

EXHIBIT H: CONSTRUCTION MANAGER CHANGE ORDER

CHANGE ORDER NO. Two (2)

AGREEMENT NO. 11950

CONSTRUCTION MANAGER: CHARLES PERRY PARTNERS INC

EFFECTIVE DATE:

PROJECT TITLE & DESCRIPTION: Civil Courthouse Roof Replacement; Construction Management Services for the roof replacement and solar installation at the Civil Courthouse

PROJECT NO.: 8201908

Under our AGREEMENT dated January 14, 2022.

You hereby are authorized and directed to make the following change(s) in accordance with terms and conditions of The Agreement:

For the Additive (Deductive) Sum of: (\$ 203,405.00). [Add or (Deduct)] From: the Contract Amount

Preconstruction Services Amount	\$ <u>0.00</u>
GMP Amount	\$ <u>1,464,624.00</u>
Total Contract Amount:	\$ <u>1,464,624.00</u>
Sum of Previous Changes to Contract Amount	\$ <u>94,707.00</u>
This Change Order [Add or (Deduct)]	\$ <u>203,405.00</u>
New Total	\$ <u>1,762,736.00</u>

The time for completion shall be (increased/decreased) by 100 calendar days due to this Change Order. Accordingly, the Contract Time is now increased (100) calendar days and the Substantial Completion date is June 26, 2023.

Your acceptance of this Change Order shall constitute a modification to our Agreement and will be performed subject to all the same terms and conditions as contained in our Agreement indicated above, as fully as if the same were repeated in this acceptance. The adjustment, if any, to the Agreement shall constitute a full and final settlement of any and all claims arising out of or related to the change set forth herein, including claims for impact and delay costs. This change Order is not valid until approved by the County.

CONSTRUCTION MANAGER:

By: 

Date: 03/03/2023

ARCHITECT/ENGINEER:

By: _____

Date: 3/4/2023

FACILITIES MANAGEMENT

By: _____

Date: 3.7.2023

ALACHUA BOARD OF COUNTY COMMISSIONERS

By: _____

Name and Title

Accepted: _____, 20__

Approved as to Form

Alachua County Attorney

Attest

J. K. "Jess" Irby, Esq., Clerk (seal)



March 03, 2023

Alachua County Facilities Management
915 SW 5th Street
Gainesville, FL 32601

Attn: Danny Moore

Re: **Civil Courthouse Roof Replacement and Solar Installation**
Project No.: 8201908
Owner Change Order 002

Dear Danny,

Please find attached our Change Order Proposal (COP) in accordance with Paul Stresing Associates, Inc. construction documents dated January 27, 2021 and the below qualifications/clarifications.

Our Change Order Proposal for providing this work is **Two Hundred and Three Thousand Four Hundred and Five and 00/100 Dollars (\$203,405.00).**

Clarifications:

1. This change order scope of work shall add fourteen (14) additional days to be added to the contract schedule. The additional time is required for planning and coordination, execution of the extra work, and set up and take down of the crane and stairwell tower scaffolding.
2. Generally, there shall be a total of one hundred (100) calendar days being added to the contractual Substantial Completion date. Due to material procurement and the actual start date of the project in addition to this change order, the Contract Schedule Substantial Completion date shall now be June 26th, 2023. Final Completion shall be achieved fifteen (15) calendar days thereafter and is now established as July 11th, 2023.

Replacement of Cooling Tower Stands – Scope of Work:

3. We have included costs to remove each cooling tower and replace the existing steel stands with new aluminum stands. The work includes replacing (4) 6" condenser water valves, (2) on each cooling tower. Towers will be raised to allow 48" of clearance under each tower to meet code.
4. We have included costs to furnish a crane to lift the cooling towers and materials to and from the roof.
5. All work to be performed starting on a Friday and finishing over the weekend.
6. The County shall be responsible for shut down and startup of each system to be worked on as discussed.

Re-Roof Stairwells – Scope of Work:

7. We have included Scaffolding at two (2) locations on the roof for Access and Safety Tie-Off Points.
8. In lieu of performing the demo and abatement and re-roof the two (2) stairwells, we have included costs to prep and prime the existing surface and apply a Silicone Roof Coating product (Gaco Roof) in our base OCO #002 price. This option is provided to try to preserve costs as an alternative to performing full demolition & abatement over the stairwells and then installing a new roof.
9. Per the above Note #07, we have provided an alternate price (Add Alternate #01) to perform the full demo, abatement, and re-roof of the stairwells. The cost for Add Alternate #01 is an additional **\$38,049.00**. The value of OCO#002 if Add Alternate #01 was selected totals \$241,454.00.

Lightweight Concrete (LWIC) & Temporary Roofing Measures – Scope of Work:

10. We have included costs to furnish Lightweight Roofing where Foam Roofing was encountered at various locations around the roof.



11. We have included costs to provide Temporary Roofing at areas that required New Lightweight Concrete.
12. We have included costs for furnishing LWIC at the New Roof over the Elevator Penthouse. This Lightweight Concrete was required because the existing drainage scuppers are 2" above roof surface after we removed the foam roof-over-roof application that was existing. The LWIC is needed to bring the roof elevation up to where the scuppers are to avoid ponding/standing water on the roof.
13. We have included costs to install Temp Roof Drains and then subsequently re-Install the original Drains prior to Lightweight Concrete being placed.

Re-Work Electrical at Exhaust Fan & Mini-Split Locations – Scope of Work:

14. We have included costs to Re-Work the electrical connections at the two (2) Cooling Tower Stands, at (4) Exhaust Fan locations, and at (1) Mini-Split location.
15. In regards to the Exhaust Fans and Mini-Split locations we will move and raise the electrical disconnect supports from the roof surface to adjacent concrete walls, as required to get them above the new roof elevation per code.

Frame Out Boiler Flue & Chilled Water Piping – Scope of Work:

16. We have included costs to build up a metal stud frame around the Boiler Stack and associated piping. The framing will be clad in DensDeck and have flashing applied at all sides around its base to match the new roof flashing.
17. We have included two (2) weeks of Staffing & General Conditions costs per the established GMP rate schedule.
18. We have included CM fee, insurances, and payment and performance bond as this is intended to be a Contract Change Order that increases the overall contract value.

We appreciate the opportunity to provide you with this proposal. Please feel free to contact me if you have any questions or need additional information.

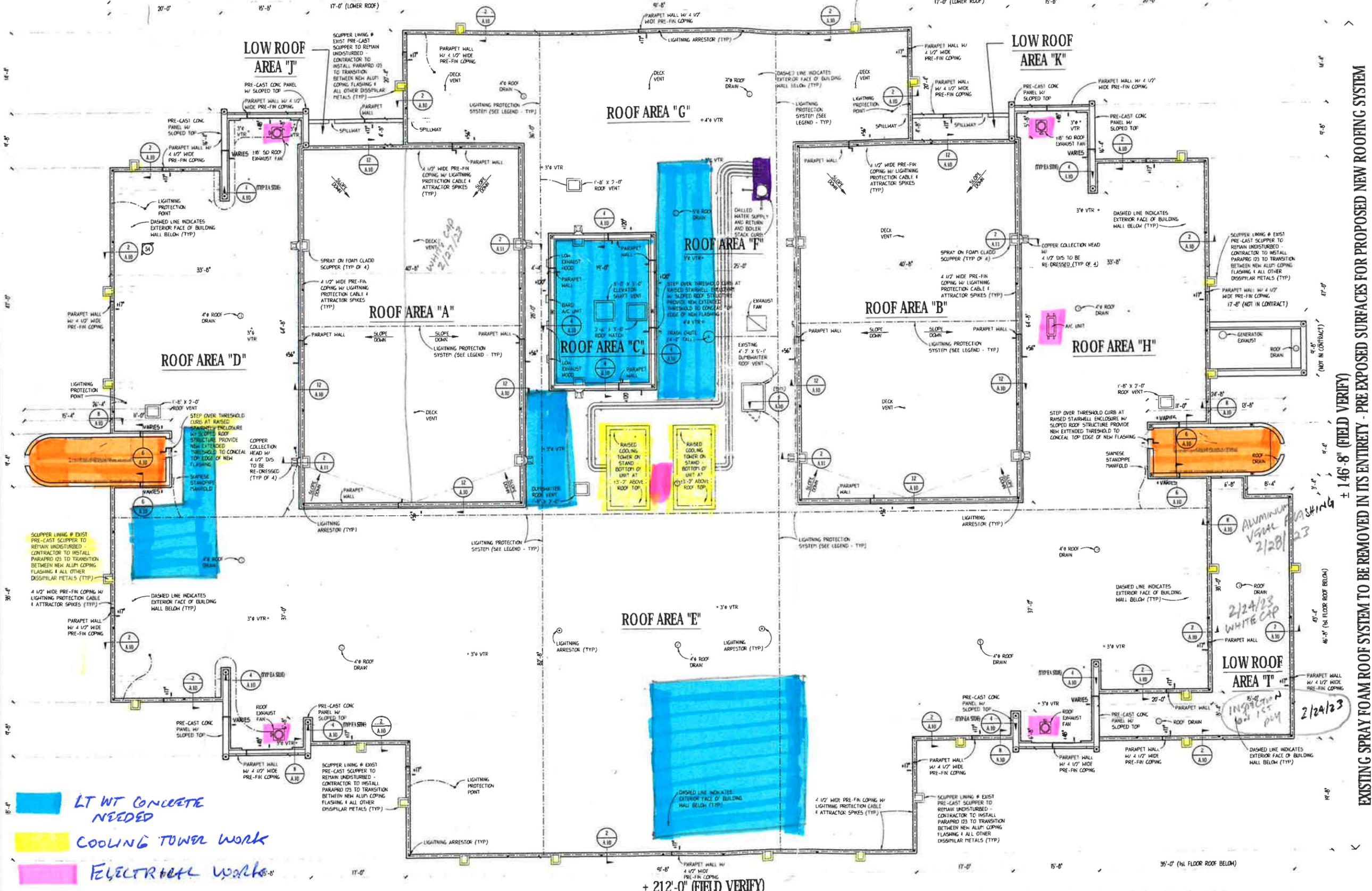
Sincerely,

Charles Perry Partners, Inc.

Joel S. Montgomery
Project Manager

ANY MODIFICATIONS TO THESE PLANS OR REUSE OF THESE PLANS MUST BE APPROVED BY AND SIGNED BY THE ARCHITECT.

± 197'-0" (FIELD VERIFY)



- LT WT CONCRETE NEEDED
- COOLING TOWER WORK
- ELECTRICAL WORK
- STAIRWELL ROOF WORK
- BOILER FLUE/CHW PIPING FRAMED AREA

RENOVATED ROOF PLAN

1/8" = 1'-0"



ROOF AREA	
AREA A	2,473.50 FT
AREA B	2,473.50 FT
AREA C	404.50 FT
AREA D	1,898.50 FT
AREA E	4,731.50 FT
AREA F	2,594.50 FT
AREA G	1,746.50 FT
AREA H	1,896.50 FT
AREA I	714.50 FT
AREA J	68.50 FT
AREA K	68.50 FT
TOTAL	24,042.50 FT

LEGEND:	
	EXISTING PRE-FIN COPING
	EXISTING COPING REGLET
	ROOF TERMINATION AT VERTICAL WALL
	EXISTING LIGHTNING PROTECTION SYSTEM

EXISTING SPRAY FOAM ROOF SYSTEM TO BE REMOVED IN ITS ENTIRETY - PRE EXPOSED SURFACES FOR PROPOSED NEW ROOFING SYSTEM ± 146'-8" (FIELD VERIFY)

DRAWN BY: JMA/CSH	DATE: JANUARY 7, 2020	PROJECT NO.: 19178	PAUL STRESING ASSOCIATES, INC.
14877 MAIN STREET ALACHUA, FLORIDA 32009 TEL: 352-482-8407 FAX: 352-482-8407 REGISTRATION NO. AR0003888 - CA NO. A40008877			
ALACHUA COUNTY CIVIL COURTHOUSE RE-ROOF GAINESVILLE, FLORIDA			
REVISIONS TOTAL:	DATE:	ARCHITECT'S SEAL LIC. NO. AH0013845 SHEET NO. A.9	

CHARLES PERRY PARTNERS, INC.
Owner Change Order #002
Alachua County Civil Courthouse
Roof Replacement
Alachua County 20-942
Replace Cooling Tower Stands
March 3, 2023



Item No.	DESCRIPTION	QTY	UNIT	LABOR U/P	AMOUNT	SUBCONTRACTOR AMOUNT	Totals by Line	Subtotals
	GENERAL CONDITIONS & STAFFING		2 wk		8353.85 wk		GC Subtotal (Includes Staffing):	16707.70
								16707.70
	DIV. 07 - ROOFING							
	Cooling Tower Stands SOW - Cutting out & Exposing Existing Base Plates, Sealing New Base Columns at Cooling Tower Stands	1	ls	0	0.00	5,000.00	5,000.00	
	Re-Roof Stairwells SOW - New Roof Coating (GacoRoof)	1	ls	0	0.00	12,000.00	12,000.00	
	LWIC SOW - Lightweight Concrete for Roofing where Foam Roofing Was Discovered (Total LWIC cost for all roof areas)	1	ls	0	0.00	45,000.00	45,000.00	
	LWIC SOW - Less the \$30,000 LWIC Allowance established in OCO-001	1	ls	0	0.00	-30,000.00	-30,000.00	
	LWIC SOW - Temp Roofing at Areas that Require New LWIC	1	ls	0	0.00	22,500.00	22,500.00	
	LWIC SOW - New Roof at Elevator Penthouse - Lightweight Concrete Required Because Scuppers are 2" Above Roof Surface	1	ls	0	0.00	4,500.00	4,500.00	
	Frame Out Boiler SOW - DensDeck & Flashing at Boiler Stack & CHW Piping	1	ls	0	0.00	1,998.47	1,998.47	
	DIV. 09 - METAL FRAMING							
	Frame Out Boiler SOW - Metal Framing around Boiler Stack & CHW Piping	1	ls	0	0.00	1,400.00	1,400.00	
	DIV. 23 - HVAC							
	Cooling Tower Stands SOW - Replace Cooling Tower Stands & Specified Valves & Piping. Includes Modifying Roof Drains & Piping Work.	1	ls	0	0.00	95,070.65	95,070.65	
	LWIC SOW - Install Temp Roof Drain and Re-Install Original Drain Prior to Lightweight Concrete	1	ls	0	0.00	1,743.26	1,743.26	
	DIV. 26 - ELECTRICAL							
	Cooling Tower Stands SOW - Rework Electrical Feeders as needed to Accommodate New Cooling Tower Base Heights. Includes weekend work. (1 day of OT @ \$90 x 8 HRS + \$105 Mat'ls)	1	ls	0	0.00	2,079.00	2,079.00	
	Electrical Re-Work SOW - Re-Work Electrical at (4) Exhaust Fan Locations	1	ls	0	0.00	1,271.00	1,271.00	
	Electrical Re-Work SOW - Re-Work Electrical at (1) Mini-Split	1	ls	0	0.00	673.00	673.00	
	DIV. 32 - CONSTRUCTION AIDS							
	Re-Roof Stairwells SOW - Scaffolding at (2) locations for Access & Safety Tie-Off Points	1	ls	0	0.00	5,708.00	5,708.00	
								168943.38
	SUBTOTAL				0.00		185,651.08	185,651.08
	Burden & Taxes			0.00%	0.00		0.00	
	SUBTOTAL				0.00		185,651.08	
	Owner/CPPI Contingency	0.0%					0.00	
	SUBTOTAL						185,651.08	
	Alachua County Permit Fee	0.0%					0.00	
	SUBTOTAL						185,651.08	
	Subcontractor Default Insurance	1.38%					2,561.98	
	Management Fee	7.00%					12,995.91	
	Gen Liab. And Builders Risk Insurance	0.85%					1,688.50	
	SUBTOTAL						202,897.47	
	P&P Bond						507.53	
	TOTAL						\$203,405.00	

**FERBER & OSTEEN ROOFING
& SHEET METAL CONTRACTORS, INC.**

PO BOX 5219
GAINESVILLE, FL 32627
TELEPHONE 352-372-3666

2-24-2023

Charles Perry Partners, INC.
8200 NW 15th Place
Gainesville, FL 32606

Attn: Calvin Peterson

Project: Civil Courthouse

Scope of work: Extra Change Orders

1. Re-roof stair towers \$32,000.00 **ADD ALTERNATE #01**
2. Option for Coating stair towers \$12,000.00 **INCLUDED IN BASE COST OF OCO #002**
3. Lightweight Pour \$45,000.00
4. Temp Areas \$22,500.00
5. Re-Roof Pent House \$4,500.00
6. Install new flashing for water towers \$5,000.00
7. Install new framing at piping \$1,998.47

PRICE: \$122,998.47

Sincerely,



William Courtney, President



Central Florida Drywall & Plastering, Inc.
3307 NE 2nd Street. Gainesville, FL 32609
Ph: (352) 376-6606 Fax: (352) 372-6606

To: CPPI
Attn: Joel
Job: Alachua County Civil Courthouse
Date: February 28, 2023

(Specifications)

Bid Price: **\$1,400.00**

Price Includes:

- 1) Metal studs around roof piping
- 2) Install Dens-Deck provided by roofer

Price Excludes:

- 1) Hauling trash offsite
- 2) Wood – framing, furring, blocking & sheathing
- 3) Exterior caulking
- 4) Background checks

Bid per on-site walk-thru

This proposal is valid for 30 days.

Kenneth F. Tenney
Project Manager/ Estimator

Proposal

Brad Sullivan

From: W.W.Gay <gnvquotes@wwgmc.com>
Sent: Friday, January 13, 2023 2:52 PM
To: Joel.Montgomery@CPPI.com
Subject: 22-1407 Alachua County Courthouse Cooling Tower stand replacements

CAUTION: This email originated from outside of WWG/FLMECH.



Proposal Number 22-1407

W.W. Gay Mechanical Contractor
352-264-2623

Brad Sullivan

515 SE 11th Place, Gainesville, FL 32601
Licensing:CMC - 124841 | CFC - 1425962

Proposal Provided to:

Joel Montgomery Charles Perry Partners
8200 NW 15th Pl, Gainesville, FL 32606 352-318-0284

Job Name: Alachua County Courthouse Cooling Tower stand replacements

Building Name:

Job Location:

Scope: Labor and material to remove each cooling tower and replace the existing steel stands with new aluminum stands. Replace (4) 6" condenser water valves, (2) on each cooling tower. Towers will be raised to allow 48" of clearance under each tower to meet code. All work will be performed starting on a

Friday and finishing over the weekend. We will furnish crane to lift towers and material to and from the roof. There is no roofing in this price roofer will need to be supplied by others. We will not be responsible for any water proofing.

Excludes: Premium time, existing conditions, any roofing work, work upstream or downstream of new, any and all other repairs, and etc.

Comments: County will be responsible for shut down and startup of each system to be worked on.

We Propose hereby to furnish materiel and labor - complete in accordance with the above specifications, for the sum of: **\$95,070.65.**

To accept this proposal, please sign/date below. All proposals are valid for 3 days from the date of issue.

Customer Signature: _____ Date: _____

**W. W. GAY APPRECIATES THE OPPORTUNITY OF PROVIDING
YOUR COMPANY WITH THIS PROPOSAL. IF YOU HAVE ANY
QUESTIONS, PLEASE DON'T HESITATE TO CALL.**

[Unsubscribe](#)

INVOICE



MECHANICAL CONTRACTOR, INC.

INVOICE #: 984007180
INVOICE DATE: 01/24/23
CUSTOMER NUMBER: Char001
SERVICE ORDER: 84006109
CUSTOMER PO:

Charles Perry Partners Incorporated
ATTN:
8200 NW 15th Place
Suite B
Gainesville, FL 32606

----> **INVOICE TOTAL DUE: \$ 1,743.26**

DUE DATE: 02/23/23

TERMS: NET 30 DAYS

For work performed at:

Alachua County Civic Courthouse
201 E Univ Ave,
Gainesville, FL 32601

LABOR

DATE	DESCRIPTION	HOURS	HOUR TYPE	RATE	EXTENDED
01/17/23	TAYLOR M CARROLL	3.00	REG	46.00	138.00
01/18/23	TAYLOR M CARROLL	4.00	REG	46.00	184.00
01/17/23	Wesley Lazenby 4724	3.00	REG	104.00	312.00
01/18/23	Wesley Lazenby 4724	4.00	REG	104.00	416.00
Labor-Subtotal only:					1,050.00

PARTS AND MATERIALS

DATE	DESCRIPTION	RATE	EXTENDED
01/17/23	Material		693.26
Material-Subtotal only:			693.26

COMMENTS

Demo Roof Drain – Arrived onsite and removed existing roof drain. Installed 4" pvc for temporary roof drain and raised up waterlines for make up water for cooling towers. Cut 3" drain lines for cooling towers to be taken apart by roofers.

TOTAL BEFORE TAX: 1,743.26
TAX: 0.00
INVOICE GRANDTOTAL: 1,743.26

Please note: Interest will accrue on past due invoices at the maximum rate allowed by law.

**REMIT TO: WW GAY Mechanical Contractor of Gainesville, Inc. 515 SE 11 PI Gainesville, FL 32601
352-264-2600**

Contractor Computer & Equipment Leasing, LLC



PO Box 358208
 Gainesville, Florida 32635-8208
 (352) 331-7440

DATE: February 27, 2023
INVOICE # Quote
EQU # 2 STAIRWELL ACCESS

BILL TO:
 Joel Montgomery
 CPPI Gainesville Courthouse Job
 8200 NW 15th Place
 Gainesville, FL 32606
 352-681-0353

DESCRIPTION		RATE	AMOUNT
Scaffold rental Per 28 Days	1.00	\$495.00	\$ 495.00
1 Erect	1.00	\$2,160.00	\$ 2,160.00
1 Dismantle	1.00	\$1,475.00	\$ 1,475.00
1 Consumables	1.00	\$0.00	\$ -
1 Delivery	1.00	\$350.00	\$ 350.00
1 Pickup	1.00	\$350.00	\$ 350.00
			\$ -
Rental is a minimum of 28 days and then prorated by the day.			\$ -
Quote includes supervision, labor and material to erect and dismantle system scaffolding set up at each stairwell to access roof and to provide points to tie off while doing the work The top of the wall is 13'4" from the roof surface. Figuring 3' above that. The width is 10'L. Scaffold rental is a minimum of 28 days.			\$ -
			\$ -
		SUBTOTAL	\$ 4,830.00
		TAX RATE	7.50%
		SALES TAX	\$ 878.00
		TOTAL	\$ 5,708.00

Total due in 15 days. Overdue accounts subject to a service charge of 1.5% per month.

Additional charges for overuse or negligence will be added to the final invoice.

THANK YOU FOR YOUR BUSINESS!

CHARLES PERRY PARTNERS, INC.

ADD ALTERNATE #01

Alachua County Civil Courthouse
 Roof Replacement
 Alachua County 20-942
 Re-Roof Stairwells
 March 3, 2023



Item No.	DESCRIPTION	QTY	UNIT	LABOR U/P	AMOUNT	SUBCONTRACTOR AMOUNT	Totals by Line	Subtotals
ADD ALTERNATE #01								
DIV. 02 - DEMOLITION & ABATEMENT								
	ADD ALTERNATE #01 - Re-Roof Stairwells - Roof Demo & Abatement	1	ls	0	0.00	14,350.00	14,350.00	
DIV. 07 - ROOFING								
	ADD ALTERNATE #01 - Re-Roof Stairwells - New Roof per Siplast Specs	1	ls	0	0.00	32,000.00	32,000.00	
	Less the cost to Re-Roof Stairwells SOW - New Roof Coating (GacoRoof)	1	ls	0	0.00	-12,000.00	-12,000.00	
DIV. 32 - CONSTRUCTION AIDS								
	Re-Roof Stairwells - Access Scaffold & Safety Anchors (included in OCO #002 cost)	1	ls	0	0.00	0.00	0.00	
							34350.00	
SUBTOTAL					0.00		34,350.00	34,350.00
Burden & Taxes				0.00%	0.00		0.00	
SUBTOTAL					0.00		34,350.00	
Owner/CPPI Contingency			0.0%				0.00	
SUBTOTAL							34,350.00	
Alachua County Permit Fee			0.0%				0.00	
SUBTOTAL							34,350.00	
Subcontractor Default Insurance			1.38%				474.03	
Management Fee			7.00%				2,405.02	
Gen Liab. And Builders Risk Insurance			0.85%				312.42	
SUBTOTAL							37,541.47	
P&P Bond							507.53	
TOTAL							\$38,049.00	

Alachua Environmental Services, Inc.
Post Office Box 1208 * Glen St. Mary, FL 32040 * Phone: 904-259-6200

****PROPOSAL****

DATE: February 20, 2022

ADD ALTERNATE #01

TO: CPPI
8200 NW 15th Place
Gainesville, Fl. 32606

ATTN: Mr. Joel Montgomery / Mr. Calvin Peterson

**RE : ALACHUA COUNTY COURT HOUSE NORTH & SOUTH STAIR WELL
GAINESVILLE, FL – ASBESTOS ABATEMENT / ROOF REPLACEMENT**

Alachua Environmental Services, Inc. proposes to provide all labor and materials to conduct the removal and disposal of asbestos containing materials. A. E. S., Inc will comply with all local, state and federal regulations and will dispose of waste in an approved landfill. A, E, S., Inc. will conduct OSHA monitoring only. The following notations and exclusions shall clarify our quote.

A. E.S., INC. PROPOSES TO PROVIDE LABOR AND MATERIALS TO CONDUCT THE REMOVAL AND DISPOSAL OF 480 SQUARE FEET OF ASBESTOS ROOFING MATERIAL LOCATED ON THE NORTH AND SOUTH STAIRWELL ROOF. ANY SCAFFOLDING OR TIE OFF POINTS TO BE PROVIDED BY OTHERS. EXCLUDE ANY 3RD PARTY MONITORING

A. E. S., INC. WILL CONDUCT WORK FOR THE SUM OF:.....14,350.00

Alachua Environmental Services, Inc. would like to thank you for this opportunity to quote this proposal with you. Please note: If paying invoice by credit card, there will be an additional 4% added to cost. **Quote is only good for 30 days due to materials price increase.** Should you have any questions regarding this proposal, please feel free to give me a call or Email @ aesinc_rbell@nefcom.net

Sincerely,
ALACHUA ENVIRONMENTAL SERVICES, INC.
Robert O. Bell

Robert O. Bell
Project Manager / Estimator

ROB / kc

Florida Licensed-Asbestos Business Organization: ZA0000290, FL DPBR
Florida Licensed-Asbestos Contractor: CJC1154162, FL DPBR
Florida Licenses-Mold Remediator: MRSR2584

**FERBER & OSTEEN ROOFING
& SHEET METAL CONTRACTORS, INC.**

PO BOX 5219
GAINESVILLE, FL 32627
TELEPHONE 352-372-3666

2-24-2023

Charles Perry Partners, INC.
8200 NW 15th Place
Gainesville, FL 32606

Attn: Calvin Peterson

Project: Civil Courthouse

Scope of work: Extra Change Orders

1. Re-roof stair towers \$32,000.00 **ADD ALTERNATE #01**
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William Courtney, President