

City Council Memorandum

To: Mayor Fasbender & City Council Members

From: Ryan Stempski – Public Works Director/City Engineer

Date: October 12, 2022

Item: Approve Change Order No. 2 for the Hastings Public Works Storage Building

COUNCIL ACTION REQUESTED

Council is requested to approve attached Change Order No. 2 for the Hastings Public Works Storage Building Project.

BACKGROUND INFORMATION

Change Order No. 2 covers two primary modifications to the original project scope.

1. Exterior Drainage Improvements

- a. <u>Concrete Apron and Valley Gutter at North Entrance</u> After a field review of available drainage slopes compared to the original plan it was determined that concrete was necessary at the northern building entrance to sufficiently convey water away from the structure. This was installed in place of asphalt pavement that would have made the area subject to holding water.
- b. <u>Infiltration Area North Edge of Building</u> Upon establishment of the building floor slab it was determined that in order to ensure adequate drainage in the northwestern green space of the building a small infiltration area was required to be graded in.
- c. <u>Enhanced Driving Surface Area East Side of Building</u> After a field review of the available driving area to access stockpiles and enter the eastern garage door of the building, it was determined that excess material from the site could be utilized to increase the usable driving space in this area.

2. Interior Drainage Improvements

a. <u>Plumbing Modifications for Slab Drainage</u> – After closer review of the floor drainage originally scoped on the project plans, it was determined that modifications were required to the slopes along the concrete floor to ensure adequate drainage. As a result of these changes, minor alterations were required to the in-floor plumbing.

FINANCIAL IMPACT

The value of the work contemplated by Change Order No. 2 is an increase of \$10,410.03. Below is a table summarizing all change orders to date.

2022-3 Hastings Public Works Storage Building

Change Order	Date	ltem	Estimated Value
1	8/22/2022	Change Order No. 1	\$56,237.27
2	9/19/2022	Change Order No. 2	\$10,410.03
		Net Total Increase/(Decrease) to date	\$66,647.30
		Original Contract Value	\$1,310,400.00
		Revised Contract Value	\$1,377,047.30
		Change Orders as Percentage of Original Contract Value to date	5.1%

STAFF RECOMMENDATION

Staff recommends approval of attached Change Order No. 2.



$ightharpoonset AIA^{\circ}$ Document G701 $^{\circ}$ – 2017

Change Order

PROJECT: (Name and address) Hastings Public Works Storage Building

Hastings, MN

OWNER: (Name and address)

City of Hastings 101 4th Street East Hastings, MN 55033 **CONTRACT INFORMATION:**

Contract For: General Construction

Date:

ARCHITECT: (Name and address)

I&S Group, Inc. (ISG)

7900 International Drive, Suite 550 Minneapolis, MN 55425

CHANGE ORDER INFORMATION:

Change Order Number: 002 Date: September 19, 2022

CONTRACTOR: (Name and address)

Ebert Construction 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.)

Per Ebert Construction's Change Proposal PR #03 dated July 19, 2022

Item 1: Elevation changes add \$10,410.03 Total Add Change Order #2 \$10,410.03

The original Contract Sum was 1,310,400.00 The net change by previously authorized Change Orders The Contract Sum prior to this Change Order was The Contract Sum will be increased by this Change Order in the amount of 10,410.03 1,377,047.30 The new Contract Sum including this Change Order will be

The Contract Time will be unchanged by Zero (0) days. The new date of Substantial Completion will be the same

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.

I&S Group, Inc. (ISG)	Ebert Construction	City of Hastings
ARCHITECT (Firm name)	CONTRACTOR (Film name)	OWNER (Firm name)
SIGNATURE Mighin	K-	
SIGNATURE	SIGNATURE	SIGNATURE
Dylan Musgjerd, Structural Engineer	Bundy Paved	
PRINTED NAME AND TITLE	PRINTED NAME AND TITLE	PRINTED NAME AND TITLE
September 19, 2022	9/19/22	
DATE	DATE	DATE





Change Proposal

To: Ryan Welke **ISG Architects** 18500 West Corporate Drive Suite 200

Brookfield, WI 53045

Ph: (262)982-6006

Number: PR #03 Date: 7/19/22 Job: 6543 Hastings Storage Building Phone:

Description: Elevation Changes Proposed are the following changes: Additional costs per attached proposals. Landscaping changes will be included in PR #04. Any item or scope of work not clarified on the back up documents or not itemized as a cost is not included and if additional work is required that is not indicated will be added in a separate change proposal. The total amount to provide this work is \$10,410.03 (Please refer to attached sheet for details.) If you have any questions, please contact me at 763-498-7844. Pricing subject to review/change if not approved within 14 days of receipt. Submitted by: Randy Pavey, Project Manager Approved by: Date:





Change Proposal PR #03 Price Breakdown Continuation Sheet

Description: Elevation Changes

Description	Labor	Material	Equipment	Subcontract	Other	Price
Cast-in-Place Concrete				\$5,500.00		\$5,500.00
HVAC				\$378.00		\$378.00
Earthwork				\$550.00		\$550.00
				\$2,500.00		\$2,500.00
Asphalt Paving				\$-849.00		\$-849.00
Curbs and Gutters				\$1,650.00		\$1,650.00

 Subtotal:
 \$9,729.00

 Overhead & Profit
 \$9,729.00
 5.00%
 \$486.45

 Insurance & Bond
 \$9,729.00
 2.00%
 \$194.58

 Total:
 \$10,410.03



Estimate

Date	Estimate #	
8/18/2022	3682	

Cokato, MN 55321 Kyle@ashwillcompanies.com

(612)247-5690

Name / Address Ebert Construction 23350 County Rd 10 Loretto,MN 55357

Project

Hastings Storage 122...

Description	Qty	Rate	Total
Concrete Drive Entrance	-3		*
Pour concrete drive entrance 6" thick #5@12"oc		5,500.00	5,500.00
		Total	\$5,500.00

Customer Signature



11201 86th Avenue North • Maple Grove, MN 55369 • Ph: (763) 424-6680 • <u>www.majormech.com</u>

July 20, 2022

Attn: Bidding General Contractors

Scope of Work

1. Leave site and wait for elevation changes to be finalized so we could continue our work.

Base Bid Above Described Work for The Sum of

Added trip to site	\$ 50
Labor, 3 hours @ 98/hour	\$ 294
10% profit on own work	\$ 34

If you have any questions or would like to discuss the scope or pricing, please feel free to contact me at 763.424.6680 office.

Thank You,

James Satriano Project Manager Major Mechanical 612.357.0945 Jay Johnson

Estimator/Project Manager

Major Mechanical 763.331.4735

This pricing is based off pre Covid-19 virus issues. Pricing is subject to change if the virus affects costs for equipment and material.





DBE Services,LLC D.B.A North Star Excavating 21483 Grenada Ave #120 Lakeville, MN 55044 O- 612-440-3705

To: Prime Contractors Proposal Request #3

Job Name/Address: Hastings Storage Building Hasting, MN

Date:3.01,2022

*Addendum 1,2,3,4 acknowledged

SUPPLY MATERIALS AND LABOR AS FOLLOWS:

 Grade at south west corner sub out and install sand make 	swale.
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We propose hereby to furnish material & labor - complete in accordance with the above specifications, for the contract price SApproximate cost with assumptions above \$550.00

All material will be as provided in the attached description. All work will be completed in a workmanlike fashion in accordance with the standards of the industry. Any alteration or deviation from the above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate(s). All agreements are contingent upon strikes, accidents, acts of God or delays beyond our control. Owner to carry fire and tornado insurance and other insurance that may be required by law. Our workers are covered by workers' compensation insurance to the extent required by law.

Terms: Remit payment to 21483 Grenada Ave #120 Lakeville,MN 55044. Finance charge of 1.5% per month will be applied to past due balances. Installed Building Solutions II reserves the right to pursue its lien rights to the fullest extent permitted by law; customer agrees to pay costs and expenses of collection including reasonable attorney fees and expenses

Lien Notice and Late Payment Penalties: Supplier/Lender reserves the right to file and protect its lien claim against the property. Supplier/Lender shall also be entitled to recover all reasonable costs, charges, expenses and attorney fees expended or incurred therein. Amounts not paid according to terms will be charged a service charge of 1.5% per month or the maximum legal rate allowable, whichever is less, until paid in full.

Contact: Troy Stocker Mobile: 612-325-1778 Office: 612-440-3705

For scheduling, contact our office at: Phone: 612-440-3705





DBE Services,LLC D.B.A North Star Excavating 21483 Grenada Ave #120 Lakeville, MN 55044 O- 612-440-3705

To:
Prime Contractors

Proposal Request

Job Name/Address: Hastings Storage Building Hasting, MN

Date:3.01,2022

*Addendum 1,2,3,4 acknowledged

SUPPLY MATERIALS AND LABOR AS FOLLOWS:

Grade north east are for more truck access and turn around.
 Bring up to grade and compact using the on site material.

We propose hereby to furnish material & labor - complete in accordance with the above specifications, for the contract price \$Approximate cost with assumptions above \$2500.00

All material will be as provided in the attached description. All work will be completed in a workmanlike fashion in accordance with the standards of the industry. Any alteration or deviation from the above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate(s). All agreements are contingent upon strikes, accidents, acts of God or delays beyond our control. Owner to carry fire and tornado insurance and other insurance that may be required by law. Our workers are covered by workers' compensation insurance to the extent required by law.

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P.O. BOX 72 VERMILLION, MN 55085 651-437-2333 · FAX 651-437-7960

VIII-08

PROPOSAL

	Ebert Construction – Attn: Randy Pavey	DATE OF PROPOSAL	PROPOSED COMPLETION DATE
The state of the s		08/01/2022	2022
0	PH: 763.498.7844	Hastings Storage Buildin	ng – Revision #2
	E: rpavey@ebertconst.com	Progressive Drive, Hastin	ngs, MN

WE ARE PLEASED TO OFFER YOU MATERIALS AND SERVICES AS SHOWN BELOW, SUBJECT TO THE INDICATED TERMS. IF THIS OFFER IS NOT ACCEPTED WITHIN THIRTY DAYS, IT THEN MAY BE ACCEPTED ONLY AT OUR OPTION. YOUR ACCEPTANCE WILL BE ACCOMPLISHED BY COMPLETING AND RETURNING TO US THE ORIGINAL OF THIS FORM.

ITEM	DESCRIPTION OR SPECIFICATION	QUANTITY	PRICE	AMOUNT
#1	Delete Bituminous in lieu of Concrete in Entry	50 s.y.	Deduct:	\$849.00
	Accept sub-grade from +/10'	50 s.y.		
	Place (2.0") type SPNWB330B bituminous base course	5.5 tons		
	Tack Coat	50 s.y.		
	Place (2.0") type SPWEA340B bituminous wearing course	5.5 tons		
Notes:				
#1	This quote is based on work for 2022.			
#2	This quote includes CL5 under curb and gutter.			
#3	Pine Bend will place the CL5 under the concrete approach. The deduct is for			
	bituminous only.			
UNIT PRICE	PRICE QUOTATION BASIS SS SQUARE YARD TIME & MATERIAL LUMP SUM	TOTAL AMO	DUNT	See Above

- THE TOTAL CONTRACT AMOUNT SHALL BE PAID WITHIN 30 DAYS AFTER THE DATE OF CONTRACTOR'S INVOICE. ANY AMOUNT UNPAID AFTER THE 30-DAY PERIOD SHALL BEAR INTEREST CHARGES OF 18% PER ANNUM UNTIL PAYMENT IS MADE IF FULL BY THE OWNER.
- 2. THIS CONTRACT SHALL BE COMPELETED WITH REASONABLE PROMPTNESS BY THE CONTRACTOR, BUT THE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR DELAYS OR FAILURE TO COMPLETION CAUSED BY WEATHER, UNFAVORABLE TO CARRYING OUT THE WORK INVOLVED, FIRE, EXPLOSION, FAILURE OF EQUIPMENT, STRIKES, DIFFERENCES WITH WORKMEN, COMPLIANCE WITH ORDERS OF A GOVERNMETAL AGENCY, INTERRUPTION IN DELIVERY OF MATERIALS, OR FROM ANY CAUSE BEYOND HIS REASONABLE CONTROL.
- THE CONTRACT PRICE DOES NOT INCLUDE ANY TAXES EXCEPT AS STATED, AND ANY TAX IMPOSED BY GOVERNMENTAL AUTHORITY WHICH AFFECTS THE CONTRACT PRICE SHALL BE IN ADDITION THERETO.
- 4. THIS CONTRACT CONTAINS THE ENTIRE AGREEMENT BETWEEN THE PARTIES. THERE ARE NO ORAL PROMISES, AGREEMENTS, OR WARRANTIES AFFECTING IT. ANY ALTERATION OR DEVIATION FROM THE ABOVE QUANTITIES AND SPECIFICATIONS OR OTHER CHANGE IN THE CONTRACT MUST BE IN WRITING AND EXECUTED BY AUTHORITY REPRESENTATIVES OF THE PARTIES.
- 5. ANY PERSON OR COMPANY SUPPLYING LABOR OR MATERIALS FOR THIS IMPROVEMENT TO YOUR PROPERTY MAY FILE A LIEN AGAINST YOUR PROPERTY, IF THAT PERSON OR COMPANY IS NOT PAID FOR THE CONTRIBUTIONS. UNDER MINNESOTA STATE LAW, YOU HAVE THE RIGHT TO PAY PERSONS WHO SUPPLIED LABOR OR MATERIALS FOR THIS IMPROVEMENT DIRECTLY AND DEDUCT THIS AMOUNT FROM OUR CONTRACT PRICE, OR WITHHOLD THE AMOUNTS DUE FROM US INTIL 120 DAYS AFTER COMPLETION OF THE IMPROVEMENT UNLESS WE GIVE YOU A LIEN WAIVER SIGNED BY PERSONS WHO SUPPLIED ANY LABOR OR MATERIAL FOR THE IMPROVEMENT AND WHO GAVE YOU TIMELY NOTICE.

PINE BEND PAVING INC.	ACCEPTED FOR OWNER
BYTITLE Chris Mallinger Chris Mallinger	BY _{TITLE} DATE

1250-437AA

BROWER CONCRETE INC.

19698 COUNTY ROAD 145 CLEARWATER, MN. 55320

Phone # 763-286-2284

bill@browerconcrete.com

VIII-08 Date Invoice

8/13/2022

Bill To	
EBERT CONSTRUCTION	
23350 CTY. RD. 10	
CORCORAN, MN. 55357	
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P.O. No.	Terms	Project
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Quantity	Description		Rate		Amount
30	30 LF OF VALLEY GUTTER			55.00	1,650.00
ASTING STORA	AGE SHEDS		Total		\$1,650.00