



**Robert W. Wilson**  
**County Administrator**

Telephone: 701-241-5770  
wilsonro@casscountynd.gov

**MEMO**

TO: County Commission  
FROM: Robert W. Wilson  
Date: September 13, 2024  
Subject: LEC Storage Building Change Order and Budget Adjustment

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Work on the LEC Storage Building is proceeding efficiently. Until last week we were under budget and on-schedule. Last Thursday Mr. Gartner received a Change Order request from RJS Building Systems in the amount of \$77,049.

This Change Order was not unexpected and includes work required by the FAA for a civil engineering site plan (\$31,534), requirement for engineered fill based on soil conditions (\$14,620), and additional concrete pad required by the grading plan approved by the City of Fargo (\$30,895).

Due to previous project cost savings in the base building and electrical and mechanical portions of the project, the change order requested will be \$70,000. There will be two additional expenses required by the site plan. Mr. Gartner and I are confident the \$70,000 Change Order will cover all remaining project expenses. An overall current project budget is included for your review.

This project is funded out of the Building Fund and was originally authorized in 2023. In addition to consideration of the Change Order described above, I request a budget adjustment that authorizes transfer of the approved 2023 project budget to the 2024 Building Fund.

**SUGGESTED MOTION: Authorize payment of a change order in the amount of \$70,000 to RJS Building Systems for the Law Enforcement Storage Building Project and to approve the matching budget adjustment.**

**LEC Storage Building Costs To-Date:  
9/13/2024**

	Authorized Budget:	Current Actual Costs:	Difference:
Base Building:	\$ 785,860.00	\$ 862,909.00	\$ 77,049.00
Base Building Deduct:			\$ (17,960.00)
Electrical :	\$ 50,000.00	\$ 49,500.00	\$ (500.00)
Incidentails:		\$ 12,367.00	\$ 12,367.00
Mechanical:	\$ 50,000.00	\$ 30,815.00	\$ (19,185.00)
<b>Total:</b>	<b>\$ 885,860.00</b>	<b>\$ 955,591.00</b>	<b>\$ 51,771.00</b>

# CHANGE ORDER

## RJS Building Systems Inc.

417 38<sup>th</sup> St South, Suite C  
email-rickstremick@gmail.com  
Fargo, ND 58103

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**PROJECT:** Cass County Law Enforcement Center Storage Building

**CONTRACTOR:** RJS Building Systems Inc.

**CHANGE ORDER NO.:** 1

**CHANGE ORDER DATE:** 9-12-2024

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### The Contract is changed as follows:

Extra site work not in original contract. Revised proposal from Northwest Excavation after civil engineering site plan drawings. Excavate and shape retention pond.  
(See attached proposal adjustment) **\$31,534.00**

Extra site work not in original contract. Extra site work under building footprint. Remove fill soil to the required depth and width. Replace and compact granular fill to engineers specification.  
(see attached email from Northwest Excavating regarding extra work) **\$14,620.00**

6" concrete driveway/aprons/including sidewalk to existing building per paving and grading plan by Houston Engineering. Not in original contract **\$30,895.00** (See attached drawing.)

### Contract Summary:

Original Contract Sum	\$785,860.00
Previous Authorized Change Orders	\$ 0.00
Adjusted Contract Sum	\$785,860.00
Current Change Order	\$ 77,049.00
New Contract Sum including this Change Order	\$862,909.00

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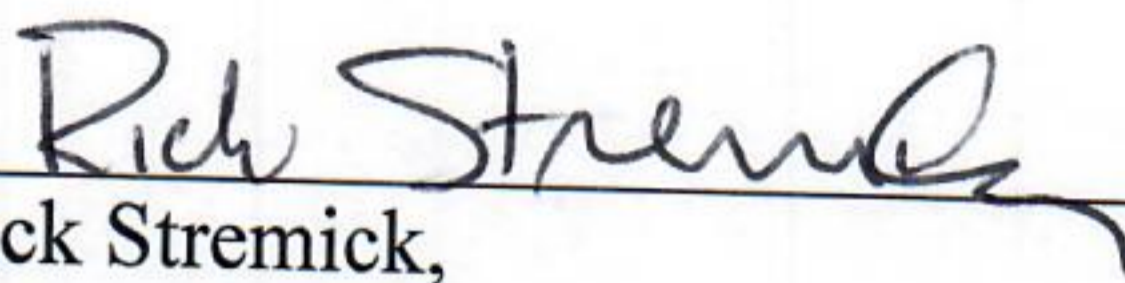
Approval by:

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Project Manager  
Cass County Government

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Date

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Rick Stremick,  
RJS Building Systems Inc.

## Proposal & Acceptance

6/13/2024



2635 20<sup>th</sup> Ave S, Moorhead, MN 56560  
218-512-3020 (Office) 218-512-3021 (Fax) 701-850-7083 (Jesse)

Proposal Submitted To:  
RJS Building Systems

Job Name:  
Cass County Law Enforcement  
Storage Building (80' x 150')  
Fargo (Revised Per Drawings)

- **Proposal Assumes:** Machine Control Files Will Be Made Available, Pipe Excavation and Installation By Others, Soil After Asphalt Removal Will Be Suitable For Construction, Excavation Area Is Clear Of Utilities, Fence Removal Is By Others

### Scope of Work:

- Saw Cut For Asphalt and Curb Removal
- Remove Existing Asphalt
- Remove Existing Concrete Sidewalk
- Remove Existing Transformer Pad
- Remove Existing Curb and Gutter
- Remove Existing Rip Rap
- Relocate Existing Parking Bumpers
- Strip and Salvage Topsoil
- Excavate For New Building Foundation and Stoops (Excludes Removal Of Soil Within Building Footprint Or Over Excavation Under Foundations)
- Place and Compact Excavated Material Along Exterior Sides Of Foundation Walls
- Furnish, Place and Compact Granular Material Along Interior Sides Of Foundation Walls, Inside Stoops and Up To 18" Under New Interior Floor Slab (Fine Grading By Others)
- Cut, Fill Grade and Compact Exterior Subgrade To Required Elevations Per Drawings
- Excavate and Shape New Retention Pond
- Furnish and Install Geotextile Fabric Under New Paved Areas
- Furnish and Install 6" Of Class 5 Base Under New Paved Areas (Fine Grading By Others)
- Furnish Class 5 Base Under New Sidewalks (Placement By Others)
- Replace Salvaged Topsoil Over Green Space and Pond Areas (Excludes Fine Grading and Furnishing New Topsoil)
- Haul Out All Excess Excavated and Subcut Material
- Mobilization To and From Site

**Base Bid Total For Items Listed Above \$77,825.00**

### Exclusions:

- Permits, Erosion Control, Staking, Surveying, Dewatering, Material Testing, Traffic Control, Temporary Fencing, Cold Weather Charges, Spring Load Restriction Expenses, Concrete Wash Out, Site Utility Work, Furnishing New Topsoil, Removal Of Soils Within Building Footprint, Over Excavation and Backfill Under Foundations, Furnishing New Topsoil, Fence Removal, Excavation or Backfill Around Utilities, Fine Grading, Seeding.

### Options:

- Furnish and Install Silt Fence – Add \$3.50 Per LF To Base Bid
- Furnish and Install Inlet Protection – Add \$105.00 Each To Base Bid
- Furnish Concrete Wash Out – Add \$500.00 Each To Base Bid

Authorized Signature \_\_\_\_\_

# Proposal & Acceptance

3/26/2024



2635 20<sup>th</sup> Ave S, Moorhead, MN 56560  
218-512-3020 (Office) 218-512-3021 (Fax) 701-850-7083 (Jesse)

Proposal Submitted To:  
**RJS Building Systems**

Job Name:  
**Cass County Law Enforcement  
Storage Building (80' x 150')  
Fargo, ND**

- **Proposal Assumes:** 12" of Removals Extending 10' From Building Perimeter, Site Utility Work By Others, All Site Work Beyond 10' From Building Perimeter By Others Or Will Be Bid At Later Date, Finished Floor Elevation Will Be 6" Above Existing Site Elevation Prior To Site Stripping.

### Scope of Work:

- Strip and Remove Up To 12" Of Material Within 10' Perimeter Of New Building Footprint
- Excavate For New Building Foundation
- Place and Compact Excavated Material Along Exterior Sides Of Foundation Walls
- Furnish, Place and Compact Granular Material Along Interior Sides Of Foundation Walls and Up To 12" Under New Interior Slab
- Grade Site Around Building Perimeter (10')
- Haul Out All Excess Stripped and Excavated Material
- Mobilization To and From Site

**Base Bid Total For Items Listed Above \$46,291.00**

REVISED

\$ 31,534.00 = \$ 77,825.00

### Exclusions:

- Permits, Erosion Control, Staking, Surveying, Dewatering, Temporary Fencing, Traffic Control, Material Testing, Cold Weather Charges, Spring Load Restriction Expenses, Concrete Wash Out, Site Demo, Site Utility Work, Sitework Beyond 10' From Building Perimeter, Excavation or Backfilling For Floor Drains, Furnishing Gravel Base Around Building Exterior, Furnishing Topsoil, Fine Grading, Seeding.

Authorized Signature \_\_\_\_\_

Note: This proposal may be withdrawn by us if not accepted within 30 days

**Terms:** This proposal is good for 30 days. After 30 days prices are subject to change. Proposal Is Based On Diesel Fuel Price Of \$4.00 Per Gallon. Diesel Fuel Price Above \$4.00 Per Gallon Will Be Subject To Fuel Surcharge. Any required materials or operations beyond the scope of work within this proposal are subject to extra charges. Proposal is based on all footings and foundations be pumped. If tolerances for grading and compaction per spec cannot be met due to weather conditions, we reserve the right to suspend work until weather conditions allow us to do so. Northwest Excavating in not to be held responsible for damage to roadways, or paths due to truck or heavy equipment traffic.

**Acceptance of Proposal** – The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified.

Signature \_\_\_\_\_

**From:** Jesse Soper <jesse@NORTHWESTEXC.COM>  
**Sent:** Thursday, August 22, 2024 3:11 PM  
**To:** rjs@ideaone.net  
**Subject:** Additional Work At Cass County LEC

Strip and Remove All Gravel Under Building Footprint and Pile On Site - \$3,216.00  
Excavate Wider and Deeper Trench Around Perimeter To Remove Fill Soil Under Foundations and To Accommodate For Backfill Under Foundations - \$3,220.00  
Haul Out Additional Material From Wider and Deeper Trench - \$4,068.00  
Place Granular Under Foundations - \$4,116.00

**\$ 14,620**

Note: we will still need to replace the granular that was used from site stripping for granular inside building. My base bid included furnishing 1,313 tons of granular material at \$14.50 per ton (tax included) and placement of 1,313 tons at \$6.00 per ton. Any tonnage over this amount will also be additional work at these rates.

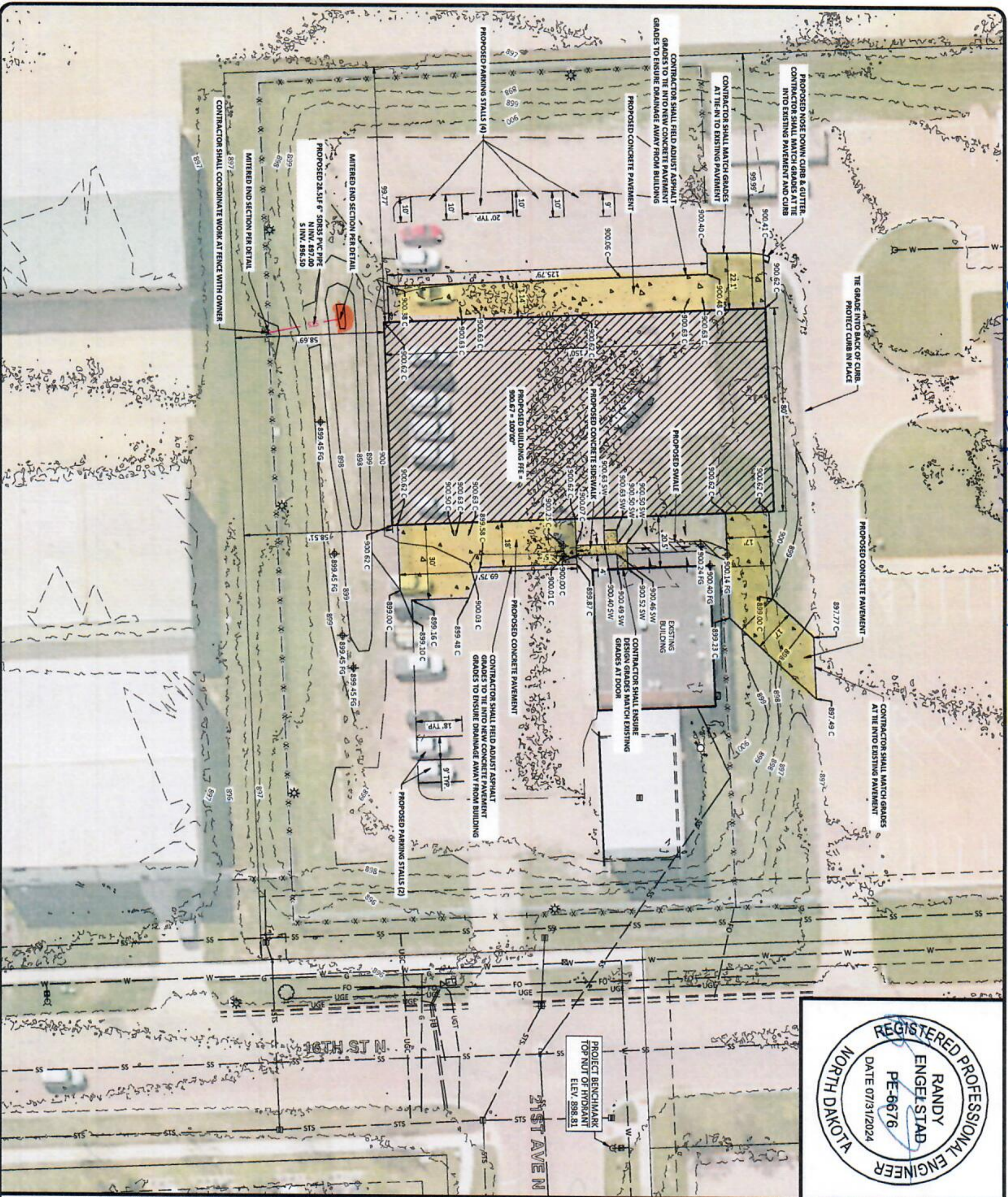
If you wish to deduct fabric from my base bid it would be a deduct of \$1,462.00

To summarize as of right now we would need to add \$14,620.00 (costs above) to my proposal dated 6/13/24 and also would need to add whatever additional granular material is supplied and placed over 1,313 tons at rates provided above.



Jesse Soper  
Cell: (701) 850-7083  
Fax: (701) 512-3021

CONCRETE PAVING PLAN



**LEGEND**

EXISTING	NEW
Water Main	Water Main
Sanitary Sewer Main	Sanitary Sewer Main
Storm Sewer Main	Storm Sewer Main
Storm Inlet	Storm Inlet
Sanitary Manhole	Sanitary Manhole
Storm Manhole	Storm Manhole
Utility Manhole	Utility Manhole
Fire Hydrant	Fire Hydrant
Gate Valve	Gate Valve
Light Pole	Light Pole
Telephone Reser	Telephone Reser
Gas Meter	Gas Meter
Transformer	Transformer
Underground Electric	Underground Electric
Underground Telephone	Underground Telephone
Underground Fiber Optic	Underground Fiber Optic
Underground Communications	Underground Communications
Gas Main	Gas Main
Deciduous Tree	Deciduous Tree
Sign	Sign
Chain Link Fence	Chain Link Fence
Spot Elevation	Spot Elevation
Standard Curb & Gutter	Standard Curb & Gutter
Building	Building
New 4" Concrete Sidewalk	New 4" Concrete Sidewalk
New 6" Concrete Pavement	New 6" Concrete Pavement
Damage Swale	Damage Swale
Drainage Direction	Drainage Direction

**NOTES**

- CONSTRUCTION SHALL COMPLY WITH CITY OF FARGO STANDARD SPECIFICATIONS FOR CONSTRUCTION UNLESS OTHERWISE NOTED.
- CONSTRUCTION STAGING LOCATION SHALL BE COORDINATED WITH AND APPROVED BY OWNER.
- ALL EXCAVATIONS SHALL BE PROTECTED WITH SHIELDING AND APPROVED BY OWNER.
- ALL EXISTING UTILITIES SHALL BE LOCATED AND DEPTH VERIFIED PRIOR TO CONSTRUCTION.
- ALL EXISTING UTILITIES SHALL BE PROTECTED WITH SHIELDING AND APPROVED BY OWNER.
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**ABBREVIATIONS**

C	CONCRETE GRADE
FG	FINISHED GRADE
SW	SIDEWALK GRADE

**ELEVATION NOTE**

41-FOOT WESVA PLUS 1.2'  
 41-FOOT WESVA PLUS 1.2'  
 PROPOSED FINISHED FLOOR

885.90  
 887.10  
 900.67

**PARKING NOTE**

CONTRACTOR SHALL PROVIDE INDOOR STORAGE REQUIREMENT  
 1 SPOT / 2,500 SF  
 EXISTING BUILDING SF = 2,500  
 PROPOSED BUILDING SF = 12,000  
 TOTAL BUILDING SF = 14,500  
 TOTAL PARKING SPOTS REQUIRED = 14,500 / 2,500 = 5.8  
 PARKING STALLS REQUIRED = 6  
 EXISTING CASS COUNTY LEC TOTAL ADA STALLS = 4  
 ADDITIONAL ADA STALLS REQUIRED = 0

No.	Revision	Date	By

Drawn by: DDH  
 Checked by: RGE  
 Date: 7-31-24  
 Scale: AS SHOWN

CASS COUNTY LEC STORAGE FACILITY  
 RIS BUILDING SYSTEMS, INC  
 FARGO, ND

PAVING AND GRADING PLAN  
 PROJECT NO. 12506-0001

SHEET  
 C3.0

