



City Council Memorandum

To: Mayor Fasbender & City Council Members
From: Ryan Stempki – 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. Concrete Apron and Valley Gutter at North Entrance – 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. Infiltration Area North Edge of Building – 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. Enhanced Driving Surface Area East Side of Building – 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. Plumbing Modifications for Slab Drainage – 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	Item	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.

 **AIA® Document G701™ – 2017**

Change Order

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

CONTRACT INFORMATION:
Contract For: General Construction
Date:

CHANGE ORDER INFORMATION:
Change Order Number: 002
Date: September 19, 2022

OWNER: *(Name and address)*
City of Hastings
101 4th Street East
Hastings, MN 55033

ARCHITECT: *(Name and address)*
I&S Group, Inc. (ISG)
7900 International Drive, Suite 550
Minneapolis, MN 55425

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

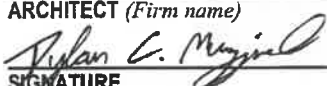
Total Add Change Order #2 \$10,410.03

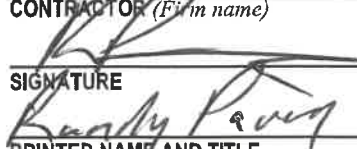
The original Contract Sum was	\$	1,310,400.00
The net change by previously authorized Change Orders	\$	56,237.27
The Contract Sum prior to this Change Order was	\$	1,366,637.27
The Contract Sum will be increased by this Change Order in the amount of	\$	10,410.03
The new Contract Sum including this Change Order will be	\$	1,377,047.30

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)
ARCHITECT *(Firm name)*

SIGNATURE
Dylan Musjerd, Structural Engineer
PRINTED NAME AND TITLE
September 19, 2022
DATE

Ebert Construction
CONTRACTOR *(Firm name)*

SIGNATURE
Randy Perry
PRINTED NAME AND TITLE
9/19/22
DATE

City of Hastings
OWNER *(Firm name)*

SIGNATURE

PRINTED NAME AND TITLE

DATE



EBERT
CONSTRUCTION

23350 County Road 10
Corcovado, WI 53557
Ph : 763-498-7844

VIII-08

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: _____



EBERT
CONSTRUCTION

23350 County Road 10
Corcoran, NY 13057
Ph : 763-498-7844

VII-08

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

VIII-08 Estimate

Date	Estimate #
8/18/2022	3682



PO Box 507
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 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 • www.majormech.com

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 _____ **\$ 378**

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

VIII-08

Proposal Request #3

To:
Prime Contractors

Job Name/Address:
Hastings Storage Building
Hastings, 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.

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

VIII-08

Proposal Request

To:
Prime Contractors

Job Name/Address:
Hastings Storage Building
Hastings, 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.

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

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

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

BROWER CONCRETE INC.

19698 COUNTY ROAD 145
CLEARWATER, MN. 55320

Phone # 763-286-2284 bill@browerconcrete.com

Invoice

VIII-08

Date	Invoice #
8/13/2022	1250-437AA

Bill To
EBERT CONSTRUCTION 23350 CTY. RD. 10 CORCORAN, MN. 55357

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
30	30 LF OF VALLEY GUTTER	55.00	1,650.00
HASTING STORAGE SHEDS		Total	\$1,650.00