

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

This First Amendment to Construction Contract (the "First Amendment") is made and entered into this ____ day of _____, 2025 (the "Effective Date"), by and between the Town of Erie, a Colorado home rule municipal corporation 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 of "Contractor") (each a "Party" and collectively the "Parties").

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

Whereas, the Parties wish to amend the Contract 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. Section 2 of the Contract is hereby amended by the inclusion of additional scope of work as follows:

Demolition

- Remove interior partition walls, salvaging materials for possible re-use
- Remove basement concrete floor; excavate as require for new floor and footings
- Perform all other demolition work indicated on plans

Concrete

- Install new concrete footings and slab floor in basement
- Install new concrete foundation slab, foundation walls, pedestal, and upper slab in Silo, infilling Silo below grade with gravel
- Install shotcrete on interior face of Silo wall
- Install footings for exterior Silo Stairs
- Install concrete landing and stairs at Silo door
- Exclusions: mechanical enclosure foundation, stairs at Loafing Shed, concrete Landing other than that at Silo door

Masonry

- Reinforce and grout existing concrete block walls per structural plans
- Construct new elevator shaft

Structural

- Remove, rehabilitate, and reinstall wood plank floor on First Floor
- Install all wood and steel reinforcement inside Barn per structural plans
- Create floor openings in Barn for stairs and elevator shaft
- Install steel egress stairs exterior to Silo
- Create doorway in Silo at ground level; install steel jamb and gate
- Install steel railing at Silo landing
- Exclusions: Installation of Silo interior stairs, installation of Barn interior stairs, reconstruction of Loafing Shed, construction of mechanical enclosure

Roofing

- Install Structural Insulated Panels (SIPS) on roof
- Install new cedar shingle roof, to include all required underlayments and flashings
- Install new gutters

Windows and Doors

- Rehabilitate all existing windows, exterior doors, and barn doors
- Install 2 new exterior doors on south elevation
- Install new storefront windows on east and west elevations at gable level
- Exclusions: New interior doors, new storefront doors

Exterior Rehabilitation

- Rehabilitate all existing exterior woodwork
- At west gable, install new exterior insulation, siding, and trim
- Construct track system to render west hayloft door operable
- Construct and install new cupola on roof
- Paint all existing or new exterior woodwork

Electrical

- Maintain temporary construction power and lighting

Plumbing

- Install all underground plumbing
- Complete connections to plumbing utilities (brought to the building by others)
- Install flanges for fire suppression system

Elevator

- Commission elevator shop drawings prior to shaft construction

2. Contract Price. Section 5 of the Contract is hereby amended to increase the maximum amount of compensation to \$2,722,530 allocated as follows:

Original Contract Price:	\$ 442,049
1 st Amendment:	\$2,280,481
Total New Contract Price:	\$2,722,530

3. Except as expressly modified herein, the Contract shall remain in full force and effect.

In Witness Hereof, the Parties have executed this First 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 _____, 2025, by A&M Renovations, LLC.

My commission expires:

(Seal)

Notary Public