

AIA® Document G701® – 2017

Change Order

PROJECT: (Name and address) Upshur County Courthouse Restoration 100 W. Tyler Street Gilmer, Texas 75644	CONTRACT INFORMATION: Contract For: General Construction Date: December 8, 2023	CHANGE ORDER INFORMATION: Change Order Number: 001 Date: May 28, 2024
OWNER: (Name and address) Upshur County – Honorable Judge Todd Testeller 100 W. Tyler Street Gilmer, Texas 75644 (903) 843-4003	ARCHITECT: (Name and address) Komatsu Architecture, Inc 3880 Hulen Street, Suite 300 Ft. Worth, Texas 76107	CONTRACTOR: (Name and address) JC Stoddard Construction 12445 Old O'Connor Road San Antonio, Texas 78233

THE CONTRACT IS CHANGED AS FOLLOWS:
(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

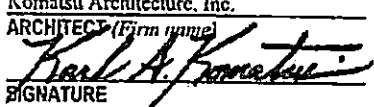

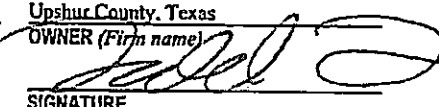
PCO#1: Addendum #1 Changes	\$ 4,371.11
PCO#2: Additional Abatement/Encapsulate	\$ 50,678.68
Total	\$ 55,049.79
The original Contract Sum was	\$ 15,488,172.50
The net change by previously authorized Change Orders	\$ 0.00
The Contract Sum prior to this Change Order was	\$ 15,488,172.50
The Contract Sum will be unchanged by this Change Order in the amount of	\$ 0.00
The new Contract Sum including this Change Order will be	\$ 15,488,172.50

The Contract Time will be unchanged by days.
 The new date of Substantial Completion will be

The funds for this Change Order will be paid to J.C. Stoddard Construction from the Owner's General Contingency Fund. The balance in the Owner's General Contingency Fund before this Change Order is \$300,000.00. The balance after this change order #001 is \$ 244,950.21.

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

Komatsu Architecture, Inc. ARCHITECT (Firm name)  SIGNATURE Karl A. Komatsu, President PRINTED NAME AND TITLE May 28, 2024 DATE	JC Stoddard Construction CONTRACTOR (Firm name)  SIGNATURE J. Curtis Stoddard, Vice President PRINTED NAME AND TITLE DATE	Upshur County, Texas OWNER (Firm name)  SIGNATURE Honorable Judge Todd Testeller PRINTED NAME AND TITLE 5-29-2024 DATE
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Change Order

PROJECT: *(Name and address)*
Upshur County Courthouse Restoration
100 W. Tyler Street
Gilmer, Texas 75644

CONTRACT INFORMATION:
Contract For: General Construction

CHANGE ORDER INFORMATION:
Change Order Number: 001

Date: December 8, 2023

Date: May 28, 2024

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Upshur County – Honorable Judge Todd
Teffeller
100 W. Tyler Street
Gilmer, Texas 75644
(903) 843-4003

ARCHITECT: *(Name and address)*
Komatsu Architecture, Inc
3880 Hulen Street, Suite 300
Ft. Worth, Texas 76107

CONTRACTOR: *(Name and address)*
JC Stoddard Construction
12445 Old O'Connor Road
San Antonio, Texas 78233

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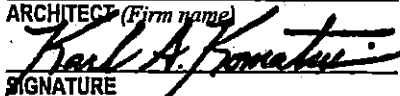
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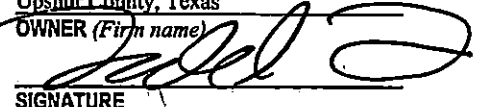
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Komatsu Architecture, Inc.
ARCHITECT *(Firm name)*

SIGNATURE
 Karl A. Komatsu, President
PRINTED NAME AND TITLE
 May 28, 2024
DATE

JC Stoddard Construction, Inc.
CONTRACTOR *(Firm name)*

SIGNATURE
 J. Curtis Stoddard, Vice President
PRINTED NAME AND TITLE

DATE

Upshur County, Texas
OWNER *(Firm name)*

SIGNATURE
 Honorable Judge Todd Teffeller
PRINTED NAME AND TITLE
 S-29-2024
DATE

JC Stoddard Construction Co
 12455 Old O'Connor Rd.
 San Antonio, TX 78233
 Ph (210) 653-1324
 Fx (210) 653-6127



ATTN: Rick Sacy

Komatsu Architecture
 3880 Hulen Street, Suite 300
 Fort Worth, Texas 76107

Upshur County Courthouse

PROPOSED CHANGE ORDER

ITEM	JCS JOB NO.	PCO NO.	DATE
Additional Lead Abatement	23030	2	5/3/2024

DESCRIPTION	AMOUNT
Additional abatement at doors/Encapsulate	\$45,140.00

	\$45,140.00
Insurance & Bond	\$1,354.20
	\$46,494.20
Overhead & Profit	\$4,184.48
	\$50,678.68

Total Price: \$50,678.68

DETAILS

The above scope of work is for the removal of the lead based top coat of paint from the existing interior doors, frames, and valances. Removal of white base coat of paint is not included in this proposal. This is only a stripping proposal and does not include any repairs.

EXCLUSIONS

Any material, equipment, or work outside of revisions referenced above. Stripping to bare metal.



INLAND
ENVIRONMENTS
LTD.

Environmental & Demolition Contractors

** Via Email **
zach@jcostoddard.com

April 30, 2024

Job #24-016
Change Order #1

JC Stoddard Construction
Attn: Mr. Zach Warren
12445 Old O'Connor Rd.
San Antonio, TX 78233

**RE: Removal of Green Paint from Doors, Frames & Valances at the Upshur County Courthouse
Located at 100 W. Tyler, Gilmer, TX**

Dear Mr. Warren:

Inland Environments, Ltd. is pleased to submit this proposal to provide additional supervision, labor, equipment consumables and disposal for the removal of lead-based paint topcoat green paint from interior doors, frames and valances at the Upshur County Courthouse. Inland will strip lead-based paint from these items down to white lower coat underneath the green topcoat of paint

PRICING:

First Floor	\$ 13,600.00
Second Floor	\$ 10,580.00
Third Floor	\$ 18,100.00
Fourth Floor	\$ 1,980.00
Fifth Floor	\$ 880.00
TOTAL	\$ 45,140.00

BID CLARIFICATIONS:

1. Owner is to supply water and electrical connections.
2. Excludes any priming or repainting.
3. This proposal does not include the required third-party consulting fees, if required.
4. Inland provides Liability Insurance with \$2,000,000 aggregate and \$1,000,000 occurrence.
5. Inland would like to schedule this work when mobilizing to the remaining twelve (12) windows that need scaffolding to access.

We provide only personnel licensed to perform abatement and trained in accordance with the E.P.A. Model Accreditation Plan as either a supervisor "competent person" or a worker. We look forward to assisting you on projects you might have in the future.

Best Regards,
Inland Environments, Ltd.

ACCEPTED:

Jed Landrey
Vice President

Signature/Date

TODD TEFFEWER - UC
JUDGE
5-28-2024

JC Stoddard Construction Co
 12455 Old O'Connor Rd.
 San Antonio, TX 78233
 Ph (210) 653-1324
 Fx (210) 653-6127



ATTN: Rick Sacy

Komatsu Architecture
 3880 Hulen Street, Suite 300
 Fort Worth, Texas 76107

Upshur County Courthouse

PROPOSED CHANGE ORDER

ITEM	JCS JOB NO.	PCO NO.	DATE
Addendum #1 Changes	23030	1	5/2/2024

DESCRIPTION	AMOUNT
Flooring (Net Deduct) - Per revised finish schedule	-\$9,132.00
Wood Wall Base (Add) - Per revised finish schedule	\$6,840.00
Paint Wall Base (Add) - Per revised finish schedule	\$850.00
Electrical (Add) - Per revised electrical drawings	\$5,300.00
	<hr/>
Insurance & Bond	\$3,858.00
	<hr/>
	\$115.74
	<hr/>
	\$3,973.74
	<hr/>
Overhead & Profit	\$397.37
	<hr/>
	\$4,371.11

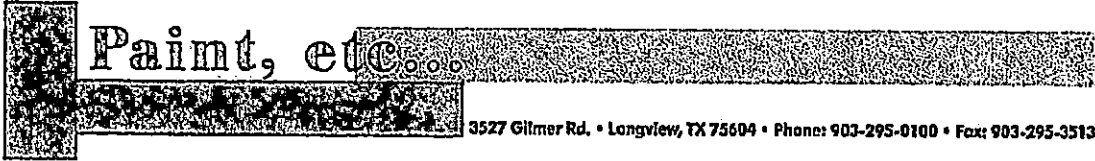
Total Price: \$4,371.11

DETAILS

The above scopes of work are resulting from changes made to the project by Addendum #1 (2/20/24) from Komatsu Architecture.

EXCLUSIONS

Any material, equipment, or work outside of revisions referenced above.



BID PROPOSAL FORM

Customer

JC Stoddard

JOB:

Upshur County Courthouse – Addendum 1

BID INCLUDES THE FOLLOWING:

2/29/2024

ADDENDUM 1 – issued on Feb. 20, 2024

Flooring

- Includes Section 09
 - o Finishes - Resilient Floor

This change is based on the new Finish Schedule –

- Eliminated RFT1 from room 207
- Eliminated RFT1 from rooms 312 and 315

ORIGINAL CONTRACT	- \$167,502.00
TOTAL DEDUCT	-\$ 9,132.00
NEW TOTAL	\$ 158,370.00

Excludes: Terrazzo, Stone Wainscot, Gypsum Plaster, Gypsum Board, Stripping and Cleaning, Interior Stone, Special Coatings, Painting, and Prep Historic Wood

If concrete substrates prove to have moisture issues, we are not responsible for mitigating issues.

Brandon Allee
903-576-0713

Paint Etc.

Brandon@paintetc.com

Scott Nolan Painting Contractor, Inc.
 4308 Gilmer Road
 Longview, TX 75604

Estimate

Date	Estimate #
4/8/2024	2270

Name / Address
JC Stoddard Contruction 12445 Old O'Connor Road San Antonio, TX 78233

Project
Upshur County Courthouse

Item	Description	Total
Misc	Upshur County Courthouse - Addendum #1	
Misc	Addendum #1 - 285 LF of wood wall base into the project. This base is noted to paint according to P-7 finish.	850.00

***Please sign for approval each line item.	Subtotal	\$850.00
	Sales Tax (8.25%)	\$0.00
	Total	\$850.00

Proposal

East Texas Electric of Longview



P.O. Box 9628
Longview, Texas 75608
TECL: 17628

Office: 903-663-9311 Fax: 903-663-7611

Proposal submitted to:

Name: JC Stoddard Construction

Work to be performed at:

Name: Upshur County Courthouse Addendum 1

Address: Gilmer, Texas

Tax Excluded

- Pricing is for all changes shown in Post Bid Addendum 1.
- Includes circuits added for elevator.
- Includes additional fixtures as indicated.
- Includes updated AIC ratings of panels as indicated.

\$5300.00

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner.

For the sum of Five Thousand, Three Hundred and 00/100 Dollars.

Respectfully submitted: _____ Date: March 4, 2024

Note – This proposal may be withdrawn by East Texas Electric of Longview if not accepted within 20 days.

Any alteration or deviation from the above specifications involving extra costs will be executed only upon written order and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents, or delays beyond our control.

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Signature: _____

Date: _____