

CHANGE ORDER AIA DOCUMENT G701

Distribution: Owner (x)  
 Architect (x)  
 Contractor (x)  
 Field (x)  
 Other ( )

PROJECT: Edd B. Keyes Building Renovation CHANGE ORDER NUMBER: 13

INITIATION DATE: 11/24/2015

To: (Contractor) Templeton Construction Co.

ARCHITECTS PROJECT NO. 226-06-0412

CONTRACT FOR: Construction Management at Risk

CONTRACT DATE: 12/1/2012

You are directed to make the following change in this Contract:

- Edd B. Keyes Building Renovation Phase II for the second Floor per attached proposal letter of November 11, 2015.

ALL OTHER CONTRACT TERMS AND CONDITIONS REMAIN UNCHANGED.

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

The original Guaranteed Maximum Cost was:	\$4,488,671.00
Net Change by previously authorized Change Orders:	\$126,398.00
The Guaranteed Maximum Cost prior to this Change Order was:	\$4,615,069.00
The Guaranteed Maximum Cost will be increased by this Change Order	\$2,700,000.00
The new Guaranteed Maximum Cost including this Change Order will be	\$7,315,069.00
The Contract Time will be changed by <u>365 days</u>	
The Date of Substantial Completion as of the date of this Change Order therefore, is: 12 months from completion of asbestos abatement.	

AUTHORIZED:

Kinney Franke Architects ARCHITECT      Templeton Construction Co., CONTRACTOR      Tom Green County, Texas OWNER

Signed: Craig Kinney Ryan Hill Gary McClure Steve Floyd

By: Craig Kinney Ryan Hill Gary McClure The Honorable Steve Floyd, County Judge

Date: 11-24-15 11/24/2015 11-24-15

November 11, 2015

**Exhibit A**

**DRAWINGS, SPECIFICATIONS, ADDENDA, BIDDING DOCUMENTS**

These are the drawings, specifications, addenda, and bidding documents included in the base bid proposal which will be utilized as they pertain to this Amendment and the Bid Packages related to the Building Work to be executed in this Amendment.

**DRAWINGS:**

Cover Sheet A1.00A dated April 15, 2015, titled Edd B. Keyes Phase II Renovations – Tom Green County, San Angelo, Texas.

ARCHITECTURAL DRAWINGS: A1.00A, A1.00B, A1.01C, A2.01, A2.02, A2.03, A2.04, A2.05, A3.01, A4.01, A5.01, A6.01 and A6.02, dated January thru April of 2015.

STRUCTURAL DRAWINGS: S1.01 and S2.01 dated M11, 2015.

MEP DRAWINGS: MPE-1, MPE-2, M-1, M-2.0, M-2.1, M-3, P-1, P-2, P-3.0, P-3.1, E-1, E-2.0, E-2.1, E-3.0, E-3.1, E-4, E-5.0, E-6 and FP-1 dated August 13, 2015.

**SPECIFICATIONS:**

EDD B. KEYES BUILDING, PHASE II RENOVATIONS

Tom Green County, San Angelo, Texas

Kinney Franke Architects, AIA

Dated March 23, 2015

**ADDENDA:**

Addenda # 1 dated 9-11-15

Addenda # 2 dated 9-14-15

## Exhibit B

### ALLOWANCES

These are the allowances included in the base bid proposal to be executed in this Amendment.

1. We include an allowance of \$ 110,000.00 as an Owner's Contingency.
2. We include additional allowance for CM Contingency of \$ 100,000.
3. We include an allowance of \$ 3,000.00 for patching existing concrete canopy.
4. We include an allowance of \$2,000.00 for flat screen TV.
5. We include an allowance of \$5,000.00 for Interior Signage.

## Exhibit C

### ASSUMPTIONS AND CLARIFICATIONS

These are the assumptions and clarifications included in the base bid proposal to be executed in this Amendment.

1. We will take out a building permit from the City at no charge to us, or at a reimbursable cost.
2. We will use the east parking lot as a laydown area for our job trailers and for storage.
3. We exclude asbestos abatement and cannot perform work in unabated areas. Abatement must be completed before we start our work.
4. The 1997 version of the AIA General Conditions applies to this contract.
5. Our price is based on the County relocating offsite all items requiring protection from construction and all boxes of records until we finish construction. Builder's risk insurance has been included.
6. No sales tax has been included.
7. Utility usage cost for electrical, water, and gas is assumed to be drawn from existing onsite utilities at no cost to Templeton.
8. A payment and performance bond for Templeton Construction has been included.
9. This Amendment of \$ 2, 700,000.00 is based on utilizing the savings from Phase 1 Contract, adjusting the Allowances and accepting the VE Items listed herein. The new adjusted Contract for Phase I and Phase II will be \$ 7,315,069.00.

## Exhibit D

### COMPLETION SCHEDULE

The projected completion time for this Project is 12 months. We will use a bar chart to show the projected duration of tasks.

**EXHIBIT E**

**THE FOLLOWING V.E. ITEMS ARE INCLUDED IN THE TOTAL CONTRACT VALUE.**

1. DELETE ALL WORK ASSOCIATED WITH THE LEASE AREA ON EAST SIDE OF PROJECT.  
DEDUCT \$ 37,900.00
2. DELETE STONE CLADDING AT COLUMNS IN COURT AND LOBBY. ALLOW \$ 2, 400 FOR LESS COSTLY COVERING FOR REFERENCED COLUMNS.  
DEDUCT \$ 65,000.00
3. CHANGE MOTORIZED WINDOW SHADES TO MANUAL.  
DEDUCT \$ 14,000.00
4. DELETE 4 OF THE 5 WINDOWS SHOWN ON THE SOUTH ELEVATION OF THE PROJECT.  
DEDUCT \$ 12,000.00
5. REDUCE OWNER'S CONTINGENCY TO \$110,000.00  
DEDUCT \$ 20,000.00
6. REDUCE CM CONTINGENCY TO \$100,000.00.  
DEDUCT \$ 15,927.00

EXHIBIT F

COST BREAKDOWN:

**Combination cost of Phase I and Phase II**

PROJECT: Edd B. Keyes Building AREA: ### sqft BID DATE: 4/30/2014  
 LOCATION: 113 W. Beauregard, TOTAL: \$0 2:00 p.m.  
 OWNER: Tom Green County COST: ### / sqft Tax Status: exempt  
 ARCHITECT: Kinney Franke ARCHITECTURE: 487 cal. days 16 months

# 4B

WORK ITEM	M		TOTAL incl.		Phase I w/C	Phase II	Combination	
	A	B	SUB	Alt. #1				
General Requirements	###	##	-	\$ 284,781	TCC	<b>275,781</b>	<b>219,270</b>	<b>495,051</b>
Contingency Allowance			#####	\$ 130,000	Allowance	149,117	(39,117)	<b>110,000</b>
Other Allowances								-
Patch Canopy Soffit				\$ 3,000			3,000	<b>3,000</b>
Flat Screen TV				\$ 2,000			2,000	<b>2,000</b>
Interior Signage				\$ 5,000			5,000	<b>5,000</b>
Rework Cols at Marble deleted				\$ 2,400			2,400	<b>2,400</b>
Demolition	###	##	13,000	\$ 235,208	TCC	<b>225,208</b>	<b>117,755</b>	<b>342,963</b>
Concrete	###	##		\$ 24,604	TCC	<b>24,604</b>	<b>11,062</b>	<b>35,666</b>
Masonry			40,240	\$ <b>40,240</b>	Lankford	<b>40,240</b>	<b>74,800</b>	<b>115,040</b>
Struc. Steel	###	##		\$ 23,122	A.M.A.	<b>17,280</b>	<b>29,224</b>	<b>46,504</b>
Misc. Metals				\$ -	TCC	5,842	<b>28,870</b>	<b>34,712</b>
Carpentry	###	##		\$ 6,976	TCC	<b>6,976</b>	<b>28,269</b>	<b>35,245</b>
Millwork & Wood Trim			49,450	\$ <b>49,450</b>	Timber	<b>49,450</b>	<b>69,925</b>	<b>119,375</b>
Batt Insulation			w/ Drywa	\$ -	Alv./SAA	-	-	-
B/U Asphalt Roofing			25,581	\$ <b>25,581</b>	Harrison	<b>25,581</b>	<b>22,850</b>	<b>48,431</b>
Modified Bitum. Roofing			w/ B/U Roofing	\$ -	Harrison	-	9,450	<b>9,450</b>
Foam Insulation			w/ MEP	\$ -	included be	-	64,000	<b>64,000</b>
Joint Sealants	###	##		\$ 2,620	TCC	2,620	<b>761</b>	<b>3,381</b>
HM Doors & Frames	###	##		\$ 77,480	Tex-Oma,	<b>68,874</b>	<b>83,790</b>	<b>152,664</b>
Wood Doors/Hardware	###	w/ H.M.		\$ 7,830	TCC	16,436	<b>18,630</b>	<b>35,066</b>
Coiling Grille				\$ -	Concho	-	<b>8,469</b>	<b>8,469</b>
Glass & Glazing			35,175	\$ <b>35,175</b>	Angelo Gl	<b>35,175</b>	<b>41,000</b>	<b>76,175</b>
Caulk stone cols. at storefront			775	\$ <b>775</b>	Angelo Gl	775	-	<b>775</b>
Gypsum Plaster			8,000	\$ <b>8,000</b>	Swain	8,000	-	<b>8,000</b>
Drywall			#####	\$ <b>196,770</b>	Alv./SAA	<b>196,770</b>	<b>183,347</b>	<b>380,117</b>
Ceramic Tile			w/ Carpe	\$ -	Smith	-	<b>35,378</b>	<b>35,378</b>
Brick Tile Pavers			w/ Carpe	\$ -	Smith	-	-	-
Acous. Clg.			w/ Drywa	\$ -	Alv./SAA	-	-	-
Resilient Base & Stair Tread			w/ Carpe	\$ -	Kiser/Smif	-	-	-
Resilient Tile Flooring			w/ Carpe	\$ -	Kiser/Smif	-	-	-
Tile Carpeting			#####	\$ <b>184,616</b>	Kiser/Smif	<b>184,616</b>	<b>58,260</b>	<b>242,876</b>
Painting			88,953	\$ <b>88,953</b>	Key/Concl	<b>88,953</b>	<b>115,000</b>	<b>203,953</b>
Interior Panel Signs			4,306	\$ <b>4,306</b>	FastSigns	<b>4,306</b>	<b>21,000</b>	<b>25,306</b>
Alum. Letters		w/ Int. Panel Signs		\$ -	FastSigns	-	-	-
Vinyl Film			2,500	\$ 2,500		2,500	(2,500)	-
Window Shades			21,485	\$ <b>21,485</b>	Kenmark	21,485	<b>16,172</b>	<b>37,657</b>
Toilet Partitions			5,559	\$ <b>5,559</b>	ABSCO	5,559	<b>9,031</b>	<b>14,590</b>
Toilet Accessories			3,493	\$ <b>3,493</b>	ABSCO	<b>3,493</b>	5,443	<b>8,936</b>
Fire Extinguishers & Cabinets			4,980	\$ <b>4,980</b>	ABSCO	4,980	2,162	<b>7,142</b>
Ice Machine				\$ -		-	3,160	<b>3,160</b>
Plumbing /Site Utilities			w/ HVAC	\$ -	Lane	-	-	-
Fire Sprinklers			#####	\$ <b>157,891</b>	AFP	<b>157,891</b>	<b>31,140</b>	<b>189,031</b>
HVAC			#####	#####	Lane	<b>1,411,170</b>	<b>890,000</b>	<b>2,301,170</b>

WORK ITEM	M			TOTAL incl.		Phase I w/C	Phase II	Combination	
	A	ABOR	MATL	SUB	Alt. #1				
Electrical w/Bond				#####	\$ 929,333	Hasty	929,333	402,381	1,331,714
IT Equipment Allowance				50,000	\$ 50,000	Allowance	50,000	(50,000)	-
				12,480	\$ 12,480	Border St.	12,480	-	12,480
Access Control				w/ Electrical	\$ -	Hasty	-	-	-
CCTV				w/ Electrical	\$ -	Hasty	-	-	-
Communications & Computers				w/ Electrical	\$ -	Hasty	-	-	-
Subtotal		###	##	#####	4,037,778		4,025,495	2,521,382	6,546,877
Labor Burden	#	-				0 w/ Takeoff		-	-
Sales Tax on Mate	#	-				0 exempt			-
<b>Subtotal</b>		###	##	#####	4,037,778		4,025,495	2,521,382	6,546,877
Building Permit (take out permit at no charg					0			-	-
Builder's Risk Insur				See calc. sheet	5,386		5,386	2233	7,619
P & P Bond				See calc. sheet	52,827		52,827	27,000	79,827
<b>Subtotal</b>					4,095,991		4,083,708	2,550,615	6,634,323
<b>Markup</b>	#				358,399		358,399	223,431	581,830
<b>Revised Subtotal</b>					4,454,390		4,442,107	2,774,046	7,216,153
<b>Contingency</b>				originally	174,164		174,046	(74,046)	100,000
<b>Including Change Orders</b>				<b>Revised Total</b>	<b>4,628,554</b>		<b>4,615,069</b>	<b>2,700,000</b>	<b>7,315,069</b>