

## CHANGE ORDER

Order No. 2

Date: June 16, 2020

Agreement Date: December 12, 2019

NAME OF PROJECT: Competitive Bid #WG19-58 – Interior Build-out of the Second Floor  
Of the Baldwin County Satellite Courthouse Located in Fairhope

OWNER: Baldwin County Commission

CONTRACTOR: Stuart Construction, LLC

The following changes are hereby made to the CONTRACT DOCUMENTS:

Lighting Changes as required by structural framing conflicts,	\$ 1,447.00
Access panel required at North Corridor	\$ 350.00
Change all 4" Vinyl base to 6" Profile Tarkett "Attache" base	\$14,121.00
Add to Change all Countertops to Samsung Solid Surface	\$15,360.00
Additional GC Labor/Cleaning	\$10,277.00
Additional Work Bench on South side of Commission Area	\$ 8,400.00
Add Chair Rail to Room 222 (Commission Conference Room)	\$ 160.00
Add R11 Sound batts over ACT in Room 222	\$ 701.00
Add additional Sound Board in Existing Mechanical Room 208	\$ 1,296.00
Electrical Work Required to Add Sound Board	\$ 250.00
Painting at new Chair Rail and Work Bench	\$ 180.00
General Liability Insurance	\$ 210.17
P&P Bond	\$ 236.44
Overhead & Fee	\$ 5,478.86
Credit, Allowance Reconciliation	\$(4,764.71)
<b>TOTAL</b>	<b>\$53,702.76</b>

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The Original (CONTRACT PRICE)	\$1,107,200.00
Net change by previously authorized Change Orders	\$ (32,703.02)
The (Contract Price) prior to this Change Order was	\$1,074,496.98
The new (Contract Price) will be (decreased) by this Change Order	\$ 53,702.76
The new (CONTRACT PRICE) including this CHANGE ORDER will be	\$1,128,199.74

CONTRACTOR: 

RECOMMENDED: 

OWNER: \_\_\_\_\_

## Change Order Proposal



Project Name Fairhope Satellite Courthouse - 2nd Floor Build-Out

COP No. 5 - ASI # 4 & Finish Selection Changes

Contractor Stuart Construction, LLC

Date: March 10, 2020

Description	Unit Cost	Quantity	Units	Labor	Materials	Equipment	Subcontractors	Totals
Lighting changes per ASI # 4								\$ 1,447.00
Add access panel at fur-down on North corridor								\$ 350.00
Add to change all 4" vinyl base to 6" Tarkett Attache base								\$ 14,121.00
Add to change all countertops to Samsung solid surface								\$ 15,360.00
Changes to flooring per architect direction (No cost)								\$ -
Subtotal								\$ 31,278.00

\*Contractor maintains full reservation of rights for time & General Conditions.

Subtotal L/M/S	\$		\$		\$		\$		\$ 31,278.00
Labor Burden / Taxes	\$	-							
Misc. Tools & Equipment									
Subtotal	\$	-		\$	-		\$	-	\$ 31,278.00
General Liability Insurance									\$ 125.11
Project Management									\$ 180.00
P&F Bond									\$ 140.75
Overhead & Fee									\$ 3,154.39
Total Proposed Work Amount									\$ 34,878.25

This work will add 0 calendar days to this project

X  
Authorized by Baldwin County Commission

X  
Authorized by Adams Stewart Architects, LLC

Date \_\_\_\_\_

Date \_\_\_\_\_

Note: This document is a binding agreement to adjust the total contract sum and time as indicated.

**Audet Electric Inc.**

22840 McAuliffe Drive  
Robertsdale AL 36567  
251-947-4707

License: AL GC#42033

**Change Order**

Order#: 3

Order Date: 03/05/2020

**To:** Stuart Contracting Co. Inc.  
215 East 1st Street  
P.O. Box 579  
Bay Minette AL 36507

**Project:** 19100  
Fairhope Courthouse Build Out - Stuart  
Second Floor  
Satellite Courthouse  
Fairhope AL 36532

The contractor agrees to perform and the owner agrees to pay for the following changes to this contract.

Plans Attached ☐

**Ordered By:** John Cook

**Customer Order:** 201986

Specifications Attached ☐

Description of Work - ASI#4 Resolve Lighting Conflicts in Cx Assy 240	Amount
Material	1,081.92
Labor	234.18
Overhead & Profit @ 10%	130.90

**Notes**

Resolve Lighting Conflicts in Cx Assy 240, per ASI#4:  
Add one (1) D fixture;  
Add two (2) F2 fixtures; and  
Change two (2) G fixtures to two (2) D fixtures.

Negative changes will lower the overall contract price requiring no additional payment by owner.

**Requested Amount of Change**

**1,447.00**

The original Contract Sum was .....	163,925.00
Net change by previous Change Orders .....	1,675.00
The Contract Sum prior to this Change Order .....	165,600.00
The Contract Sum will be changed by this Change Order .....	1,447.00
The new Contract Sum including this Change Order will be .....	167,047.00
The Contract Time will be changed by .....	3 Days

Owner: \_\_\_\_\_ Date: \_\_\_\_\_

Contractor: \_\_\_\_\_ Date: \_\_\_\_\_

# CHANGE NOTICE

**Audet Electric, Inc**

22840 McAuliffe Dr  
Robertsdale, AL 36567

Ben Harris  
bharris@stuartconstructionllc.com  
**Stuart Construction, LLC**  
PO Box 579  
Bay Minette, AL 36507

PCO # 3  
PCO Date 3/4/2020  
ASI # 4  
Architect Project # 19-017  
GC Contract # 201986  
Date: 3/5/2020  
Project Name: 19100 - Fairhope Courthouse B  
Project Number: 19100  
Page Number: 1

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**Work Description**

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We reserve the right to correct this quote for errors and omissions.

Architect Project #19-017  
GC Contract #201986

This Quote will change the scope of the Project as Follows:

Resolve Lighting Conflicts in Cx Assy 240  
Add 1 D, 2 F2, Change 2 G to 2D

This quote covers direct costs only and we reserve the right to claim for impact and consequential costs.  
This price is good for acceptance within 10 days from the date of receipt.  
We request a time extension of 3 days.  
We will supply and install all materials, labor, and equipment as per your instructions on **ASI #4**.

Final Price (Includes Global Tax) 1,447.00

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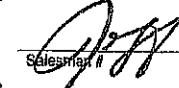

**Itemized Breakdown**

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Description	Qty
D New	1
F2	2
D	2
#12/2C SOLID CABLE MC - STL ARMOR	24
3/8" CONN SADDLEGRIP DC FOR FLEX / AC-90 / MC	6
WIRE CONN RED	9
<b>Totals</b>	<b>44</b>
General Materials	32.47
LIGHTING FIXTURES	1,049.45
<b>Total Material</b>	<b>1,081.92</b>
JOURNEYMAN (5.51 Hrs @ \$42.50)	234.18
<b>Subtotal</b>	<b>1,316.10</b>
Overhead (@ 10.000 %)	131.61
<b>Subtotal</b>	<b>1,447.71</b>
Final Adjustment	-0.71
<b>Final Amount</b>	<b>\$1,447.00</b>

ORIGINAL



- |  |   |  |  |   |
|--|---|--|--|---|
| <input type="checkbox"/> Anniston, AL<br>256.237.0002<br>Fax: 256.237.0099   | <input checked="" type="checkbox"/> Mobile, AL<br>251.450.1078<br>Fax: 251.450.1187 | <input type="checkbox"/> Ft. Walton Beach, FL<br>850.664.0121<br>Fax: 850.664.0128 | <input type="checkbox"/> Greenville, MS<br>662.332.0800<br>Fax: 662.332.0557 | <input type="checkbox"/> Oxford, MS<br>662.236.9990<br>Fax: 662.236.9994                                |
| <input type="checkbox"/> Birmingham, AL<br>205.583.5095<br>Fax: 205.583.3797 | <input type="checkbox"/> Tuscaloosa, AL<br>205.342.3181<br>Fax: 205.345.7102        | <input type="checkbox"/> Alexandria, LA<br>318.442.3122<br>Fax: 318.442.3420       | <input type="checkbox"/> Greenwood, MS<br>662.453.7775<br>Fax: 662.453.3838  |   |
| <input type="checkbox"/> Dothan, AL<br>334.792.5110<br>Fax: 334.792.5195     | <input type="checkbox"/> Panama City, FL<br>850.684.0121<br>Fax: 850.664.0128       | <input type="checkbox"/> Mandeville, LA<br>985.807.1319<br>Fax: 985.807.1321       | <input type="checkbox"/> Jackson, MS<br>601.658.0001<br>Fax: 601.602.8119    | <br>Salesman #       |
| <input type="checkbox"/> Foley, AL<br>251.200.4290<br>Fax: 251.200.4289      | <input type="checkbox"/> Pensacola, FL<br>850.437.5300<br>Fax: 850.432.2002         | <input type="checkbox"/> Cleveland, MS<br>662.843.2052<br>Fax: 662.843.2053        | <input type="checkbox"/> Meridian, MS<br>601.484.6332<br>Fax: 601.484.6577   | <br>Manager Approved |

Salesman #                     

**Manager Approved**

WHEN ORDERING  
REFER TO QUOTATION

TO AUDET  
ELECTRIC

NO. \_\_\_\_\_ DATE 5/5/20

JOB NAME & LOCATION  
BALDWIN CTY  
COURTHOUSE  
ASI #4

Page No.                      of

This quotation is made subject to the terms and conditions set forth below and on reverse.

[illegible]

Prices quoted above will be adjusted, higher or lower, to price in effect on date of shipment unless noted otherwise herein.  
Acceptance or approval of items designated as alternates or substitutes shall be the responsibility of the purchaser.

Standard payment terms are net 30.

By

STANDARD CONDITIONS APPLYING TO ALL TRANSACTIONS UNLESS OTHERWISE PROVIDED IN WRITING.

Subject to approval Seller or Buyer's credit worthiness. This constitutes an Offer to sell, the acceptance of which is expressly made conditional on Buyer's Agreement to the Standard Terms and Conditions of Sale which appear on the reverse of this quotation. All proposals, negotiations, representations, or Agreements made or entered into prior to this quotation, whether verbal or written, are excluded and void. Unless otherwise stated, this quotation expires thirty (30) days from the date hereof and may be modified, changed or withdrawn by Seller prior to any acceptance.

Prices do not include any present or future sales, use, excise, value-added or similar taxes and where applicable, such taxes shall be billed as a separate item and paid by the buyer. Seller reserves the right to correct all errors and omissions. Quantities and unit prices are for the specific quotations only; any increase or decrease in quantities is solely at the option of Seller. Seller assumes no responsibility for quoted materials meeting any job specifications or requirements unless specifically so stated in this written quotation.

## Ben Harris

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**From:** GB Hadley  
**Sent:** Wednesday, March 4, 2020 9:49 AM  
**To:** Ben Harris  
**Subject:** Re: Fairhope Base Trim

Ben,

Provide and install Tarkett Attache 6" Millwork base in lieu of the specified 4" rubber cove base \$14,121.00 ADD.

Gayland Hadley  
Delta Flooring, Inc.  
PO Box 847  
213 East 1st Street  
Bay Minette, AL 36507  
251-937-0506 x103 (P)  
251-937-0560 (f)  
Please note my new email address: gbhadley@deltafloorinc.com

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**From:** Ben Harris  
**Sent:** Wednesday, March 4, 2020 9:26 AM  
**To:** GB Hadley  
**Subject:** FW: Fairhope Base Trim

Gayland,

See below. Can you get something on it quickly?

Ben

---

**From:** Todd Stewart <tstewart@adamsstewart.com>  
**Sent:** Wednesday, March 4, 2020 8:45 AM  
**To:** Ben Harris <bharris@stuartconstructionllc.com>  
**Subject:** RE: Fairhope Base Trim

The one I looked at was Tarkett, Attache 6"

Todd F. Stewart  
Adams Stewart Architects  
251.490.9032 C  
251.947.3864 O

**From:** Todd Stewart <tstewart@adamsstewart.com>  
**Sent:** Wednesday, March 4, 2020 8:43 AM  
**To:** 'Ben Harris' <bharris@stuartconstructionllc.com>  
**Subject:** Fairhope Base Trim

Ben,

The county has requested to use the Tarkett Millwork Base in lieu of the standard 4" vinyl base.

Please let me know what the pricing difference will be. (Rough Estimate is fine for now)

[https://commercial.tarkett.com/en\\_US/collection-C000490-millwork-wall-finishing-system](https://commercial.tarkett.com/en_US/collection-C000490-millwork-wall-finishing-system)

Thanks,

Todd F. Stewart  
Adams Stewart Architects  
251.490.9032 C  
251.947.3864 O

## Ben Harris

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**From:** Tom McKinney <tmaceuro@earthlink.net>  
**Sent:** Thursday, March 5, 2020 2:08 PM  
**To:** Ben Harris  
**Subject:** Re: FW: Fairhope Countertops

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

On 3/4/2020 9:26 AM, Ben Harris wrote:

Tom/Skip,

Can you get me a price on this?? See below.

Ben

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**From:** Todd Stewart <tstewart@adamsstewart.com>  
**Sent:** Wednesday, March 4, 2020 8:44 AM  
**To:** Ben Harris <bharris@stuartconstructionllc.com>  
**Cc:** Mike Pape <mpape@adamsstewart.com>  
**Subject:** Fairhope Countertops

Ben,

In lieu of laminate countertops for the millwork, Please provide a rough estimate to install the Samsung Solid surface on all flat work.

The commission bench is already slated to receive this.

Thanks,

Todd F. Stewart  
Adams Stewart Architects  
251.490.9032 C  
251.947.3864 O

The cost to change all countertops from laminate clad to solid surface will be \$15360.00.



Virus-free. [www.avg.com](http://www.avg.com)



## Todd Stewart

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**From:** Michael Dorough <mdorough@stuartconstructionllc.com>  
**Sent:** Monday, June 15, 2020 9:17 AM  
**To:** Todd Stewart  
**Cc:** John Alms; Billy Peavy  
**Subject:** RE: Fairhope Project  
**Attachments:** FSCco.pdf

From Sub: The cost to add desk extension @ south desk only as per drawings A, B/A400.3b will be \$8400.00. All paint/stain finishes to be by others. With our current workload please allow 4-5 weeks for completion.

On Mon, Jun 8, 2020 at 3:14 PM Thomas McKinney <tmckinney@woods specialties.net> wrote:  
There are two benches like this. One on the south end and one on the north end of the room.. Do they just want to add to one or both?

GC's:

Superintendent – 2 weeks - \$1,850 per week plus burden, Truck & Fuel = \$5,223

Carpenter / Helper – 2 weeks - \$1,200 per week plus burden = \$3,096

Project Manager – 2 weeks - \$600 per week plus burden, Truck & Fuel = \$1,638

Clean up = \$320

These people will also be putting up the wood trim, painting wood trim and painting/staining work bench.

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**From:** Todd Stewart [mailto:tstewart@adamsstewart.com]  
**Sent:** Monday, June 15, 2020 8:46 AM  
**To:** Michael Dorough <mdorough@stuartconstructionllc.com>  
**Cc:** John Alms <jalms@stuartconstructionllc.com>; Billy Peavy <bpeavy@stuartconstructionllc.com>  
**Subject:** RE: Fairhope Project

Michael,

Can you provide a breakdown of the cost for the Additional GC/Labor and Cleaning.

Also, any backup you may have for the other items. Wanda needs it for consideration of these items.

I will need this today so we can get it on the agenda.

Thanks,

Todd F. Stewart  
Adams Stewart Architects  
251.490.9032 C  
251.947.3864 O

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**From:** Michael Dorough <mdorough@stuartconstructionllc.com>  
**Sent:** Wednesday, June 10, 2020 4:13 PM  
**To:** Todd Stewart <tstewart@adamsstewart.com>; John Alms <jalms@stuartconstructionllc.com>; Billy Peavy

<bpeavy@stuartconstructionllc.com>

**Subject:** RE: Fairhope Project

Todd, see attached and let me know if there is some work that we should have but don't have listed. We did not do any of the mechanical work at this time. Thanks.

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**From:** Todd Stewart [mailto:tstewart@adamsstewart.com]

**Sent:** Wednesday, June 10, 2020 7:46 AM

**To:** Michael Dorough <mdorough@stuartconstructionllc.com>; John Alms <jalms@stuartconstructionllc.com>; Billy Peavy <bpeavy@stuartconstructionllc.com>

**Subject:** RE: Fairhope Project

Any luck with getting these estimates prepared?

Thanks,

Todd F. Stewart  
Adams Stewart Architects  
251.490.9032 C  
251.947.3864 O

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**From:** Michael Dorough <mdorough@stuartconstructionllc.com>

**Sent:** Monday, June 8, 2020 3:21 PM

**To:** Todd Stewart <tstewart@adamsstewart.com>; John Alms <jalms@stuartconstructionllc.com>; Billy Peavy <bpeavy@stuartconstructionllc.com>

**Subject:** RE: Fairhope Project

Added work bench is on the south end of the room only right?

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**From:** Todd Stewart [mailto:tstewart@adamsstewart.com]

**Sent:** Monday, June 8, 2020 9:37 AM

**To:** John Alms <jalms@stuartconstructionllc.com>; Billy Peavy <bpeavy@stuartconstructionllc.com>

**Cc:** Michael Dorough <mdorough@stuartconstructionllc.com>

**Subject:** Fairhope Project

John,

Here are the final items that I'm aware of for Fairhope.

- Added Chair Rail in the Commission Conference Room, Need Pricing from Stuart. Two Piece Chair 1X4 with Bullnose on top. See Sketch.
- Added Work bench in Commission Chambers, Need Pricing from Stuart. SEE ATTACHED Sketch.
- Resolution of sound attenuation from existing mechanical units. Our Mechanical engineer has offered a solution. This one needs discussion.
- Chair height at commission bench and side benches. Anu was checking to see if the adjustable bases would suffice. The counters are currently installed to meet all ADA clearance requirements and specifications.

Thanks,

Todd F. Stewart  
Adams Stewart Architects

251.490.9032 C

251.947.3864 O

# JBC

JIM BOOTHE CONTRACTING

AND SUPPLY CO., INC. / 26201 CAPITAL DR. / DAPHNE, ALABAMA 36526 / 251-625-3343 / FAX: 625-3368

June 10, 2020

Stuart Construction  
Attn: Michael Dorough

RE: Fairhope Satellite Courthouse  
Change Order Request

Dear Michael,

This is a proposed change order request. The breakdown is listed below.

-Add R11 Sound Batts over Conference Room

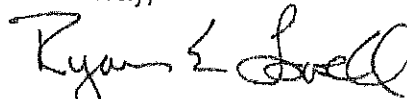
\$ 701.00

-Add Sound Proofing on Mechanical Room Wall

\$ 1296.00

If you have any questions, do not hesitate to call.

Sincerely,



Ryan E. Lowell  
Estimator

REL/tmv

FSCco