



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 documentaion. (3rd Floor Demolition of Tenent 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)
DocuSigned by:

097879F5A5D843B...
SIGNATURE


Nate Ziegler, Sr. Construction Service
Specialist
PRINTED NAME AND TITLE

06/07/2022
DATE

Rolac Contracting, Inc.
CONTRACTOR (Firm name)
DocuSigned by:

204819DC006244P...
SIGNATURE

Jason Sanders, President
PRINTED NAME AND TITLE

06/07/2022
DATE

City of Minot
OWNER (Firm name)
DocuSigned by:

19ABC7EF761CAFZ...
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:

☒ ☐ Lance Meyer
City of Minot

☐ ☒ Eric Hoffer
JLG Architects

☐ ☒ File
JLG Architects

June 6, 2022

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

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 wish to proceed with these scope items above.

Respectfully submitted,
Thank you

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



Opinion for Probable Costs PR 04

JLG 20019 Minot City Hall Rehabilitation

Issued: 3/16/2022

To: CC:

☒ ☐ Lance Meyer
 City of Minot
☐ ☒ Eric Hoffer
 JLG Architects
☐ ☒ File
 JLG Architects

March 16th, 2022

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

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
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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-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 be "Nate Ziegler", is written over a horizontal line.

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: _____

	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		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

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.

Customer: ROLAC CONTRACTING, INC.

Notice to Proceed

Submitted date:
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: _____

Date: 3/22/2022

Date: _____

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, Combined					<u>\$706.22</u>			<u>50.41</u>		<u>100%</u>	<u>100%</u>
CCode: <undefined>					<u>\$111.60</u>			<u>14.78</u>		<u>15.8%</u>	<u>29.32%</u>
100,235	NITROSET PRE-TIED CEILING WIRE	124.00	\$90.00	C	\$111.60	11.92	C	14.78			
CCode: Demolition					<u>\$0.00</u>			<u>16.00</u>		<u>0%</u>	<u>31.74%</u>
62,098	1 HOUR LABOR (DEMOLITION)	16.00	\$0.00	X	\$0.00	1.00	E	16.00	ad		
CCode: Branch Rough					<u>\$212.28</u>			<u>9.14</u>		<u>30.06%</u>	<u>18.12%</u>
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					<u>\$0.00</u>			<u>0.00</u>		<u>0%</u>	<u>0%</u>
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					<u>\$0.96</u>			<u>0.80</u>		<u>0.14%</u>	<u>1.6%</u>
5,974	TEK SCREWS	21.60	\$44.52	M	\$0.96	3.73	C	0.80	ch		
CCode: Trim Devices/Plates					<u>\$54.96</u>			<u>0.95</u>		<u>7.78%</u>	<u>1.89%</u>
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					<u>\$0.00</u>			<u>0.00</u>		<u>0%</u>	<u>0%</u>
100,077	TIE UP EXISTING LIGHT	31.00	\$0.00	X	\$0.00	0.00	X	0.00	lf		
CCode: Lugs/Termination/Ground					<u>\$4.15</u>			<u>1.81</u>		<u>0.59%</u>	<u>3.59%</u>
9,527	IDEAL 451 YELLOW WIRE NUT	38.00	\$109.09	M	\$4.15	47.68	M	1.81	sl		
CCode: Branch Wire					<u>\$322.26</u>			<u>6.93</u>		<u>45.63%</u>	<u>13.74%</u>
6	12 THHN CU SOLID	1,154.40	\$279.16	M	\$322.26	6.00	M	6.93	wb		
					<u>\$706.22</u>			<u>50.41</u>			