



April 27, 2021

Mr. Garry Ryan
Executive Manager of Construction Planning & Growth
Denton Independent School District
230 N. Mayhill Road
Denton, Texas 76208

Reference: Owner Change Order #2 – Ryan High School Additions & Renovations
Denton ISD
VLK Project No. 1914.00, 20-107.00
CH Collins Administration Renovations

Dear Mr. Ryan:

VLK Architects has worked with district personnel and Northstar Builders in the development and preparation of bid documents for interior renovations to the administrative building at CH Collins Athletic Complex. VLK agrees that the change order amount of \$747,389.00 is acceptable.

It is our recommendation to proceed with a change order in the amount of \$747,389.00. Attached you will find a copy of the Northstar Builder's change order summary, list of drawings and list of specs.

We thank you for the opportunity to work with Denton ISD on this very important project and we look forward to assisting in your continued success.

Sincerely,

A handwritten signature in black ink, appearing to read "Jason Blanks".

Jason Blanks
Project Director
VLK Architects

cc: DISD Board of Trustees
Dr. Jamie Wilson
Mr. Paul Address
Mr. Joey Florence

AUSTIN

DALLAS

EL PASO

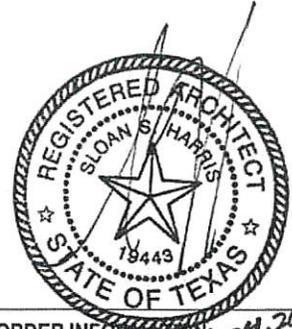
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HOUSTON



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Change Order

PROJECT: *(Name and address)*
Ryan High School - Additions & Renovations
5101 East McKinney Street
Denton, Texas 76208

CONTRACT INFORMATION:
Contract For: General Construction
Date: December 7, 2019

CHANGE ORDER INFORMATION: 04.20.21
Change Order Number: 002
Date: April 27, 2021

OWNER: *(Name and address)*
Denton Independent School District
1213 North Locust Street
Denton, Texas 76201

ARCHITECT: *(Name and address)*
VLK Architects, Inc.
2821 West 7th Street
Fort Worth, Texas 76107

CONTRACTOR: *(Name and address)*
Northstar Builders Group, LLC
3401 Olympus Boulevard, Suite 510
Coppell, Texas 75019

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.)

CH Collins Administration Building Interior Renovations

The original Guaranteed Maximum Price was	\$ 49,486,486.00
The net change by previously authorized Change Orders	\$ 963,443.00
The Guaranteed Maximum Price prior to this Change Order was	\$ 50,449,929.00
The Guaranteed Maximum Price will be increased by this Change Order in the amount of	\$ 747,389.00
The new Guaranteed Maximum Price including this Change Order will be	\$ 51,197,318.00

The Contract Time will be unchanged by Zero (0) days.
The new date of Substantial Completion will be unchanged.

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.

VLK Architects
2821 West 7th Street, Suite 300
Fort Worth, Texas 76107

ARCHITECT *(Firm name)*

SIGNATURE

Sloan Harris, President

PRINTED NAME AND TITLE

DATE

04.20.21

Northstar Builders Group, LLC
3401 Olympus Boulevard, Suite 510
Coppell, Texas 75019

CONTRACTOR *(Firm name)*

SIGNATURE

Bruce D. Helm, President

PRINTED NAME AND TITLE

DATE

4.21.21

Denton Independent School District
1213 North Locust Street
Denton, Texas 76201

OWNER *(Firm name)*

SIGNATURE

Barbara K. Burns, Board President

PRINTED NAME AND TITLE

DATE

NORTHSTAR BUILDERS GROUP

Denton ISD

C H Collins Remodel

Denton, TX

Documents Dated 3/24/2021

Estimate Dated 4/13/2021

CHANGE ORDER SUMMARY

CODE	ITEM	LABOR	MATERIAL	SUB	TOTAL	COMMENTS
ALLOWANCES						35,925
	HVAC T&B		XXXXXX	XXXXXX	3,900	3,900
	Graphics		XXXXXX	XXXXXX	20,000	20,000
	Metal Logo		XXXXXX	XXXXXX	10,000	10,000
	Storage Containers		XXXXXX	2,025	XXXXXX	2,025
	City and Engineering Comments	By Owner	XXXXXX	XXXXXX	XXXXXX	0
	Hazardous Material Abatement	By Owner	XXXXXX	XXXXXX	XXXXXX	0
	Material Testing	By Owner	XXXXXX	XXXXXX	XXXXXX	0
	Indoor Air Quality Testing	By Owner	XXXXXX	XXXXXX	XXXXXX	0
	Impact/inspection fees/permit	By Owner	XXXXXX	XXXXXX	XXXXXX	0
REIMBURSABLES						9,100
	Checkout Power/Start Up	By Owner	XXXXXX	XXXXXX	XXXXXX	0
	Dumpsters		XXXXXX	5,850	XXXXXX	5,850
	Final Cleaning		XXXXXX	XXXXXX	3,250	3,250
EXISTING CONDITIONS						9,100
02 41 13	Selective Demolition		XXXXXX	1,500	12,250	13,750
METALS						15,000
05 40 00	Cold-Formed Metal Framing	09 21 16	XXXXXX	XXXXXX	XXXXXX	0
05 50 00	Metal Fabrications	09 21 16	10,000	5,000	XXXXXX	15,000
WOODS, PLASTICS & COMPOSITES						43,000.00
06 10 00	Rough Carpentry	09 21 16	10,000	5,000	XXXXXX	15,000
06 40 00	Architectural Woodwork		XXXXXX	XXXXXX	43,000	43,000
THERMAL & MOISTURE PROTECTION						-
07 21 00	Acoustical Insulation	09 21 16	XXXXXX	XXXXXX	XXXXXX	0
07 84 00	Fire-Stopping	TRADES	XXXXXX	XXXXXX	XXXXXX	0
07 92 00	Joint Sealants	06 40 00	XXXXXX	XXXXXX	XXXXXX	0
OPENINGS						41,530
08 11 13	Hollow Metal Doors & Frames		XXXXXX	XXXXXX	34,730	34,730
08 14 00	Stained Wood Doors	08 11 13	XXXXXX	XXXXXX	XXXXXX	0
08 31 00	Access Doors	TRADES	XXXXXX	XXXXXX	XXXXXX	0
08 41 13	Aluminum-Framed Entrances and Storefronts	08 80 00	XXXXXX	XXXXXX	XXXXXX	0
08 71 00	Door Hardware	08 11 13	XXXXXX	XXXXXX	XXXXXX	0
08 80 00	Glazing	08 80 00	XXXXXX	XXXXXX	6,800	6,800

FINISHES							99,535
09 21 16	Gypsum Board Assemblies		XXXXXX	5,000	33,000	38,000	
09 25 00	Polished Plaster		XXXXXX	XXXXXX	4,500	4,500	
09 51 00	Acoustical Ceilings	09 21 16	XXXXXX	XXXXXX	XXXXXX	0	
09 65 00	Resilient Flooring		XXXXXX	5,000	40,035	45,035	
09 68 00	Carpeting	09 65 00	XXXXXX	XXXXXX	XXXXXX	0	
	Ceramic Tile	09 65 00	XXXXXX	XXXXXX	XXXXXX	0	
09 91 00	Painting		XXXXXX	XXXXXX	22,000	22,000	
SPECIALTIES							25,029
10 11 16	Visual Display Units		XXXXXX	XXXXXX	1,500	1,500	
	Display frames and panels		XXXXXX	XXXXXX	21,000	21,000	
10 14 00	Graphics & Signage - Identifying Devices		XXXXXX	XXXXXX	2,529	2,529	
EQUIPMENT							
FURNISHINGS							9,328
12 24 13	Roller Window Shades		XXXXXX	XXXXXX	9,328	9,328	
12 36 61.00	Quarts Surfacing Fabrications	06 40 00	XXXXXX	XXXXXX	XXXXXX	0	
SPECIAL CONSTRUCTION							
CONVEYING EQUIPMENT							
FIRE PROTECTION							22,700
	Fire Protection		XXXXXX	XXXXXX	22,700	22,700	
MECHANICAL & PLUMBING							25,000
22 05 00	Common Work Results for Plumbing		XXXXXX	XXXXXX	16,000	16,000	
22 42 00	Plumbing Fixtures	22 05 00	XXXXXX	XXXXXX	XXXXXX	0	
23 00 00	Gen Req Mechanical		XXXXXX	XXXXXX	9,000	9,000	
23 05 00	Basic Materials & Methods, Mechanical	23 00 00	XXXXXX	XXXXXX	XXXXXX	0	
23 05 93	Testing, Adjusting, and Balancing (TAB) for HVAC	23 00 00	XXXXXX	XXXXXX	XXXXXX	0	
23 07 00	Insulation	23 00 00	XXXXXX	XXXXXX	XXXXXX	0	
23 30 00	HVAC Air Distribution	23 00 00	XXXXXX	XXXXXX	XXXXXX	0	
ELECTRICAL							98,300
26 00 00	Electrical		XXXXXX	5,000	98,300	103,300	
26 05 01	Electrical Demolition	26 00 00	XXXXXX	XXXXXX	XXXXXX	0	
26 05 19	Low Voltage Electrical Power Conductors and Cables	26 00 00	XXXXXX	XXXXXX	XXXXXX	0	
26 05 20	Cable Connections	26 00 00	XXXXXX	XXXXXX	XXXXXX	0	
23 05 23	Control - Voltage Electrical Power Cables	26 00 00	XXXXXX	XXXXXX	XXXXXX	0	
26 05 26	Grounding and Bonding for Electrical Systems	26 00 00	XXXXXX	XXXXXX	XXXXXX	0	
26 05 29	Hangers and Supports for Electrical Systems	26 00 00	XXXXXX	XXXXXX	XXXXXX	0	
26 05 32	Raceways	26 00 00	XXXXXX	XXXXXX	XXXXXX	0	
26 05 33	Raceways and Boxes for Electrical System	26 00 00	XXXXXX	XXXXXX	XXXXXX	0	
26 09 43	Networked Lighting Controls	26 00 00	XXXXXX	XXXXXX	XXXXXX	0	
26 22 13	Low Voltage Distribution Transformers	26 00 00	XXXXXX	XXXXXX	XXXXXX	0	
26 24 16	Panelboards	26 00 00	XXXXXX	XXXXXX	XXXXXX	0	
23 27 16	Electrical Cabinets and Enclosures	26 00 00	XXXXXX	XXXXXX	XXXXXX	0	
26 27 26	Wiring Devices	26 00 00	XXXXXX	XXXXXX	XXXXXX	0	
26 28 13	Fuses	26 00 00	XXXXXX	XXXXXX	XXXXXX	0	

26 28 16	Enclosed Switches and Circuit Breakers	26 00 00	XXXXXX	XXXXXX	XXXXXX	0	
26 43 13	Surge Suppression Devices	26 00 00	XXXXXX	XXXXXX	XXXXXX	0	
23 51 00	Lighting	26 00 00	XXXXXX	XXXXXX	XXXXXX	0	
LOW VOLTAGE							
	Relocate Devices	allowance	XXXXXX	12,000	XXXXXX	12,000	
SUBTOTAL							
			20,000	46,375	413,822	480,197	
	General Conditions					69,117	
	Owner's Contingency	2.00%				10,986	
	Contractor's Contingency	5.00%				28,015	
	Subcontractor Default Insurance	1.35%				8,978	
	Warranty	0.15%				896	
	GL, Umbrella & BR	1.15%				6,879	
	Bond	1.75%				11,638	
	Fee	5.00%				30,835	
TOTAL BASE BID						\$ 647,540	

Add Alternate #1 - Providing all Mechanical work associated with Meeting Room 102	7,960	
Add Alternate #2 - Providing all LED Lighting work associated with Meeting Room 102	13,399	
Add Alternate #3 - Providing all Ceiling work associated with Meeting Room 102	18,558	39,917
Add Alternate #4 - Providing all work within the walls of Office 118 & Office 119	22,114	22,114
Add Alternate #5 - Providing all Ceiling work associated with Storage 120, & Offices 119, 118, 115, 117, 114, 113, & 47	7,705	
Add Alternate #6 - Providing all LED Lighting work associated with Storage 120 & Offices 119, 118, 115, 117, 114, 113, & 47	23,886	
Add Alternate #7 - Providing all Mechanical work associated with Storage 120 & Offices 119, 118, 115, 117, 114, 113, & 47	6,229	37,819
TOTAL WITH ALTERNATES	\$ 747,389	

LIST OF SPECIFICATIONS

DOCUMENT 00 01 10

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DIVISION 08 - OPENINGS

Section 08 11 13 - Hollow Metal Doors and Frames
08 71 00 - Door Hardware

DIVISIONS 09 through 14 – *Reference Architectural Specifications on Drawings*

DIVISION 22 - PLUMBING

Section 22 05 00 - Common Work Results for Plumbing
22 42 00 - Plumbing Fixtures

DIVISION 23 - HEATING, VENTILATING, AND AIR CONDITIONING (HVAC)

Section 23 00 00 - Heating, Ventilating, and Air Conditioning (HVAC) Work
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23 05 93 - Testing, Adjusting, and Balancing (TAB) for HVAC
23 07 00 - Insulation
23 30 00 - HVAC Air Distribution

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DIVISION 26 - ELECTRICAL

Section 26 00 00 - Electrical
26 05 01 - Electrical Demolition
26 05 19 - Low Voltage Electrical Power Conductors and Cables
26 05 20 - Cable Connections
26 05 23 - Control - Voltage Electrical Power Cables
26 05 26 - Grounding and Bonding for Electrical Systems
26 05 29 - Hangers and Supports for Electrical Systems
26 05 32 - Raceways
26 05 33 - Raceways and Boxes for Electrical Systems
26 09 43 - Networked Lighting Controls
26 22 13 - Low Voltage Distribution Transformers
26 24 16 - Panelboards
26 27 16 - Electrical Cabinets and Enclosures
26 27 26 - Wiring Devices
26 28 13 - Fuses
26 28 16 - Enclosed Switches and Circuit Breakers
26 43 13 - Surge Suppression Devices
26 51 00 - Lighting

DIVISION 27 - COMMUNICATIONS

NONE IN THIS PROJECT

DIVISION 28 - ELECTRONIC SAFETY AND SECURITY

NONE IN THIS PROJECT

DIVISIONS 31 through 41 – *Reference Architectural Specifications on Drawings*

LIST OF DRAWINGS

COVER	COVER
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A0.31	TEXAS ACCESSIBILITY STANDARDS REQUIREMENTS
A1.11	SPECIFICATIONS
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A2.11	FLOOR PLAN
A3.31	INTERIOR ELEVATION DETAILS
A6.11	REFLECTED CEILING PLAN AND DETAILS
A8.01	MILLWORK ELEVATIONS
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MECHANICAL

M1.01	DEMOLITION FLOOR PLAN - LEVEL ONE - HVAC
M2.11	FLOOR PLAN - LEVEL ONE - HVAC
M3.00	HVAC SCHEDULES, LEGEND & DETAILS

PLUMBING

P0.00	PLUMBING LEGENDS, SCHEDULES & GENERAL NOTES
P2.11	FLOOR PLAN - LEVEL ONE - PLUMBING
FP2.11	FLOOR PLAN - LEVEL ONE - FIRE PROTECTION

ELECTRICAL

E0.00	ELECTRICAL GENERAL NOTES & LEGEND
E1.01	DEMOLITION FLOOR PLAN - LEVEL ONE - ELECTRICAL
E2.11	FLOOR PLAN - LEVEL ONE - POWER
E3.11	FLOOR PLAN - LEVEL ONE - LIGHTING
E4.11	FLOOR PLAN - LEVEL ONE - AUXILLARY SYSTEMS
E5.11	ELECTRICAL DETAILS
E5.12	ELECTRICAL DETAILS
E5.13	ELECTRICAL DETAILS
E5.14	ELECTRICAL DETAILS
E5.15	ELECTRICAL DETAILS
E6.01	ELECTRICAL SCHEDULES