

**Third Amendment to Construction Contract**  
**(Schofield Farm Barn Rehabilitation (PR-25-12))**

This Third Amendment to Agreement to Construction Contract (the "Third Amendment") is made and entered into this \_\_\_\_ day of April, 2026 (the "Effective Date"), by and between the Town of Erie, a Colorado home rule municipality with an address of 645 Holbrook Street, P.O. Box 750, Erie, CO 80516 (the "Town"), and A&M Renovations, LLC, a Colorado corporation with a principal place of business at 5800 E. 58th Avenue, Unit K, Commerce City, CO 80022 ("Contractor") (each a "Party" and collectively the "Parties").

Whereas, on September 23, 2025 the Parties entered into a Construction Contract (the "Contract"); and

Whereas, on November 4, 2025, the Parties entered into a First Amendment to Construction Contract (the "First Amendment"); and

Whereas, on January 27, 2026, the Parties entered into a Second Amendment to Construction Contract (the "Second Amendment"); and

Whereas, the Parties wish to amend the Contract again as set forth herein.

Now Therefore, for the consideration hereinafter set forth, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. Scope of Work. The Work required of the Contractor as specified in Paragraph 2, Scope of Work, is hereby amended to include the addition of all labor, services, material, tools, supplies, equipment, and other work necessary for the completion of the work identified below, in accordance with the 100% construction design documents issued by Form+Works Design Group:

Concrete	\$ 161,701
• Excavate for Loafing Shed and mechanical enclosure	
• Pour footings, foundations, and pads for Loafing Shed and mechanical enclosure	
• Add steel reinforcement to Silo shotcrete per engineer's specifications	
Structural	\$ 238,198
• Install interior framing	
• Construct Loafing Shed framing and decking	
• Construct mechanical enclosure	
• Install interior and exterior steel handrails	
Roofing	\$ 24,100
• Install metal roof on Loafing Shed	

Windows and Doors	\$ 217,715
<ul style="list-style-type: none"> <li>• Install new interior, exterior, and storefront doors, to include all hardware</li> <li>• Install ADA operators on storefront doors</li> </ul>	
Interior Rehabilitation	\$ 336,317
<ul style="list-style-type: none"> <li>• Install interior stairs</li> <li>• Install insulation</li> <li>• Install and finish drywall</li> <li>• Paint and/or apply clear finishes throughout building</li> <li>• Repair and finish upper level flooring</li> <li>• Install tile or other floor and wall finishes in restrooms and Warming Kitchen</li> <li>• Install cabinets and appliances in Warming Kitchen</li> </ul>	
Mechanical	\$ 51,672
<ul style="list-style-type: none"> <li>• Install additional refrigerant lines per engineer’s specifications</li> </ul>	
Electrical	\$ 321,007
<ul style="list-style-type: none"> <li>• Install new electrical service, bringing underground power from Farm House</li> <li>• Install new wiring, outlets, and lighting throughout building</li> <li>• Install underground and in-wall conduit as required by low voltage and security contractors</li> <li>• Install low voltage wiring</li> </ul>	
Plumbing	\$ 173,096
<ul style="list-style-type: none"> <li>• Complete plumbing rough in</li> <li>• Install plumbing fixtures and trim</li> <li>• Install fire suppression system</li> </ul>	
Elevator	\$ 92,775
<ul style="list-style-type: none"> <li>• Install elevator</li> </ul>	
Bonding	\$ 20,607
General Conditions	\$ 155,472
Profit and Overhead	\$ 215,119
<b>Total Cost, Contract Modification #3</b>	<b>\$ 2,007,779</b>

2. Commencement and Completion of Work. Contractor shall commence the additional Work required of Contractor by this Third Amendment that has not already commenced or been completed within 10 days of the Effective Date. Substantial Completion of the entirety of the Work required of Contractor by the Contract, as amended by the First Amendment, Second Amendment, and Third Amendment shall be accomplished by Contractor by April 1, 2027, unless the time within which Contractor is required to achieve Substantial Completion is subsequently extended in accordance with the Contract Documents.

3. Contract Price. Paragraph 5 of the Contract is hereby amended to increase the not to exceed Contract Price to \$5,393,088.

Original Contract Price:	\$442,049
First Amendment:	\$2,280,481
Second Amendment:	\$662,779
Third Amendment:	\$2,077,779
Total New Contract Price:	\$5,393,088

4. Except as expressly modified herein, the Contract, the First Amendment, and the Second Amendment shall remain in full force and effect.

In Witness Whereof, the Parties have executed this Amendment as of the Effective Date.

**Town of Erie, Colorado**

\_\_\_\_\_  
Andrew J. Moore, Mayor

Attest:

\_\_\_\_\_  
Debbie Stamp, Town Clerk

**Contractor**

DocuSigned by:

*Andy Carlson*

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State of Colorado )  
 ) ss.  
County of \_\_\_\_\_ )

The foregoing instrument was subscribed, sworn to and acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2026, by \_\_\_\_\_ as \_\_\_\_\_ of A&M Renovations, LLC.

My commission expires:

(Seal)

\_\_\_\_\_  
Notary Public