



March 22, 2018

Mr. Kenneth Carley, A.A.E., Airport Director  
McKinney National Airport  
1500 E. Industrial Blvd., Suite 201  
McKinney, TX 75069

**Re: Owner Change Order #1 – Structure Tone Southwest, LLC  
McKinney Toyota Hangar Project**

Dear Mr. Carley:

Please see the attached Owner Change Order (CO) #1 from Structure Tone Southwest, LLC for your review and approval. The Change Order dated March 12, 2018 for an amount of \$49,456.57 is comprised of the following Change Requests (CR) that will increase the contract amount with Structure Tone. Each CR is the result of Airflite/Toyota Motors changes required to fulfill the needs of the tenant. Below is a description of each change.

- CR #0006 is the cost associated with changing the MDF room mechanical and electrical systems per the direction of the tenant to meet their corporate standards. The originally specified systems included in the GMP were already installed at the time the new requirements were submitted by Toyota. The original mechanical unit was returned and the credit is incorporated into this CR. CR #0006 will increase the GMP by \$18,093.89.
- CR #0008 is the cost associated with adding landscape lighting to the planter walls at the entrance to the property, as requested by the tenant. CR #0008 will increase the GMP by \$10,350.53.
- CR #0010 is the cost associated with replacing the mailbox at the driveway entrance to the property, as requested by the tenant. The new masonry mailbox enclosure is designed to match the new adjacent masonry site walls at the driveway entrance. CR #0010 will increase the GMP by \$4,964.37.
- CR #0011 is the cost associated with replacing the mezzanine level metal handrail with a Spanguard retractable mesh safety system, as requested by the tenant. The specified metal handrail system was already installed at the time the request was made, therefore this CR is the total cost for the new Spanguard system. CR #0011 will increase the GMP by \$3,389.35.
- CR #0012 is the cost associated with adding an electrical sub panel to support the new electrical load of the building. The existing panels were not sufficient to provide for the additional square footage and specific tenant power requirements of the project. This requirement was identified during the course of construction. CR #0012 will increase the GMP by \$6,687.96.

- CR #0013 is the cost associated with modifying the lobby mechanical unit to also provide heat to the lobby area. The cost of this CR is to add the required heating element, and the associated electrical cost to provide sufficient power to the unit. CR #0013 will increase the GMP by \$3,415.42.
- CR #0015 is the cost associated with adding an electrical disconnect at the air compressor located at the rear of the building. The additional electrical work is required to fulfill the design intent of the hangar maintenance area by the tenant. This change was identified during the course of construction. CR #0015 will increase the GMP by \$2,555.05.

The details of each CR contained within the attached Change Orders have been reviewed by the McCaslin Associates design team and by Project Control. Project Control considers the attached Change Order to be reasonable.

This Change Order will formally increase the Structure Tone's contract sum to \$4,312,290.57 guaranteed maximum cost.

These costs have been previously allocated in the City's total project budget and can be paid for through savings already realized elsewhere on the project or the City's project contingency.

**Project Control recommends approval for CO #1 for an amount of \$49,456.57.**

Upon your review and approval, please sign the AIA document G701 cover page and return the scanned documents to Project Control.

Sincerely,



John Duhring  
Project Manager

Enclosure: Change Order #1  
File 018/880

# AIA<sup>®</sup> Document G701<sup>™</sup> – 2001

## Change Order

<b>PROJECT</b> (Name and address): McKinney Airport Toyota Hangar Remodel and Addition 1389 FM-546 McKinney, TX 75069	<b>CHANGE ORDER NUMBER:</b> 001 <b>DATE:</b> 3-12-18	<b>OWNER:</b> <input type="checkbox"/> <b>ARCHITECT:</b> <input type="checkbox"/> <b>CONTRACTOR:</b> <input type="checkbox"/> <b>FIELD:</b> <input type="checkbox"/> <b>OTHER:</b> <input type="checkbox"/>
<b>TO CONTRACTOR</b> (Name and address): Structure Tone, LLC 3500 Maple Ave, Suite 1300 Dallas, TX 75219	<b>ARCHITECT'S PROJECT NUMBER:</b> 1639 <b>CONTRACT DATE:</b> 7-1-17 <b>CONTRACT FOR:</b> General Construction	

**THE CONTRACT IS CHANGED AS FOLLOWS:**


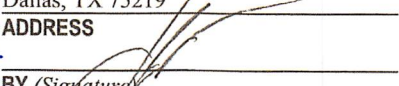
(Include, where applicable, any undisputed amount attributable to previously executed Construction Change Directives)

The original Contract Sum was	\$ 4,262,834.00
The net change by previously authorized Change Orders	\$ 0.00
The Contract Sum prior to this Change Order was	\$ 4,262,834.00
The Contract Sum will be increased by this Change Order in the amount of	\$ 49,456.57
The new Contract Sum including this Change Order will be	\$ 4,312,290.57

The Contract Time will be increased by Zero (0) days.  
The date of Substantial Completion as of the date of this Change Order therefore is


**NOTE:** This Change Order does not include changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which 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.**

McCaslin Associates <b>ARCHITECT</b> (Firm name) 6500 Greenville Ave, Suite 180 Dallas, TX 75206 <b>ADDRESS</b>  BY (Signature) <b>CHET A. PEEPLES</b> (Typed name) <b>3.21.18</b> DATE	Structure Tone, LLC. <b>CONTRACTOR</b> (Firm name) 3500 Maple Ave, Suite 1300 Dallas, TX 75219 <b>ADDRESS</b>  BY (Signature) Joseph J. Cribbin, President (Typed name) <b>3.20.18</b> DATE	City of McKinney <b>OWNER</b> (Firm name) PO Box 517 McKinney, TX 75070 <b>ADDRESS</b>  BY (Signature)  (Typed name)  DATE
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**REVIEWED/RECOMMEND APPROVAL**

**PROJECT CONTROL, INC.**

BY   
DATE **3/22/18**