The new Contract Sum including this Change Order will be	\$ 1,662,484.00

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

The Contractor's Work shall be substantially complete on Unchanged.

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

Wold Architects & Engineers

ARCHITECT *(Firm name)*

  
SIGNATURE

PRINTED NAME AND TITLE

DATE:

Laketown Electric

CONTRACTOR *(Firm name)*

AP Midwest LLC

CONSTRUCTION MANAGER *(Firm name)*

  
SIGNATURE

PRINTED NAME AND TITLE

DATE:

North St. Paul- Maplewood- Oakdale ISD 622

OWNER *(Firm name)*

Kurt Perastorf  
Kurt Perastorf (Jan 14, 2025 15:54 CST)

SIGNATURE

PRINTED NAME AND TITLE

DATE:

Janet  
Janet (Feb 19, 2025 12:58 CST)

SIGNATURE

PRINTED NAME AND TITLE

DATE:

Sara Guyette  
Sara Guyette (Feb 19, 2025 12:49 CST)



# AIA® Document G731™ – 2019

## Change Order, Construction Manager as Adviser Edition

**PROJECT: (name and address)**

Harmony Learning Center Renovations

**OWNER: (name and address)**

North St. Paul- Maplewood- Oakdale ISD  
622

2520 East 12th Avenue  
North St. Paul, MN 55109

**CONTRACTOR: (name and address)**

Mulcahy Nickolaus  
2980 Granada Lane N  
Oakdale, MN 55128

**CONTRACT INFORMATION:**

Contract For: General Construction

Date:

**ARCHITECT: (name and address)**

Wold Architects & Engineers

332 Minnesota Street, Suite  
W2000  
St. Paul, MN 55101

**CHANGE ORDER INFORMATION:**

Change Order Number: 002

Date: 1/13/2025

**CONSTRUCTION MANAGER: (name and address)**

AP Midwest LLC

5500 Wayzata Blvd, Suite 600  
Minneapolis, MN 55426

**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.)

Item 001 Deleting soffits adn drywall. Adding ceiling tile in every UL and LL classroom. -\$1,502.00

The original Contract Sum was	\$	66,000.00
Net change by previously authorized Change Orders	\$	2,786.00
The Contract Sum prior to this Change Order was	\$	68,786.00
The Contract Sum will be decreased by this Change Order in the amount of	\$	1,502.00
The new Contract Sum including this Change Order will be	\$	67,284.00

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

The Contractor's Work shall be substantially complete on Unchanged.

**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, CONSTRUCTION MANAGER, CONTRACTOR, AND OWNER.**

Wold Architects & Engineers

**ARCHITECT (Firm name)**



**SIGNATURE**

**PRINTED NAME AND TITLE**

**DATE:**

Mulcahy Nickolaus

**CONTRACTOR (Firm name)**



**SIGNATURE**

**PRINTED NAME AND TITLE**

**DATE:**

AP Midwest LLC

**CONSTRUCTION MANAGER (Firm name)**



**SIGNATURE**

**PRINTED NAME AND TITLE**

**DATE:**

North St. Paul- Maplewood- Oakdale ISD 622

**OWNER (Firm name)**



**SIGNATURE**

**PRINTED NAME AND TITLE**

**DATE:**





# AIA® Document G731™ – 2019

## Change Order, Construction Manager as Adviser Edition

**PROJECT: (name and address)**

Harmony Learning Center Renovations

**OWNER: (name and address)**

North St. Paul- Maplewood- Oakdale ISD  
622

2520 East 12th Avenue  
North St. Paul, MN 55109

**CONTRACTOR: (name and address)**

Superset Flooring & Tile  
13860 Industrial Park Blvd  
Plymouth, MN 55441

**CONTRACT INFORMATION:**

Contract For: General Construction  
Date:

**ARCHITECT: (name and address)**

Wold Architects & Engineers

332 Minnesota Street, Suite  
W2000  
St. Paul, MN 55101

**CHANGE ORDER INFORMATION:**

Change Order Number: 001

Date: 1/13/2025

**CONSTRUCTION MANAGER: (name and address)**

AP Midwest LLC

5500 Wayzata Blvd, Suite 600  
Minneapolis, MN 55426

**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.)

Item 001 This change is for the entrance floor mats. Includes demo and self-leveling concrete. CPT-2 carpet added. \$1,485.00

The original Contract Sum was	\$ 385,000.00
Net change by previously authorized Change Orders	\$ 0.00
The Contract Sum prior to this Change Order was	\$ 385,000.00
The Contract Sum will be increased by this Change Order in the amount of	\$ 1,485.00
The new Contract Sum including this Change Order will be	\$ 386,485.00

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

The Contractor's Work shall be substantially complete on Unchanged.

**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, CONSTRUCTION MANAGER, CONTRACTOR, AND OWNER.**

Wold Architects & Engineers

**ARCHITECT (Firm name)**



**SIGNATURE**

**PRINTED NAME AND TITLE**

**DATE:**

Superset Flooring & Tile

**CONTRACTOR (Firm name)**



**SIGNATURE**

**PRINTED NAME AND TITLE**

**DATE:**

AP Midwest LLC

**CONSTRUCTION MANAGER (Firm name)**



**SIGNATURE**

**PRINTED NAME AND TITLE**

**DATE:**

North St. Paul- Maplewood- Oakdale ISD 622

**OWNER (Firm name)**



**SIGNATURE**

**PRINTED NAME AND TITLE**

**DATE:**

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User Notes:

(3B9ADA41)

# **AIA® Document G731™ – 2019**

## **Change Order, Construction Manager as Adviser Edition**

**PROJECT:** (name and address)  
Harmony Learning Center Renovations

**OWNER:** (name and address)  
North St. Paul- Maplewood- Oakdale ISD  
622  
2520 East 12th Avenue  
North St. Paul, MN 55109

**CONTRACTOR:** (name and address)  
Twin City Acoustics  
9449 Science Center Drive  
Suite 100  
New Hope, MN 55428

**CONTRACT INFORMATION:**  
Contract For: General Construction  
Date:

**ARCHITECT:** (name and address)  
Wold Architects & Engineers  
332 Minnesota Street, Suite  
W2000  
St. Paul, MN 55101

**CHANGE ORDER INFORMATION:**

Change Order Number: 002  
Date: 1/13/2025  
**CONSTRUCTION MANAGER:** (name and address)  
AP Midwest LLC

5500 Wayzata Blvd, Suite 600  
Minneapolis, MN 55426

### **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.)

Item 001 Deleteing soffits and drywall. Adding ceiling tile. \$11,490.00

The original Contract Sum was	\$	112,475.00
Net change by previously authorized Change Orders	\$	-2,542.00
The Contract Sum prior to this Change Order was	\$	109,933.00
The Contract Sum will be increased by this Change Order in the amount of	\$	11,490.00
The new Contract Sum including this Change Order will be	\$	121,423.00

The Contract Time will be unchanged by Zero (0) days.  
The Contractor's Work shall be substantially complete on Unchanged.

**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, CONSTRUCTION MANAGER, CONTRACTOR, AND OWNER.**

Wold Architects & Engineers

**ARCHITECT** (Firm name)

  
David P. Wold (Jan 13, 2025 10:41 CST)

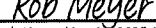
**SIGNATURE**

**PRINTED NAME AND TITLE**

**DATE:**

Twin City Acoustics

**CONTRACTOR** (Firm name)

  
Rob Meyer (Jan 13, 2025 12:20 CST)

**SIGNATURE**

**PRINTED NAME AND TITLE**

**DATE:**

AP Midwest LLC

**CONSTRUCTION MANAGER** (Firm name)

  
David P. Wold (Jan 13, 2025 10:41 CST)

**SIGNATURE**

**PRINTED NAME AND TITLE**

**DATE:**

North St. Paul- Maplewood- Oakdale ISD 622

**OWNER** (Firm name)

  
Holly Bostrom (Jan 13, 2025 10:59 CST)

**SIGNATURE**

**PRINTED NAME AND TITLE**

**DATE:**

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User Notes:

(3B9ADA41)

# **AIA® Document G701® – 2017**

## Change Order

<b>PROJECT: (Name and address)</b> North High School Gym Improvements (242150) 2416 Eleventh Avenue Saint Paul, Minnesota 55109	<b>CONTRACT INFORMATION:</b> Contract For: General Construction  Date: January 28, 2025	<b>CHANGE ORDER INFORMATION:</b> Change Order Request Number: One (1)  Date: February 26, 2025
<b>OWNER: (Name and address)</b> Independent School District #622 2520 Twelfth Avenue East North Saint Paul, Minnesota 55109	<b>ARCHITECT: (Name and address)</b> Wold Architects and Engineers 332 Minnesota Street, Suite W2000 Saint Paul, Minnesota 55101	<b>CONTRACTOR: (Name and address)</b> Versacon, Inc. 9443 Science Center Drive Minneapolis, Minnesota 55428

### 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.)





Provide four (4) basketball hoops with bent mast style in lieu of straight mast style, as requested by Owner. Add \$2,545.00

### TOTAL CHANGE ORDER NO. 1 ADD \$2,545.00

The original Contract Sum was	\$ 743,900.00
The net change by previously authorized Change Orders	\$ 0.00
The Contract Sum prior to this Change Order was	\$ 743,900.00
The Contract Sum will be increased by this Change Order in the amount of	\$ 2,545.00
The new Contract Sum including this Change Order will be	\$ 746,445.00
The Contract Time will be unchanged by Zero (0) days.	
The date of Substantial Completion will be August 8, 2025.	

**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.

<b>Wold Architects and Engineers</b> <b>ARCHITECT (Firm name)</b>  <b>SIGNATURE</b> Sean W. Kelly   AIA, Associate <b>PRINTED NAME AND TITLE</b> February 26, 2025 <b>DATE</b>	<b>Versacon, Inc.</b> <b>CONTRACTOR (Firm name)</b>  <b>SIGNATURE</b> Charles Zierhut President <b>PRINTED NAME AND TITLE</b> 2/26/2025 <b>DATE</b>	<b>Independent School District #622</b> <b>OWNER (Firm name)</b>  <b>SIGNATURE</b> Sara Guye He, Operations Director <b>PRINTED NAME AND TITLE</b> 2/27/25 <b>DATE</b>  2/27/25
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