

4.2.5. Consider Change Order #1 - Archway Complex



OWNER ☒
ARCHITECT ☒
CONTRACTOR ☒
CONSULTANT ☒

PROJECT:

LATC – Archway Building

CHANGE ORDER NO.: 01**OWNER:**

Lake Area Technical College
1201 Arrow Ave
Watertown, SD 57201

DATE OF ISSUANCE:

November 08, 2022

ARCHITECT:

CO-OP Architecture
440 E 8th Street, Suite 221
Sioux Falls, SD 57103

TO CONTRACTOR:

Gray Construction Company
180 2nd Street Northeast
Watertown, SD 57201

CONTRACT DATE:

May 20, 2022

You are hereby authorized and directed to make the changes to your contract with the Watertown School District covering the above project, as described below:

RFP #1 – (Rated Door and wall revisions) –

ADD \$3,034.00

RFP #2 - (Value engineering recommended revisions) –

DEDUCT (\$89,099.00)

RFP #3 – (Wall assembly revisions) –

DEDUCT (\$19,639.00)

TOTAL = (\$105,704.00)

Additional Contract Days and Revised Substantial Completion Date: 0 - December 8, 2023

For the labor, material and any other necessary costs to make the change or for omitting labor and material and any other costs, you will be allowed the additions or deductions to the amount of your contract as follows:

ORIGINAL CONTRACT AMOUNT	\$ 20,600,000.00
CONTRACT AMOUNT TO DATE	\$ 20,600,000.00
ADDITION TO CONTRACT	\$ 3,034.00
DEDUCTION FROM CONTRACT	\$ 108,738.00
NET CONTRACT	\$ 20,494,296.00



OWNER ☒
ARCHITECT ☒
CONTRACTOR ☒
CONSULTANT ☒

It is hereby understood that the provisions of the contract will not be otherwise changed or affected by this order.

RECOMMENDED BY

CO-OP ARCHITECTURE

Architect/Engineer

A handwritten signature in black ink, reading 'Jason Kann'.

11/08/22

Jason Kann, AIA
Architect

(Date)

ACCEPTED BY

Gray Construction
General Contractor

WATERTOWN SCHOOL DISTRICT

A handwritten signature in black ink, reading 'Dustin Brownell'.

1/8/2022

Dustin Brownell
Project Manager

(Date)

Heidi Clausen
Business Manager

(Date)



LAKE AREA TECHNICAL COLLEGE – ARCHWAY BUILDING CHANGE ORDER #01 – EXECUTIVE SUMMARY

RFP's

1. Door and fire wall rating revisions

- a. As a follow-up to the City of Watertown review process, 1-HR fire rating ratings were added to walls and doors around a Stair 5.
 - i. \$3,034

2. Value engineering Items

- a. Through the value engineering process, several changes were identified to provide some cost savings and align the project scope with the Owner's intent. These revisions include the addition of manual and motorized window shades and projector screens. It includes revisions to WCP-1 and WCP-2 wood ceilings to an alternative system and revisions to the lighting package for cost savings. Lastly, it includes the deletion of the display ticker in hallway of the main level.

i. (\$89,099)

3. Wall assembly revisions

- a. Per contractor coordination, wall revisions were made to select areas to reduce the scope and make installation easier.

i. (\$19,639)

Total for Change Order #1 = **(\$105,704)**

Total from previous Change Orders =	\$0
Total from Change Orders including #1 =	(\$105,704)
Approved Construction Contingency =	\$1,030,000
Remaining Construction Contingency =	\$1,135,704

4.2.6. Consider Change Order #1 - Diesel Expansion



OWNER ☒
ARCHITECT ☒
CONTRACTOR ☒
CONSULTANT ☒

PROJECT:
LATC – Diesel Building

CHANGE ORDER NO.: 01

OWNER:
Lake Area Technical College
1201 Arrow Ave
Watertown, SD 57201

DATE OF ISSUANCE:
November 08, 2022

ARCHITECT:
CO-OP Architecture
440 E 8th Street, Suite 221
Sioux Falls, SD 57103

TO CONTRACTOR:
Gray Construction Company
180 2nd Street Northeast
Watertown, SD 57201

CONTRACT DATE:
December 14, 2021

You are hereby authorized and directed to make the changes to your contract with the Watertown School District covering the above project, as described below:

RFP #1 - (Revise OH door on north wall to bi-fold door) –	ADD \$23,986.00
RFP #2 - (Fire rated door frame revisions) –	DEDUCT (755.00)
RFP #3 - (New slab tie-in at existing OH doors) –	ADD \$3,931.00
RFP #4 - (Revise doors 950 and 951 to add fire rating) –	ADD \$1,268.00
RFP #5 - (Added asphalt scope in front of existing OH doors) –	ADD \$20,932.00
RFP #6 - (Added steel u-bar at guardrail on mezzanine) –	ADD \$5,588.00
RFP #7 - (Catch basin removal) –	ADD \$5,054.00
RFP #8 - (Operable partition manufacturer change) –	ADD \$2,103.00
RFP #10 - (Replace existing window sills) –	ADD \$2,281.00
	<u>TOTAL = \$64,388</u>

Additional Contract Days and Revised Substantial Completion Date: **0 - July 28, 2023**

ORIGINAL CONTRACT AMOUNT	\$ 7,772,000.00
CONTRACT AMOUNT TO DATE	\$ 7,772,000.00
ADDITION TO CONTRACT	\$ 65,143.00
DEDUCTION FROM CONTRACT	\$ (755.00)
NET CONTRACT	\$ 7,836,388.00



OWNER ☒
ARCHITECT ☒
CONTRACTOR ☒
CONSULTANT ☒

It is hereby understood that the provisions of the contract will not be otherwise changed or affected by this order.

RECCOMENDED BY

CO-OP ARCHITECTURE

Architect/Engineer

14/08/22

Jason Kann, AIA (Date)
Architect

ACCEPTED BY

Gray Construction
General Contractor

WATERTOWN SCHOOL DISTRICT

Travis Torgerson (Date)
Project Manager

Heidi Clausen (Date)
Business Manager



LAKE AREA TECHNICAL COLLEGE – DIESEL BUILDING ADDITION CHANGE ORDER #01 – EXECUTIVE SUMMARY

RFP's

1. **Revise OH door on north wall to bi-fold door**
 - a. Through contractor coordination, it was discovered that the north OH door would need to be revised to avoid conflict with the overhead crane. The Owner requested a bi-fold door instead, which provides better thermal insulation
 - i. \$23,986
2. **Fire rated door frame revisions**
 - a. It was confirmed that we could achieve the opening rating required at the doors out of the existing diesel shop with the existing frames. This RFP deleted the new door frame.
 - i. (\$755)
3. **New slab tie-in at existing OH doors**
 - a. On site verification showed that we would need to demo and modify the existing concrete at the existing OH doors to tie-in the new concrete slab properly.
 - i. \$3,931
4. **Revise doors 950 and 951 to add fire rating**
 - a. Per coordination with the City of Watertown review, the ratings of doors 950 and 951A were revised.
 - i. \$1,268
5. **Added asphalt scope in front of existing OH doors**
 - a. Per conversation with Owner, it was requested to remove a section of asphalt that was shown to be left in place in front of the existing diesel shop OH doors. This section will be added to the scope of new asphalt.
 - i. \$20,932
6. **Added steel embed and u-bar at guardrail on mezzanine**
 - a. Per contractor coordination, embed plates and a u-bar detail was added at the edge of the mezzanine to provide connection to the guardrail posts.
 - i. \$5,588



7. Catch basin removal

- a. During demolition a catch basin was discovered underneath the existing sidewalk where the classroom addition is going. This cost is for the removal of that catch basin.
 - i. \$5,054

8. Operable partition manufacturer change

- a. The manufacturer for the operable wall had declared bankruptcy and cannot fulfill the order. This cost is to switch to an alternate manufacturer.
 - i. \$2,103

10. Replace existing window sills

- a. Upon demolition, it was found that the sills at the existing windows in Offices 969B and 969C were not salvageable. This RFP provides new solid surface window sills at (2) windows.
 - i. \$2,281

Total for Change Order #1 = \$64,388

Total from previous Change Orders =	\$0
Total from Change Orders including #1 =	\$64,388
Approved Construction Contingency =	\$388,600
Remaining Construction Contingency =	\$324,212

4.2.7. Consider Surplus Property Resolution

RESOLUTION

WHEREAS, the Watertown School District declares the following District equipment no longer necessary, useful or suitable for the purpose of which it was acquired,

AND WHEREAS, the following items are to be disposed of:

1 King Air N518NA Training Airplane, No Tag number

BE IT RESOLVED, that the Business Manager of the Watertown School District be authorized to sell, trade and dispose of the listed property as allowed by statute.

Presiding Officer

Business Manager