

ADAMS COUNTY, COLORADO
AMENDMENT THREE TO CONSTRUCTION AGREEMENT FOR
CMGC SERVICES FOR THE LEADER BLADE STATION

THIS AMENDMENT THREE TO CONSTRUCTION AGREEMENT #2019.312 is entered into this 22 day of May, 2020, by and between the Board of County Commissioners of Adams County, Colorado, located at 4430 South Adams County Parkway, Brighton, Colorado 80601, hereinafter referred to as the "County," and Taylor Kohrs, LLC, located at 12160 Pennsylvania Street, Thornton, Colorado 80241, hereinafter referred to as the "Contractor." The County and the Contractor may be collectively referred to herein as the "Parties".

RECITALS

WHEREAS, on June 25, 2019, the County entered into a Construction Agreement 2019.312 with Contractor; and,

WHEREAS, on December 10, 2019, the County entered into Amendment One for the Guaranteed Maximum Price (GMP) with Contractor; and,

WHEREAS, on May 6, 2020, the County entered into Amendment Two to extend the term of the agreement; and,

WHEREAS, the County and the Contractor mutually desire to amend the Construction Agreement per the attached Change Order Four.


NOW, THEREFORE, for the consideration set forth herein, the sufficiency of which is mutually acknowledged by the parties, the County and the Contractor agree as follows:

1. The Construction Agreement is hereby amended to make changes according to the attached plans and specifications of Change Order Four.
2. Change Order Four represents an additional \$43,427.56 to the agreement.
3. The Construction Agreement and this Amendment Three contain the entire understanding of the parties hereto and neither it, nor the rights and obligations hereunder, may be changed, modified, or waived except by an instrument in writing that is signed by both parties. Except as amended by this Amendment, and any prior amendment(s), the terms and conditions of the Agreement remain in full force and effect. In the event of any conflicts between the terms, conditions, or provisions of the Construction Agreement and this Amendment Three, the terms, conditions, and provisions of this Amendment Three shall control.
4. The Recitals contained in this Amendment Three are incorporated into the body hereof and accurately reflect the intent and agreement of the parties.
5. This Amendment Three may be executed in multiple counterparts, each of which shall be deemed to be an original and all of which taken together shall constitute one and the same agreement.

6. Nothing expressed or implied in this Amendment Three is intended or shall be construed to confer upon or to give to, any person other than the parties, any right, remedy, or claim under or by reason of this Amendment Three or any terms, conditions, or provisions hereof. All terms, conditions, and provisions in this Amendment Three by and on behalf of the County and the Contractor shall be for the sole and exclusive benefit of the County and the Contractor.
7. If any provision of this Amendment Three is determined to be unenforceable or invalid for any reason, the remainder of the Amendment Three shall remain in effect, unless otherwise terminated in accordance with the terms contained in the Construction Agreement.
8. Each party represents and warrants that it has the power and ability to enter into this Amendment Three, to grant the rights granted herein, and to perform the duties and obligations herein described.

IN WITNESS WHEREOF, the County and the Contractor have caused their names to be affixed.

ADAMS COUNTY, COLORADO
BOARD OF COUNTY COMMISSIONERS

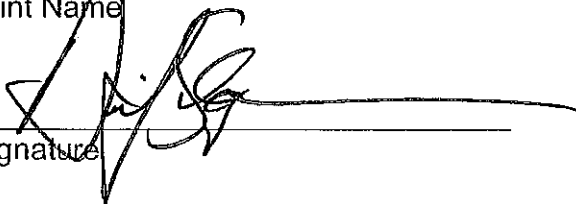

Chair

22 MAY 2020
Date

TAYLOR KOHRS, LLC

DAVID J. SOLONYCZE
Print Name

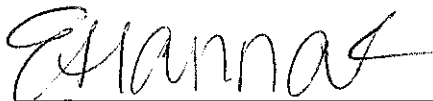
SENIOR PROJECT MGR.
Print Title


Signature

5/21/2020
Date

ATTEST: JOSH ZYGIELBAUM
CLERK AND RECORDER

APPROVED AS TO FORM:


Deputy Clerk

County Attorney Approved 5/20/2020
County Attorney

Change Order

Project:
 19-117 Adams Co. Leader Blade Station
 11235 Mimosa Road
 Byers, CO 80103

Change Order: 4
Date: 4/16/2020
Architect's Project:

To Contractor:
 Taylor Kohrs LLC
 12160 Pennsylvania Street
 Thornton, CO 80241

The Contract is changed as follows:
 Leader Blade Station Change Order No. 4

6 Change Order Request No. 6	\$10,635.01
7 Change Order Request No. 7	\$12,378.06
8 Change Order Request No. 8	\$20,414.51
Total:	\$43,427.58

The original Contract Amount was	\$1,647,444.00
Net change by previously authorized Change Orders	\$81,288.00
The Contract Amount prior to this Change Order was	\$1,728,732.00
The Contract will be increased by this Change Order in the amount of	\$43,427.58
The new Contract Amount including this Change Order will be	\$1,772,159.58


The date of Substantial Completion as of the date of this Change Order therefore is 8/3/2020


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

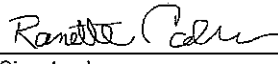
D2C Architects
 ARCHITECT
 1580 Lincoln St Suite 1110
 Denver, CO 80203

Taylor Kohrs LLC
 CONTRACTOR
 12160 Pennsylvania Street
 Thornton, CO 80241

Adams County
 OWNER
 4430 South Adams County Pkwy
 Brighton, CO 80601


 (Signature)
 Peter Gozar, Architect


 (Signature)
 James J. Solonycze


 (Signature)
 Ranette Carlson

By
 Date 2020-04-20

By
 Date 4/16/2020

By
 Date 4-20-2020

Change Request

To: Ranette Carlson
 Adams County
 4430 South Adams County Pkwy
 Brighton, CO 80601

Number: 6Rev
Date: 4/2/20
Job: 19-117 Adams Co. Leader Blade Station
Phone:

Description: Change Order Request No. 6
 Source: Other # IFC (2/6/20)

We are pleased to offer the following specifications and pricing to make the following changes:

Changes in the IFC drawing set issued on 02/06/2020 as compared to the bid set dated 09/25/2019 with cost impacts.

Description	Price
Added forebay per sheets C-100 and C-112 & upsize outlet structure pipe from 6" to 8" per sheet C-100	\$6,420.00
Added rated wall assembly S2 for Flex Room 1101 per sheets A-011 and A-101	\$2,610.00
	Subtotal: <u>\$9,030.00</u>
General Liability	\$9,030.00 1.30% \$117.39
Builders Risk	\$9,147.39 0.22% \$20.12
Bond	\$9,167.51 0.92% \$84.34
Overhead	\$9,251.85 10.00% \$925.19
Fee	\$10,177.04 4.50% \$457.97
	Total: <u><u>\$10,635.01</u></u>

If you have any questions, please contact me at 303-928-1800.

Submitted by: David Solonycze
 Taylor Kohrs

Approved by: *Ranette Carlson*
 Date: 4-20-2020

Estimate

P.O. Box 251
Bellvue, CO 80512

Date	Estimate #
2/28/2020	1361

Contact Information Chet - 970.231.4408 email - office@dobbsxinc.com

Name / Address
Taylor Kohrs 12160 Pennsylvania St. Thornton, CO 80241

Job Address

Description	Qty	Rate	Total
-Change to Drawings-			
Forebay install per C-112	1	6,200.00	6,200.00
Upsize outlet structure pipe from 6" to 8" C-100	1	220.00	220.00
		Total	\$6,420.00

MS Drywall Company

11451 Jersey Lane Thornton, CO 80233
E-Mail Address: msdrywall2@gmail.com

Telephone: 720-385-8398

REVISED PLAN CHANGE

MARCH 04, 2020

TO: TAYLOR KOHRS
ATTN: JAKE

PROJECT: ADAMS COUNTY LEADER

DESCRIPTION OF WORK: PROVIDE LABOR, MATERIALS AND OTHER COSTS FOR PLANS DATED 02/06/20.

ITEM 1- PROVIDE ONE ADDITIONAL LAYER OF 5/8" DRYWALL AT WALL TYPE S2 AROUND FLEX ROOM PER PLANS.

LABOR TO INSTALL 30 - 5/8 x 12'-0" DRYWALL 30 HOURS @ \$60.00

MATERIAL 30 - 5/8" 4 x 12's @ \$27.00 EACH

EXCLUDES: FIRE CAULK AT HEAD OF WALL. PLANS DO NOT SHOW DECK CONDITION FOR 2 HOUR HEAD ASSEMBLY.

LABOR	\$ 1,800.00
MATERIAL	<u>810.00</u>
TOTAL	\$ 2,610.00

RESPECTFULLY SUBMITTED BY
KEVIN McDONALD AND MANNY SALAZAR
MS DRYWALL COMPANY

NO.	DATE	DESCRIPTION
1	10/20/18	ISSUED FOR CONSTRUCTION
2	10/20/18	ISSUED FOR CONSTRUCTION
3	10/20/18	ISSUED FOR CONSTRUCTION
4	10/20/18	ISSUED FOR CONSTRUCTION
5	10/20/18	ISSUED FOR CONSTRUCTION
6	10/20/18	ISSUED FOR CONSTRUCTION
7	10/20/18	ISSUED FOR CONSTRUCTION
8	10/20/18	ISSUED FOR CONSTRUCTION
9	10/20/18	ISSUED FOR CONSTRUCTION
10	10/20/18	ISSUED FOR CONSTRUCTION
11	10/20/18	ISSUED FOR CONSTRUCTION
12	10/20/18	ISSUED FOR CONSTRUCTION
13	10/20/18	ISSUED FOR CONSTRUCTION
14	10/20/18	ISSUED FOR CONSTRUCTION
15	10/20/18	ISSUED FOR CONSTRUCTION
16	10/20/18	ISSUED FOR CONSTRUCTION
17	10/20/18	ISSUED FOR CONSTRUCTION
18	10/20/18	ISSUED FOR CONSTRUCTION
19	10/20/18	ISSUED FOR CONSTRUCTION
20	10/20/18	ISSUED FOR CONSTRUCTION

OWNER	ADAMS COUNTY
PROJECT NUMBER	201800000
CONTRACT NUMBER	201800000
CONTRACT DATE	10/20/18
CONTRACT NO.	201800000
FILE NUMBER	201800000
DATE	10/20/18
ISSUED FOR CONSTRUCTION	ISSUED FOR CONSTRUCTION

ADAMS COUNTY
LEADER BLADE STATION
1235 MIMOSA ROAD, BYERS CO 80103

SHEET IDENTIFICATION
A-1011

PARTITION TYPE NOTES

1. DIMENSIONS SHOWN UNLESS OTHERWISE NOTED. FINISH SURFACE MASS FINISHES SHALL BE AS SHOWN. MASONRY OPENING REFERS TO MINIMAL OPENINGS IN MASONRY UNIT CONSTRUCTION. "R" TOUGH OPENING REFERS TO ACTUAL OPENINGS BETWEEN METAL STUDS IN METAL STUD CONSTRUCTION.
2. PARTITION TYPES ARE INDICATED ON THE FLOOR PLANS. NUMBERS REFER TO THE PARTITION TYPE. LETTERS INDICATE VARIATIONS TO THE BASE CONDITION. UNMARKED PARTITIONS SHALL SWITCH TO ADJACENT PARTITION TYPE.
3. ALL PARTITIONS SHALL EXTEND STRUCTURE TO STRUCTURE UNLESS OTHERWISE NOTED. REFER TO PARTITION HEAD DETAILS INDICATED ON REFLECTED CEILING PLANS.
4. FIRE-RATED PARTITIONS AND SOUND ISOLATION PARTITIONS ARE INDICATED ON REFLECTED CEILING PLANS.
5. CONSTRUCTION OF FIRE-RATED PARTITIONS, INCLUDING TAPPING AND FINISHING OF GYPSUM BOARD FOR FULL HEIGHT TO STRUCTURE ABOVE, SHALL BE IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS TO ACHIEVE THE RATING INDICATED.
6. SOUND ISOLATION PARTITIONS SHALL BE SEALED AIR-TIGHT FOR FULL HEIGHT TO PREVENT PASSAGE OF AIRBORNE SOUND. TAPE AND FINISH ALL GYPSUM BOARD JOINTS AND FASTENERS. PROVIDE SEALANT AT PENETRATIONS AND ALL PENETRATIONS.
7. WHERE LENGTH OF MASONRY PARTITION EXCEEDS 8'-0" BETWEEN LATERAL SUPPORTS, INSTALL 7/8" x 5/8" x 12 GAUGE STEEL ANCHORS PER JAMB MINIMUM FOR EACH ADDITIONAL ANGLE TO STRUCTURE WITH TWO 1/8" x 8" x 12" DRIVE PINS. MASONRY SHALL STOP 1" FROM STRUCTURE, AND 1" SPACE SHALL BE FILLED WITH INCOMBUSTIBLE COMPRESSIBLE FILLER.
8. HOLLOW METAL FRAMES IN METAL STUD PARTITIONS SHALL HAVE 4 STUD ANCHORS PER JAMB MINIMUM FOR FRAME HEIGHT OF 7'-2" OR LESS, AND ONE ADDITIONAL ANCHOR PER JAMB FOR EACH ADDITIONAL ANGLE TO STRUCTURE. ANCHORS SHALL BE 1/4" DIA. STEEL MASONRY ANCHORS PER JAMB MINIMUM FOR FRAME HEIGHT OF 7'-2" OR LESS, AND ONE ADDITIONAL ANCHOR PER JAMB FOR EACH ADDITIONAL 2'-0" OR FRACTION. ALL HOLLOW METAL FRAMES SHALL HAVE ONE 1/4" DIA. ANCHOR PER JAMB, WITH TWO ANCHORS INTO FLOOR AT EACH FLOOR LEVEL.
9. PROVIDE JOINT REINFORCED WALL MASONRY PARTITIONS. JOINT REINFORCEMENT SHALL BE 1/2" DIA. STEEL BARS PLACED VERTICALLY BEGINNING WITH THE JOINT 2" ABOVE THE FLOOR AND IN THE FIRST AND SECOND JOINTS ABOVE AND BELOW OPENINGS, EXTENDING NOT LESS THAN 24" BEYOND EACH SIDE OF THE OPENING.
10. PROVIDE FIRE-RETARDANT TREATED WOOD OR SHEET STEEL BLOCKING FOR PARTITION MOUNTED EQUIPMENT AND CASEWORK.
11. PARTITION TYPES REQUIRE THE PRIMARY MEMBER AND SHEATHING. REFER TO FINISH SCHEDULE FOR ALL PARTITION FINISH DESIGNATIONS.
12. PROVIDE TYPE III WATER RESISTANT ORGANIC WEATHER AND ALL WET AREAS SUCH AS TOILET ROOMS, SHOWER ROOMS, WET BATHS AND AT ENDS.
13. PROVIDE 1/2" COMPRESSIBLE INSULATION BOARD AT ALL CERAMIC TILE FINISHES TO ALIGN WITH 5/8" TYPE III GYPSUM BOARD JOINTS.
14. PROVIDE SLIP JOINT CONNECTIONS AT THE TOPS OF ALL PARTITIONS. PARTITION SHALL BE FINISHED WITH FIRE-RATED INSULATION. PROVIDE FIRE SAFING AT ALL SLIP JOINT CONNECTIONS IN FIRE-RATED PARTITIONS.
15. WHERE NOTED TO PROVIDE SOUND ISOLATION MATERIAL IN WALLS, PROVIDE A STRIP OF ISOLATION (BANKET) ABOVE THE CONJOINING WALLS.
16. PROVIDE 15 GA. SHEET METAL BLOCKING WALL SHEATHING AT ALL PARTITIONS. PROVIDE 15 GA. SHEET METAL BLOCKING WALL SHEATHING AT ALL WET AREAS SUCH AS TOILET ROOMS, SHOWER ROOMS, WET BATHS AND AT ENDS. SHEATHING SHALL BE FINISHED WITH FINISH AS NOTED. SHEATHING SHALL BE ABLE TO WITHSTAND A VERTICAL FORCE OF 250 LBS.

INTERIOR STUD SIZING GUIDE

HEIGHT	3.5" STUD	4" STUD
12 WALL	3635 125-30 @ 16"	6065 125-30 @ 16"
18 WALL	5635 162-43 @ 16"	6065 162-30 @ 16"
24 WALL	5635 162-43 @ 12"	6065 162-30 @ 16"
24 WALL	NA	NA
28 WALL	NA	6065 162-43 @ 12"

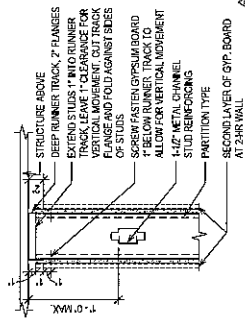
NOTE: THESE STUD SIZES ARE FOR REFERENCE ONLY. PROVIDE SHOP DRAWINGS FOR PROPOSED WALLS INCLUDING ADDITIONAL STUD SIZES AS SHOWN. STUD SIZES SHALL BE ABLE TO WITHSTAND A VERTICAL FORCE OF 250 LBS.

PARTITION TYPE SUFFIX

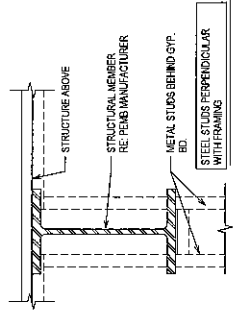
- A. PROVIDE 6" BATT INSULATION FLOOR TO CEILING STRUCTURE.
- B. PROVIDE 20 GA. METAL STUDS @ 16" O.C.
- C. PROVIDE 5/8" CEMENT BINDER BOARD AT CERAMIC TILE WITH 5/8" METAL STUDS @ 16" O.C.
- D. PROVIDE 6" 25 GA. METAL STUDS AT 16" O.C.

PARTITION TYPES

TYPE	GRAPHIC SYMBOL	CONSTRUCTION	DESCRIPTION
5		INTERIOR GYPSUM BOARD 3.5" METAL STUDS @ 16" O.C. INTERIOR GYPSUM BOARD	INTERIOR GYPSUM BOARD 3.5" METAL STUDS @ 16" O.C. INTERIOR GYPSUM BOARD
5		INTERIOR TYPE "X" GYPSUM BOARD 3.5" METAL STUDS @ 16" O.C. INTERIOR TYPE "X" GYPSUM BOARD INTERIOR TYPE "X" GYPSUM BOARD INTERIOR TYPE "X" GYPSUM BOARD 3.5" METAL STUDS @ 16" O.C.	INTERIOR TYPE "X" GYPSUM BOARD 3.5" METAL STUDS @ 16" O.C. INTERIOR TYPE "X" GYPSUM BOARD INTERIOR TYPE "X" GYPSUM BOARD INTERIOR TYPE "X" GYPSUM BOARD 3.5" METAL STUDS @ 16" O.C.
5		INTERIOR TYPE "X" GYPSUM BOARD 3.5" METAL STUDS @ 16" O.C. INTERIOR TYPE "X" GYPSUM BOARD INTERIOR TYPE "X" GYPSUM BOARD INTERIOR TYPE "X" GYPSUM BOARD 3.5" METAL STUDS @ 16" O.C.	INTERIOR TYPE "X" GYPSUM BOARD 3.5" METAL STUDS @ 16" O.C. INTERIOR TYPE "X" GYPSUM BOARD INTERIOR TYPE "X" GYPSUM BOARD INTERIOR TYPE "X" GYPSUM BOARD 3.5" METAL STUDS @ 16" O.C.



1 | SLIP ANCHOR
A.011 | 1/4" = 1'-0"



2 | PARTITION HEAD AT JOIST
A.011 | 1/4" = 1'-0"

FLOOR PLAN NOTES

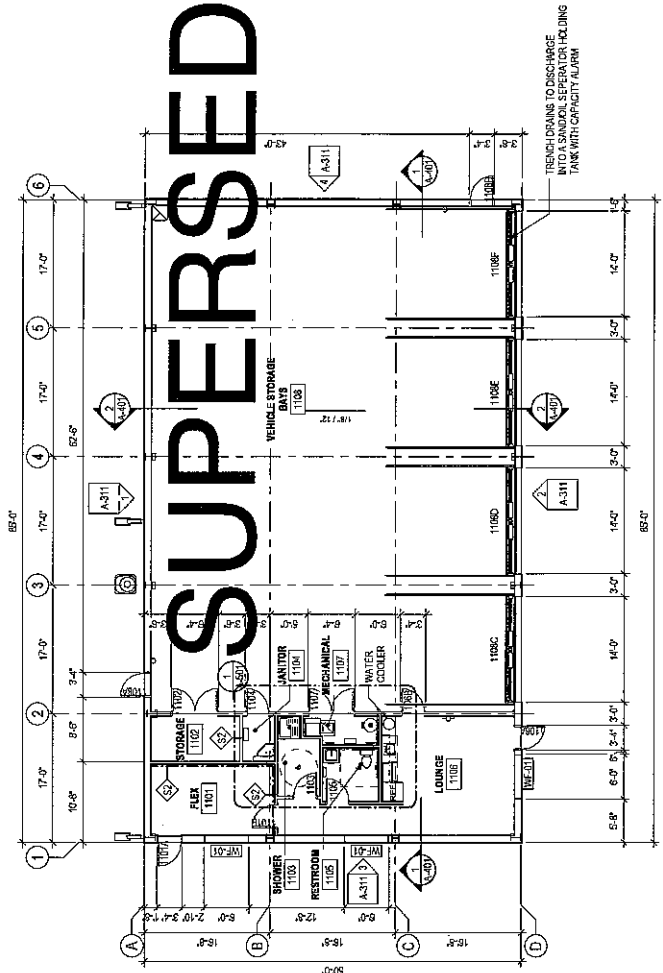
1. DIMENSIONS INDICATED ARE TO FINISH OF CURTAIN WALL STRUCTURE MATERIALS AND GRID LINES (TYPICAL) UNLESS NOTED OTHERWISE.
2. WHERE DOORS IN METAL STUD/GYP BOARD PARTITIONS ARE NOT SPECIFIED PROVIDE A MINIMUM HINGE SIDE AND DIMENSION OF 8" FROM DOOR OPENING TO ADJACENT PERPENDICULAR WALLS. WHERE DOORS APPEAR TO BE CENTERED WITHIN CORRIDORS, LOCATE THE DOORS IN THE CENTER OF THE CORRIDOR.
3. ALL PARTITIONS ARE PARTITION TYPE S-1 OR S-2 EACH TYPE IS LABELED ACCORDINGLY. PARTITION TYPES CONTINUE AROUND CORNERS UNLESS INDICATED OTHERWISE.
4. PROVIDE SHEET STEEL BLOCKING AT ALL AREAS FOR OWNER OR CONTRACTOR FURNISHED EQUIPMENT.
5. PROVIDE SEAUMANT AT ALL CONCRETE SLAB TO WALL INTERSECTIONS.

DATE	REVISION

ISSUED FOR	STATE OF CALIFORNIA
PROJECT NO.	11225 MIMOSA ROAD, BYERS CO 90103
ARCHITECT	DZC ARCHITECTS
REGISTERED ARCHITECT	STATE OF CALIFORNIA
NO. 11225	
DATE	
PROJECT NAME	
CONTRACT NO.	
DATE	
NO.	
NO.	
NO.	
NO.	
NO.	
NO.	
NO.	
NO.	
NO.	

ADAMS COUNTY
LEADER BLADE STATION
11225 MIMOSA ROAD, BYERS CO 90103
FIRST FLOOR PLAN

SHEET IDENTIFICATION
A-101



1 | FLOOR PLAN - VEHICLE STORAGE & ADMINISTRATION
A-101 1/8" = 1'-0"



CONSTRUCTION
ISSUED FOR

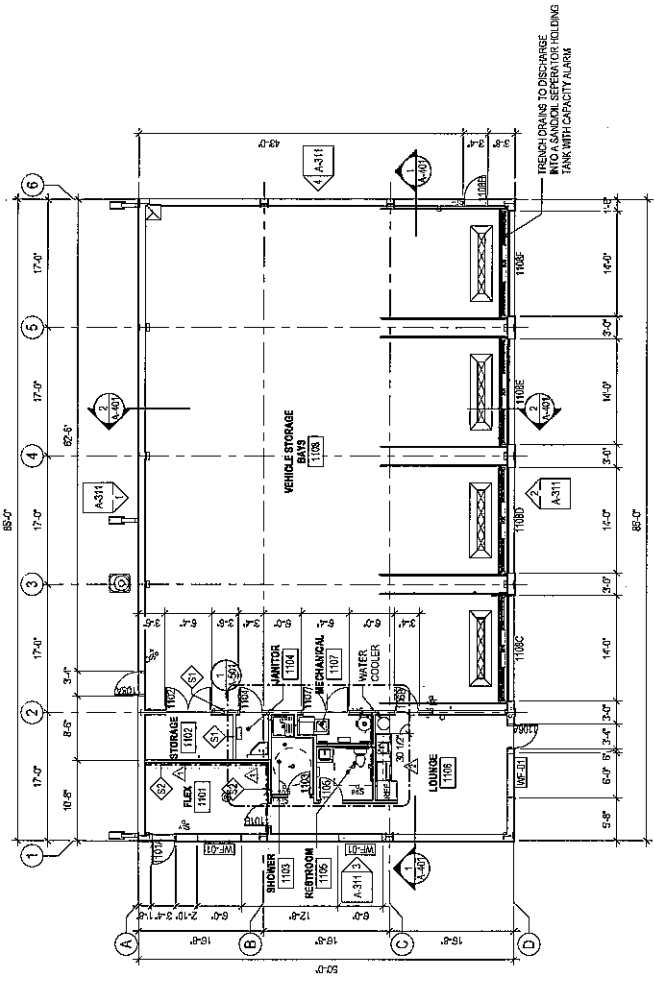
DATE:	2018-09-05
PROJECT NAME:	LEADER BLADE STATION
CLIENT:	ADAMS COUNTY
DESIGNER:	DZC ARCHITECTS
PROJECT NO.:	2018-09-05
CONTRACT NO.:	
REVISIONS:	
DATE:	
DESCRIPTION:	

DATE:	2018-09-05
PROJECT NAME:	LEADER BLADE STATION
CLIENT:	ADAMS COUNTY
DESIGNER:	DZC ARCHITECTS
PROJECT NO.:	2018-09-05
CONTRACT NO.:	
REVISIONS:	
DATE:	
DESCRIPTION:	

ADAMS COUNTY
LEADER BLADE STATION
11225 MINNOSA ROAD, BYERS CO 80103
FIRST FLOOR PLAN

SHEET
IDENTIFICATION
A-101

- FLOOR PLAN NOTES**
1. DIMENSIONS INDICATED ARE TO FACES OF CONSTRUCTION MATERIALS AND GRID LINES (TYPICAL), UNLESS NOTED OTHERWISE.
 2. WHERE DOORS IN METAL STRUCTURES AND PARTITIONS ARE NOT SPECIFICALLY NOTED IN THESE PLANS, PARTITION STRINGS, PROVIDE A MINIMUM HINGE-SIDE JAMB DIMENSION OF 6" FROM DOOR OPENING TO ADJACENT PERPENDICULAR WALLS. WHERE DOORS APPEAR TO BE CENTERED WITHIN CORRIDORS, LOCATE THE DOORS AT THE CENTER OF THE CORRIDOR.
 3. ALL PARTITIONS ARE PARTITION TYPES S-1, OR S-2 EACH TYPE IS LABELED ACCORDINGLY. PARTITION TYPES CONTINUE AROUND CORNERS UNLESS NOTED OTHERWISE.
 4. PROVIDE SHEET STEEL BLOCKING AT ALL AREAS FOR OWNER OR CONTRACTOR FURNISHED EQUIPMENT.
 5. PROVIDE SEALANT AT ALL CONCRETE SLAB TO WALL INTERSECTIONS.



1 FLOOR PLAN - VEHICLE STORAGE & ADMINISTRATION
A-R1 | 1/8" = 1'-0"

Change Request

To: Ranette Carlson
 Adams County
 4430 South Adams County Pkwy
 Brighton, CO 80601

Number: 7 Rev
Date: 3/27/20
Job: 19-117 Adams Co. Leader Blade Station
Phone:

Description: Change Order Request No. 7

We are pleased to offer the following specifications and pricing to make the following changes:

While over-excavating and recompacting the parking lot subgrade on 03/12/2020, existing debris was discovered at an elevation in conflict with achieving proper subgrade compaction per the construction documents. Per RFI 032 approval, we proceeded to uncover and expose the existing concrete foundations and debris. Pricing included in this change order request is to fully remediate these conditions.

Description	Price
Lump Sum Complete Remediation - Excavation to fully expose existing debris underground, removal of existing debris, haul off-site, proper disposal, import of clean fill dirt, and backfill.	\$10,510.00
Subtotal:	\$10,510.00
General Liability	\$10,510.00 1.30% \$136.63
Builders Risk	\$10,646.63 0.22% \$23.42
Bond	\$10,670.05 0.92% \$98.16
Overhead	\$10,768.21 10.00% \$1,076.82
Fee	\$11,845.03 4.50% \$533.03
Total:	\$12,378.06

If you have any questions, please contact me at 303-928-1800.

Submitted by: David Solonycze
 Taylor Kohrs

Approved by: Ranette Carlson
 Date: 4-20-2020

Estimate

P.O. Box 251
Bellvue, CO 80512

Date	Estimate #
3/27/2020	1387

Contact Information Chet - 970.231.4408 email - office@dobbsxinc.com
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Name / Address
Taylor Kohrs 12160 Pennsylvania St. Thornton, CO 80241

Job Address

Leader Blade Station Foun...

Description	Qty	Rate	Total
-Leader Blade Station Foundation Demo Assumes 30' x 30' area 2.5'-3.5' Deep-			
Mini-x	8	110.00	880.00
Vibratory roller	8	180.00	1,440.00
Loader	8	140.00	1,120.00
Water truck	8	90.00	720.00
Assumed: construction water usage	2	400.00	800.00
Dump truck (tandem) Remove foundation/trash and import dirt (assumes 10 loads)	40	85.00	3,400.00
Assumed: Dump fees	10	150.00	1,500.00
Allowance: Purchase additional dirt	130	5.00	650.00
<p>*Note: Taylor Kohrs has verbally confirmed with Dobbs Excavating (via telephone call) that this price includes 2 hours of equipment time to uncover the debris and foundations based on T&M rates submitted previously.</p> <p>Taylor Kohrs field work order confirms time spent by Dobbs to uncover these items.</p> <p>- Jake H (03/27/2020)</p>			
Total			\$10,510.00

Estimate

P.O. Box 251
Bellvue, CO 80512

Date	Estimate #
3/18/2020	1381

Contact Information
Chet - 970.231.4408
email - office@dobbsxinc.com

Name / Address
Taylor Kohrs 12160 Pennsylvania St. Thornton, CO 80241

Job Address

Leader Blade Station

Description	Qty	Rate	Total
-Leader Blade Station Equipment Rates Site Demo-			
Skidsteer	1	100.00	100.00
Mini-x	1	110.00	110.00
Mini-x compactor	1	40.00	40.00
Sheepsfoot compactor remote control	1	80.00	80.00
Trackhoe	1	150.00	150.00
Loader	1	140.00	140.00
Water truck	1	90.00	90.00
Dump truck (tandem)	1	85.00	85.00
Side/End Dump (Semi)	1	125.00	125.00
Mini with breaker	1	180.00	180.00
Mobilize equipment (truck and trailer)	1	160.00	160.00
Dump fees are not included and will be an additional charge based on type of material exported		0.00	0.00
		Total	

Jake Hoesch

From: Ron Langton
Sent: Wednesday, March 25, 2020 1:56 PM
To: Jake Hoesch
Cc: Kurt Brady; David Solonycze
Subject: Existing Foundation
Attachments: Dobbs Excavating #3-Existing Building Foundations.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Dobbs Excavating has currently spent 2hrs exposing the existing foundation that was found on 3/12/2020. The exploration of this is now complete. The existing foundation has a concrete pad located at approximately 2.5'-3.5' below subgrade. The pad appears to be 4" thick, and brittle. The surrounding walls vary in height from approximately 4" to 1.5' from subgrade. The overall foot print stands at approximately 30'x30'. All of the material that was located within this foot print is heavily contaminated with debris, ranging from old plumbing to concrete blocks. Dobbs asked about the possibility of burying this material in the green belt areas of the project. I would advise against this due to the current staging of materials on site. This would require moving stockpiles and or conex's. Dobbs should be getting us a price put together for the removal of this material. I believe they are estimating around 10 loads to be removed. Removing this material will also have the potential of shorting them on the overall dirt to complete this project. The total volume to be removed is likely around 100-130cyds.

Ron Langton
Taylor Kohrs
Site Superintendent
Ronl@taylorkohrs.com
303-419-7378

Adams County Leader Blade Station
11235 Mimosa Road, Byers, Colorado
19-117



Field Work Order

Mar 25, 2020

REPORT DETAILS

Description Existing Foundation

Submitted by Ron Langton

Status Submitted

FIELD WORK ORDER

To be filled out prior to extra work not covered under existing contract

Date: 3/25/2020 Word Order No.: D-3 Job No.: 19-117

Job Name: Leader Blade

Company Issued to: Dobbs

Work Description: Expose unexpected existing Foundation. 2hrs.

Labor:

1 operator

Materials:

None

Equipment:

Mini Excavator

Taylor Kohrs

Person Authorizing Work

Name: Ron Langton

Name: Ron Langton

Signature: 

Signature: 

Note: This Field Work Order is an authorization & verification of work completed not an approval of costs.

Taylor Kohrs Internal:

Owner Change Order Description: Adams County

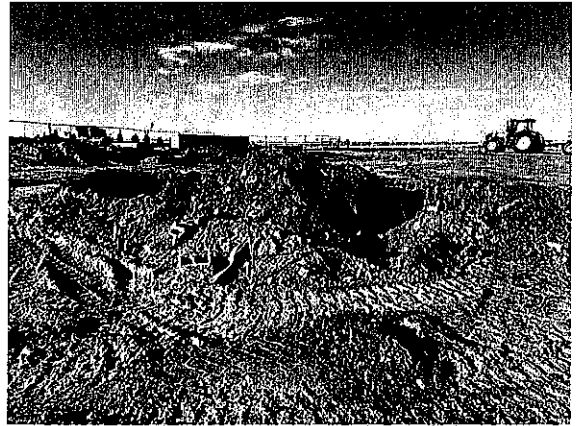
Back Charge Description: Adams County

Taylor Kohrs Costs Description: Adams County

PHOTOS (4)



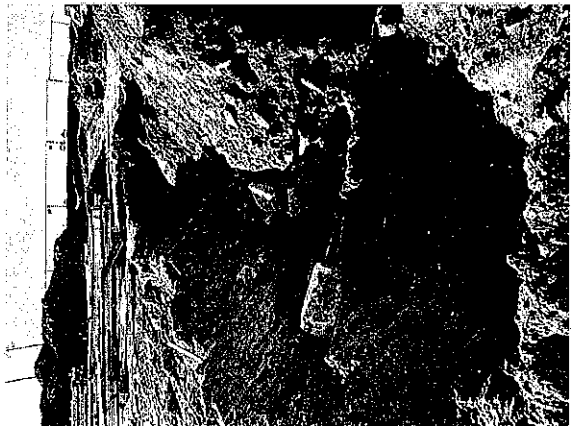
IMG_0213
Ron Langton
Mar 25, 2020 1:24 PM



IMG_0211
Ron Langton
Mar 25, 2020 1:24 PM



IMG_0212
Ron Langton
Mar 25, 2020 1:24 PM



IMG_0210
Ron Langton
Mar 25, 2020 1:24 PM



Successful Construction Experiences

12160 Pennsylvania Street
Thornton, CO 80241
Ph : 303-928-1800

RFI

To: Ranette Carlson
Adams County
4430 South Adams County Pkwy
Brighton, CO 80601

RFI #: 23
Date: 3/19/2020
Job: 19-117 Adams Co. Leader Blade Station
Phone:

CC: D2C Architects (Denver, CO)

Subject: Parking Lot Underground Debris

Drawing:
Cost Impact: TBD

Spec Section:
Schedule Impact: TBD

Request: **Date Required: 3/23/2020**

On March 12 we uncovered some unforeseen debris underneath the ground at approximately the southeast corner of the parking lot. It appears to be abandoned concrete foundations from an existing structure. During our conference call OAC meeting today, it was discussed that we will proceed on a T&M (time and materials) basis to uncover the debris prohibiting us from achieving our subgrade compaction requirements. Once the majority of the debris has been identified we will stop work to better identify the next steps and wait until we receive further direction. Please confirm.

Requested by: Jake Hoesch
Taylor Kohrs

Response:

Please proceed at T&M

Ranette Carlson
Answered by
Adams County
Company

3-19-2020
Date

Jake Hoesch

From: Jake Hoesch
Sent: Thursday, March 12, 2020 2:12 PM
To: 'Ranette Carlson'
Cc: Kurt Brady; David Solonycze; Bill Sirovatka; Ron Langton; Sean Kemper
Subject: Leader Blade Site Debris
Attachments: Existing foundation RFI.pdf

Ranette,

We have run into some unforeseen conditions on the Leader Blade job site today when excavating the parking lot area. What you'll see in the 1st photo attached is a concrete slab at the bottom of the excavation and a concrete wall just below ground level by a number of inches. Ron has highlighted the plan sheet on the last page of the attachment to show approximate location.

This existing concrete will pose a few potential problems

- We don't know the extent of the concrete and whether it will be in conflict with parking lot light poles & wiring or the routing of the water line between the well and the building. At a glance it appears to be somewhat out of the way... however, it's underground and hard to say.
- It does appear to be within the limits of the paved parking lot area which means we must excavate 4" for asphalt + 7" for subbase + 12" for over-excavation and re-compaction. If we don't remove any concrete we will be unable to excavate and prep the soil/subgrade as outlined in the specs. Warranty of the parking lot subgrade may be of concern which could effect the overall durability/longevity of your asphalt parking lot surface.

We are working on estimating the extent and potential cost if you would like to at least remove enough concrete to allow for our 12" of over-excavation and re-compaction of subgrade. We will be unable to give you a hard cost and recommend proceeding on a T&M basis with a cost not to exceed. We'll get that in front of you for review by tomorrow. I just want you to see the pictures and start thinking about our plan of action and how we should proceed.

Thank you,

Jake Hoesch
Project Engineer
(d) 303.928.1816
(c) 303.419.8775
(o) 303.928.1800
jakeh@taylorkohrs.com

TAYLOR KOHRS

Successful Construction Experiences

12160 Pennsylvania Street
Thornton, CO 80241



From: Ron Langton <ronl@taylorkohrs.com>
Sent: Thursday, March 12, 2020 12:32 PM
To: Jake Hoesch <JakeH@taylorkohrs.com>
Cc: Kurt Brady <kurtb@taylorkohrs.com>
Subject: Need an RFI

Jake attached is the information for an RFI out here in leader blade. We have run into a few areas of debris out here since we began grading the parking lot, most of it not a big deal, but we had an area where the subgrade was not compacting properly that we dug up today. I don't believe the slab at the bottom will pose a significant problem given its


depth but we may need to chase these wall given the new hold down we will be using for the parking lot. The second to last photo is the debris we found while digging this location up. I believe it will be necessary to chase these walls till they are gone or found to be a minimum 1ft below our subgrade. Please ask ownership for guidance if they want this done.

Ron Langton
Taylor Kohrs
Site Superintendent
Ronl@taylorkohrs.com
303-419-7378





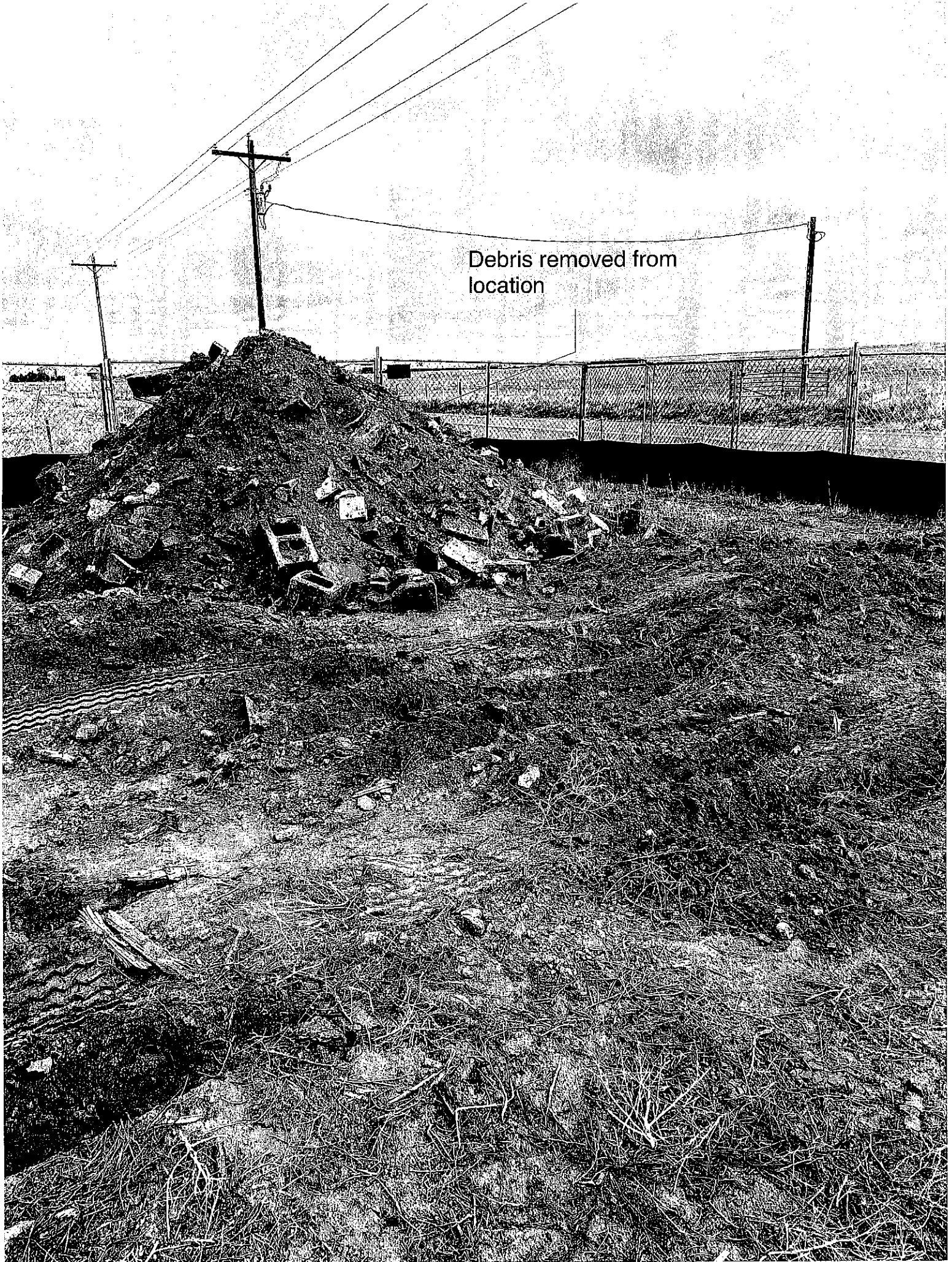




Approximate finish
grade for new
sub-grade

Concrete slab roughly 2.5' - 3' below
grade

Debris removed from
location



Change Request

To: Ranette Carlson
 Adams County
 4430 South Adams County Pkwy
 Brighton, CO 80601

Number: 8Rev
Date: 3/31/20
Job: 19-117 Adams Co. Leader Blade Station
Phone:

Description: Change Order Request No. 8

We are pleased to offer the following specifications and pricing to make the following changes:

Price to add in a selective portion of the concrete apron at the south side of the building. All concrete and asphalt paving originally removed per accepted value engineering (VE) in the GMP.

Description	Price
Supply and install 7" unreinforced concrete paving (1844 SF) for concrete apron at entrance of building per the limits outlined on the attached sheet C-300 highlighted by Taylor Kohrs.	\$17,333.60
	Subtotal: <u>\$17,333.60</u>
General Liability	\$17,333.60 1.30% \$225.34
Builders Risk	\$17,558.94 0.22% \$38.63
Bond	\$17,597.57 0.92% \$161.90
Overhead	\$17,759.47 10.00% \$1,775.95
Fee	\$19,535.42 4.50% \$879.09
	Total: <u><u>\$20,414.51</u></u>

If you have any questions, please contact me at 303-928-1800.

Submitted by: David Solonycze
 Taylor Kohrs

Approved by: Ranette Carlson
 Date: 4-20-20

J.O.B.CONCRETE, INC.

Proposal

13595 Stuart Ct.
 Broomfield, CO 80020
 PHONE 303-465-6032

PROPOSAL FOR Taylor Kohrs of Colorado 12160 Pennsylvania St Thornton, CO 80241	DATE	PROPOSAL #	PROJECT	
	3/30/2020	18703	Adams County Leader Blade Station - CO #2	

NAME	DESCRIPTION	QTY	COST	Total
Site	Concrete Paving - 7" / unreinforced	1844 SF	\$ 9.40	\$ 17,333.60
INCLUDES	Concrete Control Joints Cure Labor to form, place & finish			
EXCLUDES	Imbeds Grates Drains Lay-out grades Insulation Anchor Bolts Caulking Testing (concrete or densities) Liquidated Damages Floor Sealer Cold Weather Protection Color Mockups Design Build Engineering Washout/Ecopan Special Admixtures Fine Grading			

This proposal subject to acceptance within 30 days from above date.	Total	\$	17,333.60
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We hereby propose to furnish labor and material - complete in accordance with the above specifications, with payment to be made as follows: Payment is due and payable within 30 days upon receipt of invoice. All amounts not paid when due shall bear interest at the rates of 1.5% per month, 18% per annum on the unpaid balance. Should collection of any amounts due be undertaken, owner shall pay court costs and attorney's fees. All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alterations or deviations from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. This proposal subject to acceptance within 30 days and is void thereafter the option of the undersigned.

ACCEPTANCE OF PROPOSAL

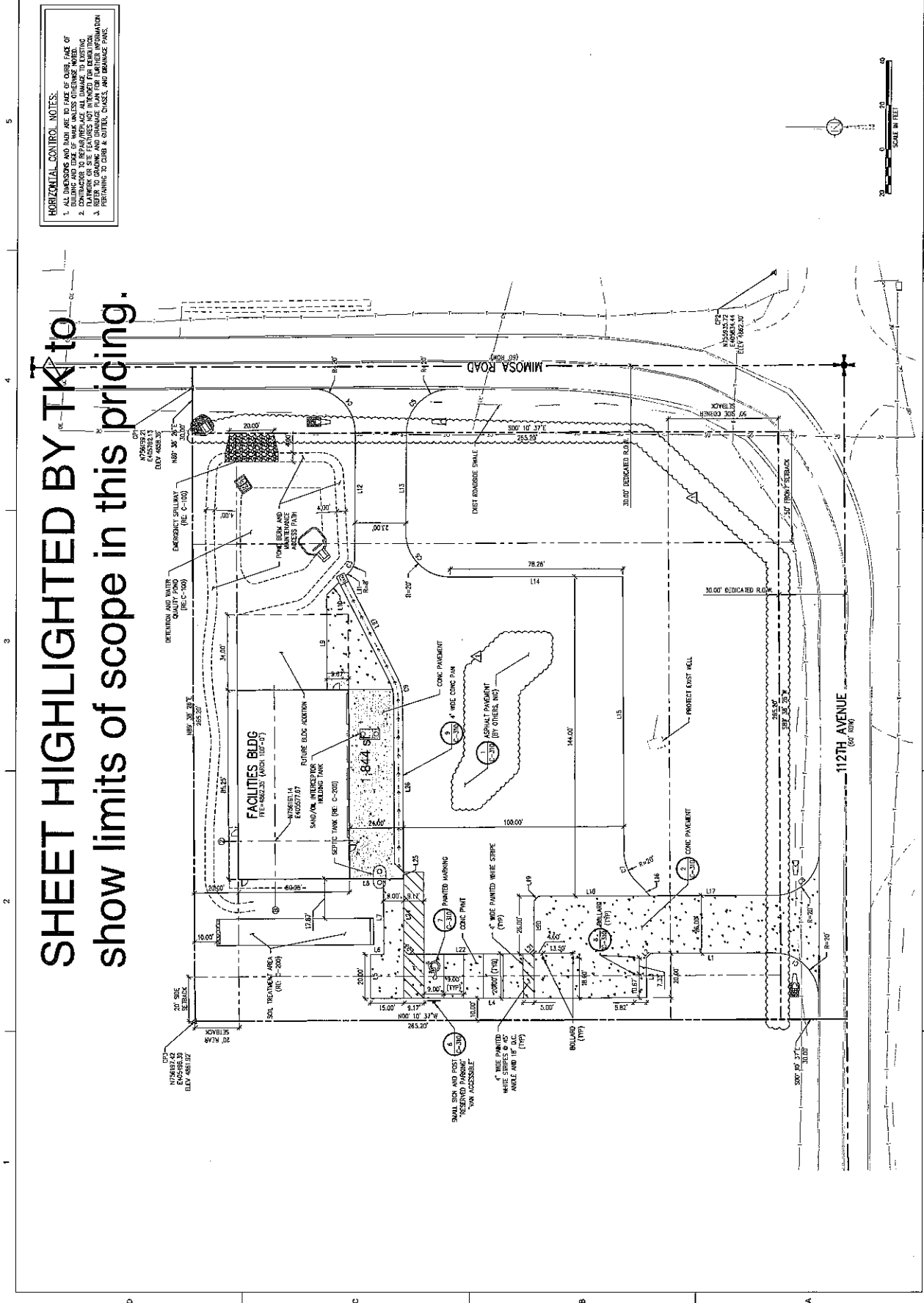
DATE _____ SIGNATURE _____

DATE _____ SIGNATURE _____

SHEET HIGHLIGHTED BY TK to
show limits of scope in this pricing.

HORIZONTAL CONTROL NOTES:
 1. ALL DIMENSIONS AND BOUNDS ARE TO FACE OF CURB, FACE OF BUILDING AND EDGE OF PARK UNLESS OTHERWISE NOTED.
 2. DIMENSIONS TO FACE OF CURB OR FACE OF BUILDING.
 3. REFER TO GRADING AND DRAINAGE PLAN FOR FURTHER INFORMATION PERTAINING TO CURB & GUTTER, SLOPE, AND DRAINAGE PAVES.

D.Z.C. ARCHITECTS 1125 MIMOSA ROAD, SUITE 100 ADAMS COUNTY, IOWA 50009	
PROJECT NO. 1125 MIMOSA ROAD, SUITE 100 SHEET NO. C-300 DATE: 11/14/13	
ISSUED FOR CONSTRUCTION	
SHEET NO. C-300 PROJECT NO. 1125 MIMOSA ROAD, SUITE 100 DATE: 11/14/13	DRAWN BY: [Name] CHECKED BY: [Name] APPROVED BY: [Name]



NO.	DESCRIPTION	DATE
1	ISSUED FOR CONSTRUCTION	11/14/13
2		
3		
4		
5		