



Albertson Engineering Inc.

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CONSTRUCTION CHANGE ORDER NO. 1

Project: 74 Van Buren Retaining Wall

AEI Project #: 2023-240

Owner: City of Deadwood

Engineer: Albertson Engineering Inc.

Contract Date: March 18, 2024

Date of Issuance: 7/9/2024

Issued to: Branch Construction Services LLC

Distribution to: Owner Engineer Contractor

YOU ARE HEREBY DIRECTED TO MAKE THE FOLLOWING CHANGES IN THIS CONTRACT:

1. As per homeowner request, the overall limits of the new retaining wall shall be extended 4 feet beyond the original extents at both ends of the wall. Cost is \$5,900.00.

Not valid until signed by both the Owner and Contractor. Signature of the Contractor indicates his/her agreement herewith, including any adjustment in the Contract Sum or Contract Time.

CONTRACT STATUS:

The Original Contract Sum	\$ 55,000.00
Net Change by Previously Authorized Change Orders	\$ --
Contract Sum Prior to This Change Order	\$ 55,000.00
Contract Sum Increase Per This Change Order	\$ 5,900.00
New Contract Sum Will Be	\$60,900.00

The Contract Time Will Be changed per the following:

September 30, 2024 – Substantial Completion



AUTHORIZED SIGNATURES

The persons executing this Agreement hereby represent that they have authorization to sign

Owner *(Signature)*

Contractor *(Signature)*

(Printed name and title)

(Printed name and title)

CITY OF DEADWOOD

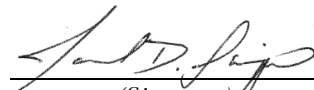
BRANCH CONSTRUCTION

Date

Date

Email

Email



Engineer *(Signature)*

Jared Schippers, PE, Principal

(Printed name and title)

ALBERTSON ENGINEERING INC.

7/9/2024

Date

jared@albertsonengineering.com

Email



Jared Schippers

From: glenn fasnacht <glenn.fasnacht@gmail.com>
Sent: Monday, July 8, 2024 2:21 PM
To: Jared Schippers
Cc: Kevin Kuchenbecker; Chris Dale; Justin Lockhart
Subject: 74 Van Buren Wall Change Order Proposal

Jared,

Good day. I'm back from Alaska- I got covid at the end, so have been home resting. Here is the proposal for the wall extensions/angled ends. We integrated the efficiencies you mentioned, and good news- shaved 25%!

Regardless of this change order, we are requesting an **extension for the deadline, to September 30th**, or one month. Getting everything in order and the exact plan in place has led to delays. The structural wall will be done in July, but we may need more time to get everything else completed. One example is claiming more veneer rock from the city pile.

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Description of Changes - Angle both ends of the wall outward, dropping height as needed, extending wall length up to (likely) 8 feet.

Reason for Changes - The natural shape and grade of the hill at both ends warrants this change, as it bows out and gains steepness there. Otherwise, a straight wall will dive into the hill and especially on the left, the maximum natural grade of 45% will require additional shoring in some fashion, such as a secondary wall(s) above.

Additional Information - The new ends will cant out at about 20 degrees. The right side will drop down to about 4 feet high, and the left about 5. Right side will extend about 4 feet, and the left side 2 to 4, depending on how the hillside excavates.

Cost Increase - This change will require additional quantities for all material: rebar and concrete, additional forms: length and hinged corners to remain monolithic, and additional labor and complexity.

Cost Breakdown:

Additional forms: \$250
Concrete: 3 yards/\$700
Gravel: 2 tons/\$30
Rock: 2 tons/\$40
Rebar: 2 sticks of each/\$80
Mortar: \$100
Fabric: \$150
Tile: \$50
Labor: \$4,500

Total additional cost: \$5,900

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I'm comfortable with these changes. The extra materials are straight costs of \$1,400, and don't assume another "delivery fee." The added labor is for additional excavation, forming, bending and inserting rebar, pouring, building tile and fabric/backfilling, and finally/mostly, masonry on the veneer. Just a little more of everything.

Kevin mentioned on the phone that the city needs to be considerate of the taxpayer's impact. I agree, and note that there's good reason our bid is \$77,000 lower than the next-lowest bid. That's because I am the one paying for much of this, and we're not profit-based, but rather completion oriented.

Basically, everything is already as cheap as could possibly be. RCS, the next-lowest bidder at \$132k (let's not forget the \$330k bid), would already have a wide margin in place and might be able to absorb such a change. Or maybe they wouldn't care enough to make this change, which is in line with our ultimate goal... Not just to preserve this wall, but to protect the historical house below it.

I've been living here, it's my home, and I want to see it preserved both structurally and with historic value. Therefore, I think that when considering the big picture, this change is warranted, and the additional cost fits well within reason.

After you review this, if you have questions or concerns, please give me a call so we can collaborate.

Thank you all for your time,
Glenn
719-650-4618