COON CREEK WATERSHED DISTRICT
Request for Board Action

MEETING DATE: May 28, 2019
AGENDA NUMBER: 13
ITEM: Building Update: Change Order &

AGENDA: Discussion

ACTION REQUESTED

BACKGROUND
At the Wednesday May 22 project management meeting there were two items discussed that the Board needs to be made aware of. One involves a potential change order that exceeds staffs authority to approve

 ISSUES/CONCERNS
1. Location of Main Heating Duct, Gas Line and Wiring:
The main heating duct from the furnace was found to be in a different location than was understood. The duct and wiring are between the wall studs of a wall scheduled to be moved. The need to move the main heating duct, gas line and central wiring raised the question of the age of the furnace and opportunities to switch out the furnace for an energy efficient model.

   The furnace is the original and is 19 years old. Expected useful life on this make and model is 16-20 years. The inspector, prior to the purchase of the building, noted: “There are 3 80+ furnaces that were installed when the building was built in 2000. They’re getting close to their serviceable life and I would recommend budgeting for replacement in the near future.” At the project meeting staff asked for a quote on a high efficiency furnace and the cost of moving the duct work, gas line and central wiring. The quote is $7,590.47. Money would be payed from available fund balance.

2. Folding Wall in Board Room:
At the meeting we reviewed the initial results of the structural engineer’s assessment of the load bearing capacity of the joists above the Board room to hold a folding wall. Their load bearing capacity depends on the make and grade of the joists. The is being research.

   Potential alternatives discussed and being researched are:
   a) Evaluate the make and grade of the existing joists (discussed above)
   b) Install a metal beam that is then tied into the foundation on both ends. Depends on the existence of load bearing central beams
   c) Consider some other alternative or variation for a partition
PRIOR DECISIONS
None

OPTIONS
1. Approve the requested change order to replace the existing furnace with a high efficiency furnace and move the gas line and central wiring
2. Table the change order request pending additional information. This will cause a delay in the project since the walls are currently open and dry wall and taping are scheduled for the end of next week the beginning of the next
3. Do not pursue the change order. Leave the furnace and duct work and schedule the furnace replacement for 2021 or 2022.

RECOMMENDATION
1. Approve the requested change order to replace the existing furnace with a high efficiency furnace and move the gas line and central wiring
2. Receive the report on the potential need to reevaluate the current folding wall
Change Order

Order: 3
Date: 05/22/2019
Customer Order: Signed Contract

License #: 04232 / Dept. Labor # IR676658

To: Coon Creek Watershed District
12301 Central Ave. N.E.
Blaine MN 55434
Tim Kelly
Phone (763) 392-8869 Fax

Project: 8657 Phase # 0
PureAlchemy Coon Creek Watershed
13632 Van Buren St NE
Ham Lake MN 55304

The contractor agrees to perform and the owner agrees to pay for the following changes to this contract

Description of Work | Amount
--- | ---
New High efficient furnace | 4,835.16
Option to upgrade variable speed blower | 805.07
Electrical Wiring to new furnace location | 353.10
Security system relocation | 1,497.14
This price is to relocate the wiring that is in the way and upgrade and make the building system work. Also see the annual monitoring of $276.00

Notes

Negative changes will lower the overall contract price requiring no additional payment by owner.

Requested Amount of Change | 7,590.47

The original Contract Sum was | 168,897.35
Net change by previous Change Orders | 0.00
The Contract Sum prior to this Change Order | 168,897.35
The Contract Sum will be changed by this Change Order | 7,590.47
The new Contract Sum including this Change Order will be | 176,487.82
The Contract Time will be changed by | 10 Days

Date | 05/22/2019
Contractor | Jay Tutt

Owner

6-4-22 09:34 PM 05/22/2019 1 of 1
Hi Jay,

The proposal you requested for the new furnace is as follows:

**FURNACE REPLACEMENT / RELOCATION SCOPE OF WORK:** Provide and install unless stated otherwise.
- Disconnect and cap the existing copper gas line, outside air intake ducting and class B venting up in the attic space.
- Goodman model GMSS96060 60,000 btuh, 96% efficient, single stage gas valve with standard PSC blower motor.
  - **Note:** This will be a matching unit to the AC previously quoted.
- PVC venting up through garage roof with 3M fire stop rings at demising wall.
- Gas piping from existing mechanical room in garage area.
- Outside ventilation air will be also brought in through the garage roof.

**Note:** Jay, it may be necessary to bring the venting, gas line, outside air in through the sidewall of the kitchen back in the corner. I am not sure there will be enough of the rim joist exposed, at the garage floor, to get the 2 inch PVC or the 6 inch outside air ducting through and into the new furnace room.
- Condensate pump with drain tubing up in to the joist area. Gravity drain to the shower room basin.
- All sheet metal work as necessary for both supply and return ducting.
  - **Note:** We will be installing the secondary supply and return for the unoccupied space as per the proposal dated February 15, 2019.
- Electrical line voltage wiring by VSI.
- Perform system start up as per mfg specifications.
- Permit

**PROPOSAL:** $4,193.00

- Upgrade to the variable speed ECM (blower motor) w/2 stage gas valve, adds: $684.00
  - Model GMVC96060

Jay, if you can tell me who the gas and electrical providers are I can research the rebates that may be available. This furnace is 96% efficient and would qualify if they are available.

Let me know if you have any further questions and I will address them ASAP.

Regards,

CULPEPPER HEATING AND COOLING, LLC.
Jim Culpepper

605 Cresthaven Dr. South St. Paul, MN 55075 • 651-756-1133 • www.culpepperhvac.com
### Prowire, Inc

**Phone:** 651-203-4100  
**Fax:** 651-454-5589  
4101 Nichols Road, Unit #101  
Eagan, MN 55122

**Quote**

**No.:** 37274  
**Date:** 5/22/2019

---

**Prepared for:**  
Jay D Tutt  
Coon Creek Watershed District  
13632 Van Buren St NE  
Ham Lake, MN 55304 U.S.A.

**Prepared by:**  
Thor A. Olufson  
Account No.: 9333

---

**Quantity** | **Item ID** | **Description** | **UOM** | **Discount** | **Sell** | **Total**
--- | --- | --- | --- | --- | --- | ---

Change out existing Ademco with Honeywell Internet Ready Security System. Quote based on walkthru with Marty. Change out security panel and keypads at front door and back garage/warehouse. All other devices and cabling will be reused.

Security panel is currently located on wall that will be taken out. Security panels and cabling will be relocated to IT Closet located 10' away. Cabling will be extended with splice and housed in separate box.

Cabling for garage devices, Siren, keypad, door and overhead will need to be relocated by splice as they are adding door where cable is going thru.

Cabling for Conference room door and motion will need to be relocated as they are taken out the wall.

Zones are as follows

1. **FRONT DR**
2. **NORTH DR**
3. **BACK DR**
4. **BACK GAR SERV DR**
5. **GARAGE TO OFFICE**
6. **GARAGE OVERHEAD**
7. **NO HALL MOTION**
8. **SOUTH MOTION**
9. **SO HALL MOTION**
10. **WEST HALL MOTION**
11. **ROOM 100 MOTION**
12. **RECEPTION GLASS BREAK**
13. **BACK AL MotIOn**
14. **SOUTH GLASS BREAKS (4)**
15. **EAST GLASS BREAKS (3)**
16. **NORTH CONF GLASS BREAK**
17. **BASEMENT MOTION**

<table>
<thead>
<tr>
<th>Quantity</th>
<th>Item ID</th>
<th>Description</th>
<th>UOM</th>
<th>Discount</th>
<th>Sell</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>5KTH0NV21IPPROK</td>
<td>Honeywell Vista 21IP New Install Kit</td>
<td>EA</td>
<td>$0.00</td>
<td>$300.00</td>
<td>$300.00</td>
</tr>
</tbody>
</table>

**Honeywell Security Package Includes:** 1 Honeywell Vista 21IP 8 zone IP Security Panel, 1 Wave Siren & Battery Back-up.

**Each assembly includes**

<table>
<thead>
<tr>
<th>Qty.</th>
<th>Item ID</th>
<th>Description</th>
<th>Unit</th>
<th><strong>Total</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>SPH0NVSISTA21IP</td>
<td>Honeywell IP Security Panel (8 Zones)</td>
<td></td>
<td>$265.00</td>
</tr>
<tr>
<td>1</td>
<td>LPS00X12V7</td>
<td>12V 7 AM Golf Cell Battery (F-Terminal)</td>
<td></td>
<td>$29.95</td>
</tr>
<tr>
<td>1</td>
<td>SNPH0NSWAVE2</td>
<td>Honeywell Two Tone Indoor Siren</td>
<td></td>
<td>$16.70</td>
</tr>
<tr>
<td>1</td>
<td>SPH0N6160</td>
<td>Honeywell Alpha Display Keypad</td>
<td>EA</td>
<td>$188.00</td>
</tr>
<tr>
<td>8.00</td>
<td>HC0NTX</td>
<td>Commercial Labor - Non taxable</td>
<td>HR</td>
<td>$784.00</td>
</tr>
</tbody>
</table>

**Security Monitoring - $276 per year includes Total Connect (Total Connect allows for control of security through app and internet, along with notification through text or email.)**

---

**Your Price:**  
$1,272.00

**Sales Tax:**  
$2.05

**SubTotal:**  
$1,274.05