

Approval of Change Order to the Guaranteed Maximum Price (GMP) for Ryan High School Additions & Renovation

September 26, 2023

SUMMARY:

This item requests approval of Change Order to the Guaranteed Maximum Price (GMP) submitted by Northstar Builders Group, LLC. for the additions and renovation of Ryan High School.

BOARD GOAL:

Growth, Change & Fiscal Responsibility...In pursuit of excellence, the district will create and continuously modify strategies to mitigate increasing stresses on our children, our schools, and our community.

PREVIOUS BOARD ACTION:

Board authorized the Guaranteed Maximum Price plus Change Orders totaling \$51,576,775.00 for the additions and renovation of Ryan High School.

BACKGROUND INFORMATION:

Construction is part of the 2018 Bond Authorization.

SIGNIFICANT ISSUES:

FISCAL IMPLICATIONS:

Approval of Change Order will decrease the GMP on this project by \$102,220.00.

BENEFIT OF ACTION:

SUPERINTENDENT'S RECOMMENDATION:

Requests approval of Change Order to decrease the Guaranteed Maximum Price GMP by the amount of \$102,220.00.

STAFF PERSONS RESPONSIBLE:

- Scott Niven – Deputy Assistant Superintendent
- Brandon Boyter – Executive Director of Construction, Planning & Growth

ATTACHMENT(S):

- AIA Change Order
- Northstar Final Pay App

APPROVAL:

Signature of Staff Member Proposing Recommendation: _____

Comments: _____

Signature of Divisional Assistant Superintendent: _____

Comments: _____

Signature of Superintendent: _____

Comments: _____



AIA® Document G701® – 2017

Change Order

PROJECT: *(Name and address)*
Ryan High School - Additions & Renovations
VLK Project No. 1928.00

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

CHANGE ORDER INFORMATION:
Change Order Number: 004
Date: August 17, 2023

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

ARCHITECT: *(Name and address)*
VLK Architects
1320 Hemphill Street, Suite 400
Fort Worth, Texas 76104

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.)

Entire Project

The original Contract Sum was	\$	<u>49,486,486.00</u>
The net change by previously authorized Change Orders	\$	<u>2,192,509.00</u>
The Contract Sum prior to this Change Order was	\$	<u>51,678,995.00</u>
The Contract Sum will be decreased by this Change Order in the amount of	\$	<u>102,220.00</u>
The new Contract Sum including this Change Order will be	\$	<u>51,576,775.00</u>

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

Northstar Builders Group, LLC

Denton Independent School District

ARCHITECT *(Firm name)*

CONTRACTOR *(Firm name)*

OWNER *(Firm name)*

SIGNATURE

SIGNATURE

SIGNATURE

Jonathan Aldis, AIA

(Handwritten signature and name)
MICHAEL D. HEMPHILL
Principal

PRINTED NAME AND TITLE

Principal
PRINTED NAME AND TITLE

PRINTED NAME AND TITLE

DATE

DATE

DATE

PO# 22009653

APPLICATION AND CERTIFICATE FOR PAYMENT

TO OWNER: Denton Independent School District 1213 North Locust Street Denton, TX 76201	PROJECT: Ryan High School Additions & Renovations 5101 E. McKinney St. Denton, TX	APPLICATION NO.: 33 Final Deductive CO PERIOD TO: July 10, 2023 PROJECT NO.: 3763-19 INVOICE NO.: 3763-19-33	Distribution to: OWNER X ARCHITECT X CONTRACTOR X FILE X
FROM CONTRACTOR: Northstar Builders Group, LLC 270 North Denton Tap Road Suite 250 Coppell, Texas 75019	VIA ARCHITECT: VLK Architects 2821 W. 7th Street Fort Worth, 76107	CONTRACT DATE: March 25, 2020	

CONTRACT FOR: General Construction

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet, facsimile of AIA Document G703, is attached.

- 1. **ORIGINAL CONTRACT SUM** \$49,486,486
- 2. **Net change by Change Orders** \$2,090,289
- 3. **CONTRACT SUM TO DATE** \$51,576,775
- 4. **TOTAL COMPLETED & STORED TO DATE** \$51,576,775
(Column G on G703)
- 5. **RETAINAGE:**
 - a: 5 % of Completed Work \$0
(Columns D+E on G703)
 - b: 5 % of Stored Material \$0
(Total in Column F of G703)
 - Total Retainage (Line 5a + 5b or
Total in Column I of G703) \$0
- 6. **TOTAL EARNED LESS RETAINAGE** \$51,576,775
(Line 4 less Line 5 Total)
- 7. **LESS PREVIOUS CERTIFICATES FOR PAYMENT**
(Line 6 from prior Certificate) \$51,576,775
- 8. **CURRENT PAYMENT DUE** \$ 0
- 9. **BALANCE TO FINISH, INCLUDING RETAINAGE**
(Line 3 less Line 6) \$ (0)

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner.	\$2,192,509	\$0
Total approved this Month	\$0	(\$102,220)
TOTALS	\$2,192,509	(\$102,220)
NET CHANGES by Change Order	\$2,090,289	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work in which previous Certificates for Payment were issued and payments received from the Owner, and that the current payment shown herein is now due.

CONTRACTOR: Northstar Builders Group, LLC

By: Justin Dunkin Date: July 24, 2023

State of: Texas
County of: Dallas
Subscribed and sworn to before me this 24 day of JULY, 2023

Notary Public:
My Commission expires: 03/06/24



ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief, the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$ 0.00
(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this Application and on the Continuation Sheet that are changed to conform to the amount certified.)

ARCHITECT: VLK Architects

By: [Signature] Date: 8/15/2023

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

[Signature]
OK by 8/17/23