


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: 002
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-004 and all associated backup documentation. (3rd Floor Demolition of Tenant Area) Add cost of \$ 43,663.00

| | |
|--|-----------------|
| The original Contract Sum was | \$ 9,520,250.00 |
| The net change by previously authorized Change Orders | \$ 8,256.00 |
| The Contract Sum prior to this Change Order was | \$ 9,528,506.00 |
| The Contract Sum will be increased by this Change Order in the amount of | \$ 43,663.00 |
| The new Contract Sum including this Change Order will be | \$ 9,572,169.00 |

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)

Rolac Contracting, Inc.
CONTRACTOR (Firm name)

City of Minot
OWNER (Firm name)

SIGNATURE

SIGNATURE

SIGNATURE

Nate Ziegler, Sr. Construction Service
Specialist

Jason Sanders, President

Lance Meyer, City Engineer

PRINTED NAME AND TITLE

PRINTED NAME AND TITLE

PRINTED NAME AND TITLE

06/07/2022

06/07/2022

06/07/2022

DATE

DATE

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 31st 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. 3rd 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 04

JLG 20019 Minot City Hall Rehabilitation

Issued: 3/16/2022

To: CC:

March 16th, 2022

Lance Meyer
City of Minot, City Engineer
1025 31st Street SE
Minot ND. 58701

Lance Meyer
City of Minot

Eric Hoffer
JLG Architects

File
JLG Architects

Costing PR-04

JLG project number 21019

Owner/Leadership has requested costing, for demolition and removal of an indicated portion of the 3rd floor, which is currently not reflected to be removed or altered, per the construction documents.

The original plan for the space as designated in PR4 was to leave the space "as-is" until the city needed to grow into this space. Thus, the plans as bid did not address improvements to this area. After the project was bid and awarded, the city realized the noise, disruption, and dust associated with a future demolition in an occupied condition of the building will be too much of a disruption for city operations. The city feels, now would be an appropriate time to demolish the space to avoid the future disruption and save on future cost escalations due to inflation."

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-004. 3rd Floor Tenant Area Demolition and Removals.

| Description | Unit Cost | Quantity | Total |
|--|------------|---------------------------|---------------------|
| Common Demolition Rate | \$15 psf. | 2363 square/feet | \$ 35,400.00 |
| Electrical Demo and Circuit work | \$2.5 psf. | 2363 square/feet | \$ 5,907.50 |
| Gc. OH Profit and Mark up | | @ 5% of Subcontract scope | \$ 2,065.00 |
| General Conditions and Escalation Factor | | | |
| Market Contingency | | | |
| Total Opinion of Probable Cost | | | \$ 43,372.50 |

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,

JLG Architects | Nate Ziegler
Minot, ND 58701 | p.701.839.0518 | c.701.240.0232 | nziegler@jlgarchitects.com



PROPOSAL REQUEST

| | | |
|---|--------------|------------|
| Project: Minot City Hall Rehabilitation | Date: 5/9/22 | PR No. 004 |
|---|--------------|------------|

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-004 – 3rd Floor Demolition as per attached breakdown is as follows:

PR-004 Cost: \$ 43,663.00

Proposal is valid for 30 days

Authorized Signature: _____

A handwritten signature in blue ink, appearing to read "Nate Ziegler".

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 (version 1)

| | 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 | General demolition quote | 1 | ls | | | - | - | - | - | - | 35637.7 | 35,638 | 35,638 | | |
| 42 | Electrical demolition quote | 1 | ls | | | - | - | - | - | - | 5534.66 | 5,535 | 5,535 | | |
| 43 | | | | | | - | - | - | - | - | - | - | - | | |
| 44 | | | | | | - | - | - | - | - | - | - | - | | |
| 45 | | | | | | - | - | - | - | - | - | - | 41,172 | Subtotal | |
| 46 | | | | | | - | - | - | - | - | - | - | 412 | 1% Bond | |
| 47 | | | | | | - | - | - | - | - | - | - | 41,584 | Subtotal | |
| 48 | | | | | | - | - | - | - | - | - | - | 2,079 | 5% OH/Profit | |
| 49 | | | | | | - | - | - | - | - | - | - | 43,663 | TOTAL | |
| 50 | | | | | | - | - | - | - | - | - | - | - | | |
| 51 | | | | | | - | - | - | - | - | - | - | - | | |
| 52 | | | | | | - | - | - | - | - | - | - | - | | |
| 53 | | | | | | - | - | - | - | - | - | - | - | | |
| 54 | | | | | | - | - | - | - | - | - | - | - | | |
| 55 | | | | | | - | - | - | - | - | - | - | - | | |
| 56 | | | | | | - | - | - | - | - | - | - | - | | |
| 57 | | | | | | - | - | - | - | - | - | - | - | | |
| 58 | | | | | | | | | | | | | | | |

Dynamic Sawing & Coring, LLC

10420 S Project Rd
 PO Box 236
 Burlington, ND 58722

Estimate

| Date | Estimate # |
|-----------|------------|
| 3/21/2022 | 032122ROL |

| Name / Address |
|---|
| Rolac Contracting PO Box 1872 1800 Valley St. Minot, ND 58701-6076 |

| Jobsite |
|------------------------|
| City Hall Minot, ND |

| Project | | |
|--|--------------|-------------|
| Description | Qty | U/M |
| *** PR-004 3rd Floor Demo *** | | |
| Demo GWB wall with stud framing and disposal | 3,684 | sqft |
| Demo VCT / Ceramic Tile / Carpet Flooring and disposal per sqft | 2,362 | sqft |
| Demo ACT Ceiling grid and disposal per sqft | 2,362 | sqft |
| Demo Door/ Window frame and disposal per door/window (door 3,0x7,0 and window 5,0x5,0) | 2 | ea |
| General Demo Unskilled Labor Rate per Laborer | 160 | Hr |
| Rented equipment | 0 | |
| Mobilization Cost | 2 | |
| Miscellaneous expenses | 1 | |
| Disposal of debris (desks, cupboards, dividers, etc) | 1 | |
| Prime contractor is responsible for all marking and layout, water, and power. Will require area to stage up to 2 roll offs. Will require staging of one roll off on central avenue. Excludes demo of elevator, escalator, electrical, mechanical, plumbing, concrete, concrete cutting or demo of vault doors. | | |
| Estimate good for 30 days | Total | \$35,637.70 |

Change Request Proposal

Project: 42750 / CITY HALL REHABILITATION
 (name and address) 15 2ND AVE SW
 MINOT, ND 58701

Customer: ROLAC CONTRACTING, INC.

Change request number: 1001
 Description: PR-004 - DEMO Area A - To begin, as soon as possible, and concurrent with existing work scope.
 Area B - To begin TBD once Northland IT moves to their downstairs location.

Notice to Proceed

Submitted date: 03/22/22
 Received date:
 Rough order of magnitude: 0.00

Status: PROPOSED C
 Origination date: 03/16/22

Quotation

Submitted date: 03/22/22
 Due date:
 Submitted amount: 5,534.66
 Requested days delay: 0

Notes

Extents of demolition would include the following:
 All interior finishes. (Floors, Walls Ceilings, and Grids.) All exterior furring. Also Gwb. on the inside face of demising walls only. FA systems, and overhead MEP serving the area, shall remain operational and to provide, general lighting, and climate control to the area, until future fit up/ build out occurs.
 MC and EC to combine lighting and heat/air to be on a single switch leg and t-stat if practical to do so.

Revenue Detail

| Billing Item | Description | Revenue |
|----------------|-------------|----------|
| 011 | PR-004 | 5,534.66 |
| Total Revenue: | | 5,534.66 |

Contractor Pricing

| Phase Code / Description | Cost Type | Quantity | UM | Amount |
|------------------------------------|------------------|----------|----|----------|
| 001 STANDARD PHASE | M DIRECT MTRL | | | 759.19 |
| 001 STANDARD PHASE | L DIRECT LABOR | | | 3,618.23 |
| 001 STANDARD PHASE | W STATE CERTIF. | | | 115.00 |
| 001 STANDARD PHASE | O OTHER DIRECT X | | | 539.09 |
| Contractor Pricing Total: | | | | 5,031.51 |
| Total: | | | | 5,031.51 |
| Mark-up: | | | | 503.15 |
| Total Contractor Price for CR 1001 | | | | 5,534.66 |

Approvals

Customer: ROLAC CONTRACTING, INC.

Contractor: MAIN ELECTRIC CONSTRUCTION INC

Authorized Representative: _____

By: _____

By: _____

By: _____

Date: _____

Date: 3/22/2022

Job Name: City Hall Rehab - City of Minot

Job Number: 1751

Extension Name: PR-004

| Item # | Item Name | Quantity | Price 1 | U | Ext Price 1 | CO Lbr 2 | U | CO Lbr 2 Ext | CCode | % of Extended Price | % of Extended Hours |
|---|-----------|----------|------------|---|-------------|----------|---|--------------|-------|---------------------|---------------------|
| Label Set: Combined, Combined, Combined, Combined | | | | | \$706.22 | | | 50.41 | | 100% | 100% |
| CCode: <undefined> | | | | | \$111.60 | | | 14.78 | | 15.8% | 29.32% |
| 100,235 NITROSET PRE-TIED CEILING WIRE | | 124.00 | \$90.00 | C | \$111.60 | 11.92 | C | 14.78 | | | |
| CCode: Demolition | | | | | \$0.00 | | | 16.00 | | 0% | 31.74% |
| 62,098 1 HOUR LABOR (DEMOLITION) | | 16.00 | \$0.00 | X | \$0.00 | 1.00 | E | 16.00 ad | | | |
| CCode: Branch Rough | | | | | \$212.28 | | | 9.14 | | 30.06% | 18.12% |
| 1,474 1/2 EMT | | 176.00 | \$101.00 | C | \$177.76 | 2.98 | C | 5.24 cb | | | |
| 1,645 1/2 EMT CONN S/S | | 34.00 | \$33.60 | C | \$11.42 | 5.96 | C | 2.03 cb | | | |
| 1,717 1/2 EMT COUP S/S | | 17.60 | \$43.80 | C | \$7.71 | 4.47 | C | 0.79 cb | | | |
| 1,910 1/2 EMT 1 HOLE STP/STL | | 17.60 | \$61.88 | C | \$10.89 | 4.47 | C | 0.79 cb | | | |
| 26,346 4/S BOX 1-1/2" DEEP | | 2.00 | \$225.00 | C | \$4.50 | 14.90 | C | 0.30 cb | | | |
| CCode: Feeder Rough | | | | | \$0.00 | | | 0.00 | | 0% | 0% |
| 100,365 1/2" EMT W/3#12 SS 1HOLE | | 126.00 | \$0.00 | X | \$0.00 | 0.00 | X | 0.00 cf | | | |
| 100,366 1/2" EMT W/5#12 SS 1HOLE | | 50.00 | \$0.00 | X | \$0.00 | 0.00 | X | 0.00 cf | | | |
| CCode: Hangers/Anchors | | | | | \$0.96 | | | 0.80 | | 0.14% | 1.6% |
| 5,974 TEK SCREWS | | 21.60 | \$44.52 | M | \$0.96 | 3.73 | C | 0.80 ch | | | |
| CCode: Trim Devices/Plates | | | | | \$54.96 | | | 0.95 | | 7.78% | 1.89% |
| 25,799 3W TOGGLE SW, 20A SPEC. | | 2.00 | \$1,413.00 | C | \$28.26 | 29.80 | C | 0.60 dt | | | |
| 25,890 RAISED COVER 1 SWITCH | | 2.00 | \$943.14 | C | \$18.86 | 8.94 | C | 0.18 dt | | | |
| 27,656 GROUND SCREW/#14 PIGTAIL | | 2.00 | \$392.09 | C | \$7.84 | 8.94 | C | 0.18 dt | | | |
| CCode: Lighting Fixtures | | | | | \$0.00 | | | 0.00 | | 0% | 0% |
| 100,077 TIE UP EXISTING LIGHT | | 31.00 | \$0.00 | X | \$0.00 | 0.00 | X | 0.00 lf | | | |
| CCode: Lugs/Termination/Ground | | | | | \$4.15 | | | 1.81 | | 0.59% | 3.59% |
| 9,527 IDEAL 451 YELLOW WIRE NUT | | 38.00 | \$109.09 | M | \$4.15 | 47.68 | M | 1.81 sl | | | |
| CCode: Branch Wire | | | | | \$322.26 | | | 6.93 | | 45.63% | 13.74% |
| 6 12 THHN CU SOLID | | 1,154.40 | \$279.16 | M | \$322.26 | 6.00 | M | 6.93 wb | | | |
| | | | | | \$706.22 | | | 50.41 | | | |