



AIA Document G701™ – 2017

Change Order

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

CONTRACT INFORMATION:
Contract For: General Construction

CHANGE ORDER INFORMATION:
Change Order Number: 007

Date: 01/17/2022

Date: 08/24/2022

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-010 and all associated backup documentaion. (Adding of a Heat Pump to AV Room #247) Add cost of \$13,114.00

The original Contract Sum was	\$	9,520,250.00
The net change by previously authorized Change Orders	\$	122,156.00
The Contract Sum prior to this Change Order was	\$	9,642,406.00
The Contract Sum will be increased by this Change Order in the amount of	\$	13,114.00
The new Contract Sum including this Change Order will be	\$	9,655,520.00

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:

Nate Ziegler

SIGNATURE

Nate Ziegler, Sr. Construction Service
Specialist

PRINTED NAME AND TITLE

08/24/2022

DATE

Rolac Contracting, Inc.

CONTRACTOR (Firm name)

DocuSigned by:

Jason Sanders

SIGNATURE

Jason Sanders, President

PRINTED NAME AND TITLE

08/24/2022

DATE

City of Minot

OWNER (Firm name)

DocuSigned by:

Lance Meyer

SIGNATURE

Lance Meyer, City Engineer

PRINTED NAME AND TITLE

08/24/2022

DATE



Opinion for Probable Costs PR 10

JLG 20019 Minot City Hall Rehabilitation

Issued: 7/21/2022

To: CC:

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

July 21st, 2022

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

Costing PR-010

JLG project number 21019

Owner/Leadership has requested costing, heat pump and cooling to be added to to Room #247 Chambers AV Equipment room. This is currently not reflected to be provided, per the construction 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-010. Heat-pump added to AV room #247

Description	Unit Cost	Quantity	Total
Adding of heat pump and duct	1 EA	Equipment and Ducting	\$ 8,000.00
Labor	1 Ea	Labor	\$ 6,000.00
Gc. OH Profit and Mark up			
General Conditions and Escalation Factor			
Market Contingency			
Total Opinion of Probable Cost			\$ 14,000.00

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,



PROPOSAL REQUEST

Project: Minot City Hall Rehabilitation	Date: 8/9/22	PR No. 010
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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-010 – Add Heat Pump to AV #247 as per attached breakdown is as follows:

PR-010 Cost: \$ 13,114.00

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

	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			-		-		-	11557	11,557	11,557		Mowbray
42	Electrical cost	1	ls			-		-		-	809.28	809	809		Main Electric
43						-		-		-		-	-		
44						-		-		-		-	-		
45						-		-		-		-	-		
46						-		-		-		-	12,366		Subtotal
47						-		-		-		-	124		1% Bond
48						-		-		-		-	12,490		Subtotal
49						-		-		-		-	624		5% OH/Profit
50						-		-		-		-	13,114		TOTAL
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

Project: Minot City Hall		Project Number: 22-P002		Date: 29-Jul-2022	
Modification: PR-10, M-5 Install EHP-24 in AV Room 247		Contract Number: Per RoLac		Work Location: Minot, ND	
Line #	Material Description	UOM	Qty.	Unit \$	Material Totals
1)	Install EHP-24	each	1	\$50.00	\$50.00
2)	3/4" PVC	ft	20	\$1.10	\$22.00
3)	3/4" Type L Cu	ft	20	\$4.03	\$80.60
4)	Associated Ftgs	lot	1	\$45.00	\$45.00
5)	Hangers/Supports	each	10	\$6.00	\$60.00
6)	3/4" HP Hose Kit w/ Valves & Specialties	each	1	\$165.00	\$165.00
7)	Misc Consumables & Hardware	lot	1	\$18.00	\$18.00
8)					\$0.00
9)					\$0.00
10)	Material Subtotal				\$440.60
11)	Tax			7.50%	\$33.05
12)	Material Total				\$473.65
Labor Costs		Qty.	Average Rate		Labor Totals
13)	Hours	20	\$98.00		\$1,960.00
14)	Truck and Travel per mile	15	\$0.75		\$11.25
15)	Subsistance per day per man	0	\$96.00		\$0.00
16)	Labor Total				\$1,971.25
17)	Subtotal Material and Labor Direct Costs				\$2,444.90
18)	Overhead		10%		\$244.49
19)	Subtotal w/ Overhead				\$2,689.38
20)	Profit		5%		\$134.47
21)	Subtotal w/ Overhead & Profit				\$2,823.85
Subcontractors					Subcontractor Totals
22)	M&S Sheet Metal, Inc				\$4,447.00
23)	K&B Insulation				\$255.00
24)	HA Thompson ATC				\$3,475.00
25)	Desiogn Control TAB				\$140.00
26)	Overhead on Subcontractors		5%		\$415.85
27)	Subcontractor Total				\$8,732.85
28)	Change Order Subtotal				\$11,556.70
29)	Bond		0%		\$0.00
30)	FIELD ORDER TOTAL				\$11,557.00
Approved By:	Company	Name		Signature	Date
Contractor	Mowbray and Son Plg. & Htg.	Travis Mowbray, V.P.		<i>Travis Mowbray</i>	29-Jul-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: None**

Change Request Proposal

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

Change request number: 1006
Description: PR-010 EPR-E004 for adding of a heat
pump/cooling to AV room #247

Customer: ROLAC CONTRACTING, INC.

Notice to Proceed

Submitted date:
Received date:
Rough order of magnitude: 0.00

Status: PROPOSED C
Origination date: 07/20/22

Quotation

Submitted date: 08/08/22
Due date:
Submitted amount: 809.28
Requested days delay: 0

Notes

An additional heat pump has been added to the AV Room 247 to provide cooling. E.C. to provide and install a 277V toggle disconnect for the new heat pump and connect it to an existing spare 20/1 breaker in panel 2H2 for power.

Revenue Detail

Billing Item	Description	Revenue
016	PR-010 RM 247 HEAT PUMP	809.28
Total Revenue:		809.28

Contractor Pricing

Phase Code / Description	Cost Type	Quantity	UM	Amount
001	STANDARD PHASE	M	DIRECT MTRL	162.70
001	STANDARD PHASE	L	DIRECT LABOR	458.18
001	STANDARD PHASE	W	STATE CERTIF.	36.00
001	STANDARD PHASE	O	OTHER DIRECT X	78.83
Contractor Pricing Total:				735.71

Total:	735.71
Mark-up:	73.57
Total Contractor Price for CR 1006	809.28

Approvals

Customer: ROLAC CONTRACTING, INC.

Authorized Representative: _____

By: _____

Date: _____

Contractor: MAIN ELECTRIC CONSTRUCTION INC

By:  _____

Date: 8/8/2022