THE CITY OF Fargo FAR MORE | TRANSIT OFFICE

TRANSIT OFFICE
650 23RD St. N.
Fargo, ND 58102
Phone: 701.241.8140 | Fax: 701.241.8558
FargoND.gov

August 3, 2026

Board of City Commissioners
City Hall – 225 4th St N
Fargo, ND 58102

RE: Change Order No. 4 for GTC Deck Overlay Project

Dear Commissioners:
This memorandum is to inform the City Commission of Change Order No. 4 for the GTC Deck Overlay project with Industrial Builders, Inc., as prepared by KU Engineering LLC.

Change Order Details

- The scope of work was modified due to changed conditions identified as work was being completed. A summary of the changed conditions are noted below:
    - A total of six (6) tendons were determined to be broken along Grid 9; this includes the 2 original tendons associated with PR #3.
    - There was one broken tendon and another abandoned tendon discovered along Grid D as preparatory work was being completed to address the tendon repairs outlined in PR #3.

After deliberation of the changed conditions, the City elected to pause the ongoing tendon repairs due to funding constraints. The work completed in conjunction with PR #3 at the time work was paused is 59,772.00 (see attached summary from IBI). The previously approved amount of PR #3 was 525,201.00. This results in a credit of $15,429.00 to the contract.

- The Owner Contingency remaining from CO #3 of $33,027.15 will be returned to the owner as a credit to the contract.

Impact on Project

- Contract Amount: Decrease of $48,456.15

Recommended Motion
It is recommended that the City Commission approve Change Order No. 4 for the GTC Deck Overlay Project.

Attachments:

- Change Order No. 4 Document

Sincerely,

Jordan Smith

Jordan Smith
Assistant Transit Director – Fleet and Facilities
City of Fargo

CHANGE ORDER NO.: 4

Owner: City of Fargo	Owner's Project No.: RFP25024
Engineer: KLJ Engineering LLC	Engineer's Project No.: 2404-01858
Contractor: Industrial Builders, Inc.	Contractor's Project No.:
Project: GTC Deck Overlay	
Contract Name: Stipulated Price	

Date Issued: July 20, 2026 Effective Date of Change Order: December 1, 2025

The Contract is modified as follows upon execution of this Change Order:

Description:

1. The installed quantities for PR 3 are noted below. The scope of work was modified due to changed conditions identified as work was being completed. A summary of the changed conditions are noted below:
   a. A total of six (6) tendons were determined to be broken along Grid 9; this includes the 2 original tendons associated with PR #3.
   b. There was one broken tendon and another abandoned tendon discovered along Grid D as preparatory work was being completed to address the tendon repairs outlined in PR #3.

   After deliberation of the changed conditions, the City elected to pause the ongoing tendon repairs due to funding constraints. The work completed in conjunction with PR #3 at the time work was paused is $9,772.00 (see attached summary from IBI). The previously approved amount of PR #3 was $25,201.00. This results in a credit of $15,429.00 to the contract.
2. The Owner Contingency remaining from CO #3 of $33,027.15 will be returned to the owner as a credit to the contract.

Attachments:

1. IBI PR #3 Letter dated December 3, 2025.

Change in Contract Price	Change in Contract Times
Original Contract Price: $ 1,026,995.00	Original Contract Times: Substantial Completion: October 1, 2025 Ready for final payment: October 13, 2025
Change from previously approved Change Orders No. 1 to No. 2: $ N/A	**Increase** from previously approved Change Orders No.1 to No. 1: Substantial Completion: N/A Ready for final payment: N/A
Contract Price prior to this Change Order: $ 1,026,995.00	Contract Times prior to this Change Order: Substantial Completion: October 1, 2025 Ready for final payment: October 13, 2025
Increase this Change Order: $ (48,456.15)	**Increase** this Change Order: Substantial Completion: December 12, 2025 Ready for final payment: December 31, 2025
Contract Price incorporating this Change Order: $ 978,538.85	Contract Times with all approved Change Orders: Substantial Completion: December 12, 2025 Ready for final payment: December 31, 2025

	Recommended by Engineer	Accepted by Contractor
By:	[illegible]	[illegible]
Title:	Senior Project Manager	Vice President Estimating
Date:	7/20/2026	7/21/26
	Authorized by Owner	Approved by Funding Agency (if applicable)
By:		James Sayler
Title:	Mayor	Transportation Management Officer II
Date:		6-19-2026

Industrial Builders, Inc.

Paul W. Diederich, President
Donn O. Diederich, Executive Vice President
Erik B. Diederich, Chief Operating Officer

General Contractors

PO Box 406 Fargo, ND 58107

ITEM #: Proposal Request 3
LETTING DATE: December 03, 2025
PROJECT #'S: 2404-01858
COUNTY: Cass
TYPE OF WORK: GTC Deck Overlay - Vector's Cost Associated with PR3

QUOTE TO PRIME CONTRACTORS

LINE NO.	DESCRIPTION	APPROX. QTY.	UNIT	UNIT BID PRICE	AMOUNT BID
001	Cost Associated with PR3	1.000	L S	$9,772.00	$9,772.00
				TOTAL SUM BID	$9,772.00

TERMS AND CONDITIONS:

1.) Our unit price includes all the labor, material and equipment costs that Vector Construction had incurred performing the work for PR3 and our prime contractor markup. I have included Vector Constructions cost breakdown.

Industrial Builders, Inc.

Signature: ______________________

Aaron Anderson, Senior Project Manager Cell # 701-799-2789

VECTOR CONSTRUCTION INC.
Estimate of Work

CUSTOMER: Industrial Builders

DATE: December 3, 2025

ADDRESS: Box 406, Fargo, ND, 58107

PO#

WORK LOCATION: Ground Transportation Center

CONTACT: Aaron Anderson

JOB NUMBER: 689949

PROGRESS #: 1

Mobilization	
Labor	$6,920.75
Equipment	$1,210.00
Material	$684.45
Material Tax	$0.00
Safety Supplies	$0.00
Subtotal	$8,815.20
10% Mark-up and Overhead	$68.45
Total	**$8,883.65**

Labor

	SUPERINTENDENT			FOREMAN / PROJECT ADMIN			CONCRETE FINISHER			REPAIR TECHNICIAN		
Date	ST	OT	TT	ST	OT	TT	ST	OT	TT	ST	OT	TT
11/17/2025	8	4								8	4	
11/18/2025	8									8		
11/19/2025	8									8		
11/20/2025	8	1.5								8	1.5	
11/21/2025	6.5									6		
11/24/2025	8	1.5								4.5		
12/1/2025	1											
Total Hours	47.5	7	0	0	0	0	0	0	0	42.5	5.5	0
Rate	$62.50	$83.00	$62.50	$55.50	$75.50	$55.50	$59.50	$80.25	$59.50	$48.25	$68.25	$48.25
Subtotal	$2,968.75	$581.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$2,050.63	$375.38	$0.00

	OFFICE ADMIN / GENERAL LABORER			PROJECT / FIELD OP MANAGER			SAFETY COORDINATOR			OPERATOR - EQUIPMENT		
Date	ST	OT	TT	ST	OT	TT	ST	OT	TT	ST	OT	TT
11/5/2025				4								
11/17/2025				1								
11/18/2025				2								
11/19/2025				1								
11/20/2025				1								
11/21/2025				3								
11/24/2025				1								
12/1/2025				1								
Total Hours	0	0	0	14	0	0	0	0	0	0	0	0
Rate	$45.25	$65.00	$45.25	$67.50	$89.25	$67.50	$66.00	$87.50	$66.00	$85.00	$112.50	$85.00
Subtotal	$0.00	$0.00	$0.00	$945.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00

Labor Total
$6,920.75

Material

Date	4.5" Diamond Blade	SDS Max Chisel Bit	SDS+ Chisel Bit	Bosch Bag	Bosch Filter	Plywood
Total Units	1	1	1	3	2	1
Rate	$ 38.45	$ 67.75	$ 67.75	$ 14.00	$ 70.00	$ 61.00
Material Tax						
Total	$ 38.45	$ 67.75	$ 67.75	$ 42.00	$ 140.00	$ 61.00

Date	5 Gallon Pails	Fuel				
Total Units	5	4				
Rate	$ 5.50	$ 60.00				
Material Tax						
Total	$ 27.50	$ 240.00	$ -	$ -	$ -	$ -

Material Total
$ 684.45
Material Tax Total

Equipment

Date	Truck	905	TE-70	Vacuum	Dustless Grinder	Light Stands
11/16/2025	1	1	1	1	1	2
11/23/2025	1	1	1	1	1	2
Total Units	2	2	2	2	2	4
Rate	$160.00	$90.00	$60.00	$60.00	$25.00	$25.00
Total	$320.00	$180.00	$120.00	$120.00	$50.00	$100.00

Date	Ext. Cords	GPR				
11/5/2025		1				
11/16/2025	4					
11/23/2025	4					
Total Units	8	1	0	0	0	0
Rate	$15.00	$200.00				
Total	$120.00	$200.00				

Equipment Total
$1,210.00