



AIA Document G701™ – 2001

Change Order

PROJECT (Name and address): River Run Repairs 2009 500 North Market Street New Braunfels, Texas 78130	CHANGE ORDER NUMBER: 003 DATE: June 3, 2010	OWNER: <input type="checkbox"/> ARCHITECT: <input type="checkbox"/> CONTRACTOR: <input checked="" type="checkbox"/> FIELD: <input type="checkbox"/> OTHER: <input type="checkbox"/>
TO CONTRACTOR (Name and address): Braun and Butler Construction, Inc. 8130 North Lamar Blvd. Austin, Texas 78753	ARCHITECT'S PROJECT NUMBER: CONTRACT DATE: July 8, 2009 CONTRACT FOR: General Construction	

THE CONTRACT IS CHANGED AS FOLLOWS:

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

Exhibit A - Replace all existing fixtures with #104284 SA - \$10,897.09

Exhibit B - Storm Doors - TxHm&Comm-20 yr - \$31,350.10

Exhibit C - Revised End-wall Windows - \$519.00

Exhibit D - Temporary Power for HVAC Units Including VE - \$18,915.00

The original Contract Sum was	\$ 3,518,197.00
The net change by previously authorized Change Orders	\$ 302,964.47
The Contract Sum prior to this Change Order was	\$ 3,821,161.47
The Contract Sum will be increased by this Change Order in the amount of	\$ 61,681.19
The new Contract Sum including this Change Order will be	\$ 3,882,842.66

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.

Steinbomer & Associates

Braun and Butler Construction, Inc.

Owner Association of River Run
Condominiums on the Comal River, Inc.
OWNER (Firm name)

ARCHITECT (Firm name)

CONTRACTOR (Firm name)

1400 South Congress Avenue, Ste. B-202
Austin, Texas 78704

8130 North Lamar Blvd.
Austin, Texas 78753

500 North Market Street
New Braunfels, Texas 78130

ADDRESS

ADDRESS

ADDRESS *Larry Shumway*

BY (Signature)

BY (Signature)

BY (Signature) *Larry Shumway*

(Typed name)

(Typed name)

(Typed name) *6/9/10*

DATE

DATE

DATE

Kathye Warfield, Secy.
Kathye Warfield
10-15-10

A

		Mhrs	Qty	Unit	Miscellaneous		Labor		Material		Total
					UP	Amount	UP	Amount	UP	Amount	
1	General Conditions										0
											0
											0
											0
											0
	replace all existing fixtures with #104284 SA							4,047.20		6,070.80	10,118.00
											0.00
											0.00
											0.00
											0.00
											0.00
											0.00
											0.00
											0.00
	Subtotal					0.00		4,047.20		6,070.80	10,118.00
											0.00
	Fee @2.75 %										278.25
	Subtotal										10,396.25
	Sales tax										500.84
	TOTAL										10,897.09



Braun & Butler
Construction

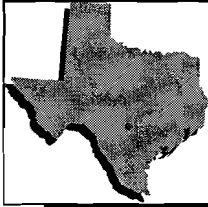
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Job Name: **River Run: Storm doors option #5**

Date: 05/25/10

	Mhrs	Qty	Unit	Miscellaneous		Labor		Material		Total
				UP	Amount	UP	Amount	UP	Amount	
1 General Conditions										0
										0
										0
										0
										0
Storm Doors-TxHm&Comm-20yr		63	ea				12,530.70		16,643.97	29,174.67
										0.00
										0.00
										0.00
										0.00
										0.00
										0.00
										0.00
Subtotal					0.00		12,530.70		16,643.97	29,174.67
										0.00
Fee @2.75 %										802.30
Subtotal										29,976.97
Sales tax										1,373.13
TOTAL										31,350.10

Exhibit 'B'



Texas Home and Commercial, Inc.

1912 W. Anderson Lane #208
Austin, Texas 78757
512-454-1193 fax 512-454-6174
www.texashomeandcommercial.com

Proposal

Customer

Name Braun & Butler Construction
Address 8130 N. Lamar Blvd.
City Austin State TX ZIP 78753
Phone 512-837-2882

Date 6/7/2010
Order No. **RIVER RUN**
Rep Derek Baker
FOB Onsite Const.

Qty	Description	Unit Price	TOTAL
	LARSON TRADEWINDS SERIES STORM DOORS		
	To remove existing front storm doors and replace with new Larson Tradewinds Series storm doors. Doors are pre-hung and have metal bottom kick plate. Color to be Almond. Hardware to be Satin Nickel handle with deadbolt. Door to come with charcoal fiberglass screen and operating lift sash. Doors carry Lifetime Manufacturer's Warranty and 21 Year THC, Inc. Labor Warranty.	\$463.09	
	Price quoted includes disposal of existing doors and manlift rental.		
63	Labor for removal of old door, installation of new door, and disposal of old door.	\$198.90	\$12,530.70
63	Material cost for storm door and hardware.	\$264.19	\$16,643.97
		SubTotal	\$29,174.67
		Shipping & Handling	\$0.00
		Taxes State	\$0.00
		TOTAL	\$29,174.67

Sign Here

By signing below you agree to the terms and conditions as set forth above.

By _____
By _____
Date _____

Office Use Only

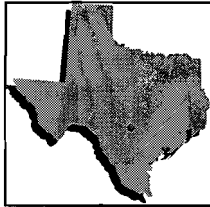
"Craftsmanship You Can Trust"

We Appreciate Your Business!!

Exhibit 7

River Run Endwall Windows		
From CO #1 Attachment 'E'		10699
Revised (5-20-10) window selection price		11218
Diffence		519

[illegible]

**Texas Home and Commercial, Inc.**

1912 W. Anderson Lane #208

Austin, Texas 78757

512-454-1193 fax 512-454-6174

www.texashomeandcommercial.com

Exhibit 'C'

Proposal**Customer**

Name Braun & Butler Construction

Address 8130 N. Lamar Blvd.

City Austin State TX ZIP 78753

Phone 512-837-2882

Date 6/7/2010

Order No. RIVER RUN

Rep Derek Baker

FOB Onsite Const.

Qty	Description	Unit Price	TOTAL
	PRIME ALUMINUM REPLACEMENT WINDOWS		
	To remove existing types B & C windows and replace with DYC thermal break double hung/slider windows with Low E glass and Argon gas filled sashes. Windows to have color coordinated double cam locks. Windows to be double pane with double strength glass. Windows to have tilt in sashes, marine glazing, and three piece weather stripping. Windows to be sloped sill and have charcoal fiberglass full screens. Windows to be Almond in color. Windows to have Lifetime Manufacturer's Warranty and 21 Year THC, Inc. Labor Warranty. Type C windows to be fixed over double slider. Type B windows to be double hung.		
9	Type B windows-materials, rental, etc.	\$345.46	\$3,109.14
9	Type B windows-Labor	\$150.00	\$1,350.00
6	Type C windows-materials, rental, etc.	\$572.30	\$3,433.80
6	Type C windows-Labor	\$150.00	\$900.00
	Almond color matches Sandstone door color.		
	SubTotal		\$8,792.94
	Shipping & Handling		\$0.00
	Taxes State		\$0.00
	TOTAL		\$8,792.94

Sign HereBy signing below you agree to the
terms and conditions as set forth
above.

By _____

By _____

Date _____

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Braun & Butler
Construction

Exhibit 'D'

Job Name: River Run: Temp Power for HVAC: option#1

Date: 06/07/10

		Mhrs	Qty	Unit	Miscellaneous		Labor		Material		Total
					UP	Amount	UP	Amount	UP	Amount	
1	General Conditions										0
											0
											0
											0
											0
	Temp power for HVAC							11997.3		8240.64	20,238
											0
	VE #1: NEMA 1 boxes ilo NEMA 3							-447.18		-298.12	-745
											0
	VE #4: Eliminate 30 amp disconnects @ 2 floors							-1001.66		-666.42	-1,668
											0
											0
											0
	Subtotal					0		10,548		7,276	17,825
											0
	Fee @2.75 %										490
	Subtotal										18,315
	Sales tax										600
	TOTAL										18,915