


**AIA Document G701™ – 2017**

## Change Order

**PROJECT:** (Name and address)  
21019 - Minot City Hall Rehabilitation  
City Project 4466

**CONTRACT INFORMATION:**  
Contract For: General Construction  
Date: 01/17/2022

**CHANGE ORDER INFORMATION:**  
Change Order Number: 001  
Date: 06/07/2022

**OWNER:** (Name and address)  
City of Minot  
515 2nd Avenue SW  
Minot, ND 58702

**ARCHITECT:** (Name and address)  
JLG Architects  
416 East Main Avenue  
Bismarck, ND 58501

**CONTRACTOR:** (Name and address)  
Rolac Contracting, Inc.  
2730 30th Street NW  
Minot, ND 58703

### 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.)

As per PR-001 and all assoiated backup documentaion. (Cooling Tower Pump Replacement) Add cost of \$ 8,256.00

The original Contract Sum was	\$ 9,520,250.00
The net change by previously authorized Change Orders	\$ 0.00
The Contract Sum prior to this Change Order was	\$ 9,520,250.00
The Contract Sum will be increased by this Change Order in the amount of	\$ 8,256.00
The new Contract Sum including this Change Order will be	\$ 9,528,506.00

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

The new date of Substantial Completion will be 4/12/2023

**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.

JLG Architects

**ARCHITECT** (Firm name)

DocuSigned by:



D97B79F5A5D943B...

**SIGNATURE**

Nate Ziegler, Sr. Construction Service  
Specialist

**PRINTED NAME AND TITLE**

06/07/2022

**DATE**

Rolact Contracting, Inc.

**CONTRACTOR** (Firm name)

DocuSigned by:



204819DC008244F...

**SIGNATURE**

Jason Sanders, President

**PRINTED NAME AND TITLE**

06/07/2022

**DATE**

City of Minot

**OWNER** (Firm name)

DocuSigned by:



19ABC7EF764C4F2...

**SIGNATURE**

Lance Meyer, City Engineer

**PRINTED NAME AND TITLE**

06/07/2022

**DATE**



## Review of Costing for issued PRs 01, 02, 03, 04, 05

JLG 20019 Minot City Hall Rehabilitation

Issued: June 6, 2022

To: CC:

June 6, 2022

Lance Meyer  
City of Minot

Lance Meyer  
City of Minot, City Engineer  
1025 31<sup>st</sup> Street SE  
Minot ND. 58701

Eric Hoffer  
JLG Architects

File  
JLG Architects

### Review of costing PR-01, PR-02, PR-03, PR-04, PR-05

JLG project number 21019

Greeting Lance,

JLG has received and reviewed the costing of the above listed Proposals Requests (PRs.) Here are our review comments.

#### PR-001. Cooling Tower Replacement Pump.

JLG and Prairie Engineering have reviewed the received costing, and find it to be commensurate of the scope as requested per this PR. The cost of this additional scope is \$ 8,256.00. As noted by Prairie, this is for the pump replacement only, and does not include electrical hookup that wasn't implied by the PR.

- JLGs had issued an OPC which was \$144 higher than the returned change request amount. PR-001 is determined to be necessary and reasonable to accept.

#### PR-002. Enhanced Air Filtration - Per City Request.

JLG and Prairie Engineering have reviewed the costing, and find it to be commensurate of the scope as requested per this PR. The cost of this additional scope is \$ 33,170.00

#### PR-003. Owner Supplied Cooling Tower. -It has been noted from owner leadership, that they do not wish to pursue this PR.

~~JLG and Prairie Engineering have reviewed the costing, and find it to be commensurate of the scope as requested per this PR. The cost of this additional scope is \$ 27,227.00~~

#### PR-004. Third Floor Demolition Scope.

JLG has reviewed the received costing, and find it to be commensurate of the scope as requested per this PR. The cost of this additional scope is \$ 43,663.00 which equates to rough \$15 per square foot and comparative to project of this type.

- The received contractor change request is \$290.50 (.6%) higher than the JLG Issued OPC. PR-004 is determined to be necessary and reasonable to accept.

#### PR-005. 3<sup>rd</sup> Floor Powered Blinds. (To Be reissued for updated costing, not to include the City Manager's Office.)

~~JLG and Prairie Engineering have reviewed the costing, and find it to be commensurate of the scope as requested per this PR. The cost of this additional scope is \$ 7,567.00~~

Please let us know how City Leadership would with to proceed with these scope items above.

Respectfully submitted,  
Thank you



## Opinion for Probable Costs PR 01

JLG 20019 Minot City Hall Rehabilitation

Issued: 2/22/2022

To: CC:

February 22<sup>nd</sup>, 2022

Lance Meyer  
City of Minot, City Engineer  
1025 31<sup>st</sup> Street SE  
Minot ND. 58701

Lance Meyer  
City of Minot

Eric Hoffer  
JLG Architects

File  
JLG Architects

**Costing PR-01**  
JLG project number 21019

The existing cooling tower pump was noted per the construction documentation to remain and be used "as-is," as part of the Minot City Hall Rehabilitation Project.

The condition of this pump was found to be non-useable, and this work is considered a changed condition to that of the contract documents.

The design team has prepared the following opinion of probable cost (OPC) as a baseline for comparison to the submitted contractor proposed pricing. Upon receipt of the contractor's cost proposal for the above scope of work, the design team will compare with the OPC and provide a cost reasonableness review for consideration by the owner.

### PR-001. Cooling Tower Replacement Pump.

Description	Unit Cost	Quantity	Total
Requested Pump	\$ 5,500.00	1	\$ 5,500.00
Sub-contract Labor	\$ 2,500.00	1	\$ 2,500.00
GC. OH Profit and Mark up	\$ 8,000.00	@ 5% of Subcontract scope	\$ 400.00
General Conditions and Escalation Factor			
Market Contingency			
<b>Total Opinion of Probable Cost</b>			<b>\$ 8,400.00</b>

Disclaimer: The OPC was extrapolated from the original bid values and/or is derived from typical known industry standard unit pricing. Unit costing does not take into account actual current local market conditions, availability of contractor labor, contractor reimbursables, material availability, work that is currently in place that may have to be modified, contractor logistics and coordination, or any other unforeseen conditions that may affect material quantity or unit costs. The design team does not guarantee contractor pricing will be in alignment with the OPC. The design team is not liable for variations, inconsistencies, errors, or omissions related to the OPC.

Respectfully submitted,  
Thank you,



**Prairie  
Engineering, P.C.**  
Professional Consulting Engineers

1905 17<sup>th</sup> Street Southeast  
Minot, North Dakota 58701  
Phone: (701) 852-6363

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April 26, 2022

Nate Ziegler  
JLG Architects

RE: Minot City Hall  
Project No. 21018  
EPR M-1

Dear Mr Ziegler,

Via this letter, we are transmitting one copy of the Proposal Request 001 in the amount of \$8,256.00

The additional work consists of replacing the existing cooling tower pump as requested by the owner and modifying the electrical starter to accommodate the larger motor.

We have reviewed the contractor's substantiating data included with the proposal, and it appears that the submitted costs are withing the norm. However, any costs related to the electrical starter are not included in the documents. We recommend that the contractor verify there is no change of cost for electrical work.

Please review and take appropriate action. Don't hesitate to call if any questions should arise.

Respectfully,

Caleb Bulow

Enclosure

cc: File



## PROPOSAL REQUEST

Project: Minot City Hall Rehabilitation	Date: 3/15/2022	PR No. 001
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***Change Order Submitted To:***

Company: JLG Architects	Attention: Nate Ziegler
Address: 416 Main Ave	Phone: 701-837-0302
City/State/Zip: Bismarck, ND 58501	Email: NZiegler@jlgarchitects.com

Our proposed cost for the requested changes is as follows:

Cost to provide work necessary for PR-001 (EPR-M001) Replacement of Cooling Tower Pump as per attached breakdown is as follows:

PR-001 Cost: \$ 8,256.00

Proposal is valid for 30 days

Authorized Signature: \_\_\_\_\_

A handwritten signature in blue ink, appearing to read "Nate Ziegler", is placed over a small rectangular box.

### Acceptance of Change Order

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified.

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

Signature: \_\_\_\_\_

## City Hall Rehab.xlsx

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
39	Description	quant	unit	X	u. lab	labor	u. mat	material	u. equ.	equip.	u. sub	subs	totals	Err Check	remarks
40						-		-				-	-		
41	Mechanical Cost	1	ls			-		-			7785	7,785	7,785		Mowbray
42						-		-			-	-	-		
43						-		-			-	-	-		
44						-		-			-	-	-		
45						-		-			-	-	-		
46						-		-			-	-	7,785		Subtotal
47						-		-			-	-	78		1% Bond
48						-		-			-	-	7,863		Subtotal
49						-		-			-	-	393		5% OH/Profit
50						-		-			-	-	8,256		<b>TOTAL</b>
51						-		-			-	-	-		
52						-		-			-	-	-		
53						-		-			-	-	-		
54						-		-			-	-	-		
55						-		-			-	-	-		
56						-		-			-	-	-		
57						-		-			-	-	-		
58						-		-			-	-	-		
59															



Mechanical Contractors – Since 1916

328 20th Ave SE ~ P.O. Box 878  
 Minot, ND 58702-0878  
 Phone: 701-852-1491  
 Fax: 701-839-5869  
 ML #79384

## CHANGE ORDER REQUEST ~ Construction Cost Estimate Breakdown

<b>Project:</b>	<b>Project Number:</b>		<b>Date:</b>		
Minot City Hall	22-P002		3-Mar-2022		
<b>Modification:</b>	<b>Contract Number:</b>		<b>Work Location:</b>		
PR-1, M-1 Repalce Existing Cooling Tower Pump	Per RoLac		Minot, ND		
Line #	Material Description	UOM	Qty.	Unit \$	Material Totals
1)	Demo Existing Pump	Each	1	\$10.00	\$10.00
2)	Demo Existing Flanges	Each	2	\$5.00	\$10.00
3)	New B&G e-80 4x4x9.5B, 7.5 HP Pump	each	1	\$3,673.00	\$3,673.00
4)	5" Flanges	each	2	\$123.00	\$246.00
5)	Misc Pipe Spool, Consumables Hardware	lot	1	\$93.00	\$93.00
6)	Welder/Groover	each	1	\$50.00	\$50.00
7)					\$0.00
8)					\$0.00
9)					\$0.00
10)					\$0.00
11)	<b>Material Subtotal</b>				<b>\$4,082.00</b>
12)	<b>Tax</b>		7.50%		<b>\$306.15</b>
13)	<b>Material Total</b>				<b>\$4,388.15</b>
	<b>Labor Costs</b>	Qty.	Average Rate	<b>Labor Totals</b>	
14)	Hours	24	\$98.00	\$2,352.00	
15)	Truck and Travel per mile	0	\$0.75	\$0.00	
16)	Subsistance per day per man	0	\$96.00	\$0.00	
17)	<b>Labor Total</b>			<b>\$2,352.00</b>	
18)	<b>Subtotal Material and Labor Direct Costs</b>			<b>\$6,740.15</b>	
19)	<b>Overhead</b>		10%	<b>\$674.02</b>	
20)	<b>Subtotal w/ Overhead</b>			<b>\$7,414.17</b>	
21)	<b>Profit</b>		5%	<b>\$370.71</b>	
22)	<b>Subtotal w/ Overhead &amp; Profit</b>			<b>\$7,784.87</b>	
	<b>Subcontractors</b>			<b>Subcontractor Totals</b>	
23)	None ~ No Insulation Patching, None Existing			\$0.00	
24)				\$0.00	
25)				\$0.00	
26)	<b>Overhead on Subcontractors</b>		5%	\$0.00	
27)	<b>Subcontractor Total</b>			<b>\$0.00</b>	
28)	<b>Change Order Subtotal</b>			<b>\$7,784.87</b>	
29)	<b>Bond</b>		0%	\$0.00	
30)	<b>FIELD ORDER TOTAL</b>			<b>\$7,785.00</b>	
Approved By:	Company	Name	Signature	Date	
Contractor	Mowbray and Son Plg. & Htg.	Travis Mowbray, V.P.	<i>Travis Mowbray</i>	3-Mar-22	
Engineer					
Architect					
Owner					

Note: This proposal may be withdrawn by us if not accepted within 30 Days.

0 Calendar Day extension to contract required upon acceptance of the above changes

Omit: No Insulation Patching - None on Existing Piping



2700 Blue Water Road, Suite #100 Eagan, Minnesota 55121

Phone (651)-686-8580 • Fax (651)-686-8588

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

Quote ID: QUO-59181-M2G1P2 **\*\*\*BUY PRICING\*\*\***

**Job Name: Minot City Hall Renovation**

**Location: Minot, ND**

**Bid Date: 12/07/2021**

**Engineer: Prairie Engineering - Minot**

**Today's Date: 03/02/2022**

The quantities and product stated below represent our best judgment as to requirements but no responsibility is assumed for errors. All subject to correction. Prices subject to change without notice. All agreements and sales subject to strikes, accidents or causes beyond our control. We are not liable for consequential damages. All sales or other taxes, if any, shall be paid by purchaser.

PRICING IS FOB Shipping Point, FREIGHT ALLOWED

Please reference Quote ID Number on all correspondence.

Qty	Description	Total Net Price
<b>ENGINEER'S PROPOSAL REQUEST M-1</b>		
1	B&G In-Line Pump Series e-80, Model e-80, 4 x 4 x 9.5B, SS, 7.5 HP, 1800 RPM, with 7.625" Impeller, STD-Buna/Carbon/Ceramic/SS/Bronze Seal, BG Choice, ODP, Nema Premium Efficient, 230/460/3/60 Motor, 370 gpm, 40 ft Wt: 335 lbs ea. Tag: CST-1	<b>Total ENGINEER'S PROPOSAL REQUEST M-1</b> <b>\$ 3,673.00</b>

**\*\*\*BUY PRICING\*\*\***