

Alachua County Change Order Form

Date: 10/20/2025

Change Order Field Change Order

Change Order No: 005

Contract No: 14532

Project No: 923291

Contract Execution Date: 03/17/2025

Project Name: Renovation of Property Formerly
Known as Scottish Inn

Contractor Name: Ulloa Management Group, LLC

Under our Agreement, dated March 17, 2025, you are hereby authorized and directed to make the following change(s) in accordance with the terms and conditions of the Agreement:

This change order includes several revisions to the plumbing and electrical drawings. A new electric water cooler was added to the plumbing fixture schedule. A new sheet, P.3.0A, was created to show adjusted gas line work and updated calculations, along with modifications to the gas piping for the dryer. In the electrical drawings, receptacles were added above the microwaves in Buildings A and B per manufacturer requirements, as shown on sheets E.2.2 and E.2.3. Additionally, sheet E.4.0 was updated to include one 15-amp dedicated circuit for each unit panel, designated as circuit 8.

Original Contract Price	\$ <u>4,079,4090.00</u>
Original Contingency Amount	\$ <u>0.00</u>
Sum of Previous Changes to Contract Price	\$ <u>131,987.85</u>
Sum of Previous Changes to Contingency Amount	\$ <u>0.00</u>
This Change Order [Add or (Deduct)]	\$ <u>10,274.95</u>
Revised Contingency Amount	\$ <u>0.00</u>
Revised Contract Price	\$ <u>4,221,671.80</u>

The time for completion shall be increased by 0 Working days due to this Change Order. Accordingly, the Substantial Completion Date is now 09/17/2025 for a total of 108 Working days.

Your acceptance of this Change Order shall constitute a modification to our Agreement and will be performed subject to all terms and conditions, as contained in our Agreement indicated above, as fully as if the same were repeated in this acceptance. The adjustment, if any, to the Agreement shall constitute a full and final settlement of any and all claims arising out of or related to the change set forth herein, including claims for impact and delay costs. This Change Order is not valid until executed and dated by the County.

EXECUTION OF CHANGE ORDER

Contractor

By: 
Print: Paul Ulloa-Jarrin
Title: Owner - Ulloa Management Group, LLC

Alachua County, Florida

By: Travis Parker Digitally signed by Travis Parker
Date: 2025.10.20 12:53:50
-04'00'
Print: Travis Parker
Title: Facilities Director
Date: 10/10/2025

Project Manager


Alachua County Facilities Department

*Attach Required Documentation As-needed.

AIA® Document G701™ – 2017

Change Order

PROJECT: <i>(Name and address)</i> Renovation of Alachua County Facility to Community Supportive Housing (Old Scottish Inn)	CONTRACT INFORMATION: Contract For: Date: 4/10/2025	CHANGE ORDER INFORMATION: Change Order Number: 005 Date: 10/16/2025
OWNER: <i>(Name and address)</i> Alachua County	ARCHITECT: <i>(Name and address)</i> Paul Stresing PSA 14617 Main St in Alachua, FL	CONTRACTOR: <i>(Name and address)</i> Ulloa Management Group LLC 765 Flowers St, St Augustine, FL 32092


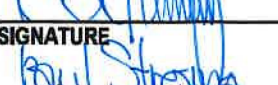

THE CONTRACT IS CHANGED AS FOLLOWS:

Material, Labor for electrical change order microwave outlets added to 31 units	\$7,774.95
UMG Drywall cut, carpentry modification labor and materials	\$2,500.00

The original Contract Sum was	\$ 4,079,409.00
The net change by previously authorized Change Orders	\$ 131,987.85
The Contract Sum prior to this Change Order was	\$ 4,211,396.85
The Contract Sum will be increased by this Change Order in the amount of	\$ 10,274.95
The new Contract Sum including this Change Order will be	\$ 4,221,671.80
The Contract Time will be increased by Zero (0) days.	
The new date of Substantial Completion will be	

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that 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.

 _____ ARCHITECT <i>(Firm name)</i>	Ulloa Management Group LLC _____ CONTRACTOR <i>(Firm name)</i>	_____ OWNER <i>(Firm name)</i>
 _____ SIGNATURE	 _____ SIGNATURE	_____ SIGNATURE
Paul Stresing _____ PRINTED NAME AND TITLE	Paul Ulloa-Jarrin _____ PRINTED NAME AND TITLE	_____ PRINTED NAME AND TITLE
Oct 21, 2020 _____ DATE	10/16/2025 _____ DATE	_____ DATE

PAUL STRESING ASSOCIATES, INC.

ARCHITECTURE • SPACE PLANNING • INTERIOR DESIGN

Paul R. Stresing, President
Certificate of Authorization No. AA-0003377
Florida Architectural License No. AR0013985

American Institute of Architects
National Council of Architectural
Registration Boards

Engineer's Supplemental Instructions

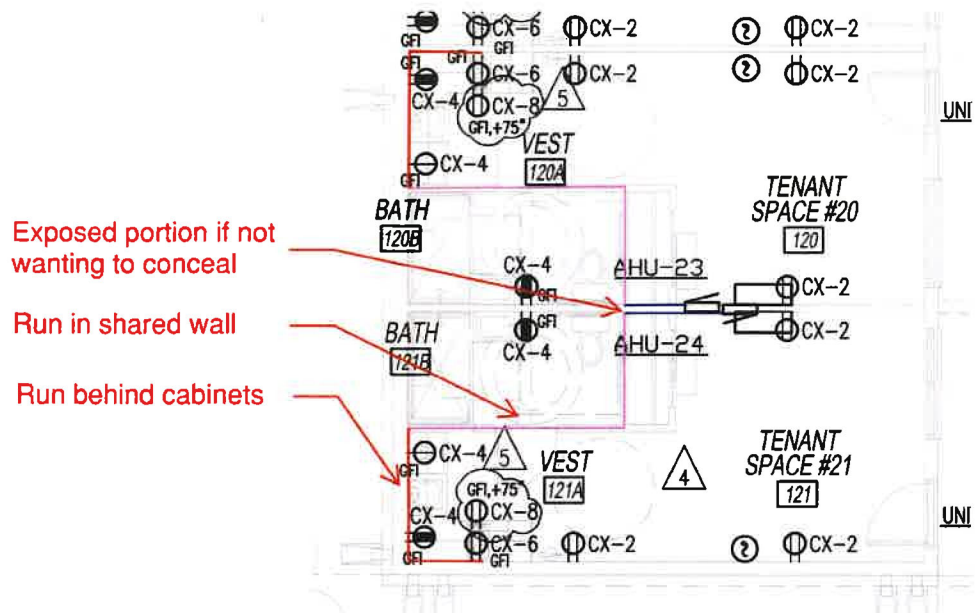
To: Danny Moore ESI - 005 (Rev5)
From: KPI Engineering, Inc. Date: October 13, 2025
Project No: KPI Project #241039
Project: Alachua County Scottish Inn Renovation

References:

Contract Drawings: See Detailed List Below
Shop Drawing: N/A
Specification: N/A
Other: N/A

1. P.0.0 A – LEGENDS, ABBREVIATIONS AND GENERAL NOTES
 - a. Added a new electric water cooler to plumbing fixture schedule
 2. P.3.0 A – PLUMBING 1ST FLOOR PLAN - GAS
 - a. Added a new drawing P.3.0 A to show adjusted gas line work and calculation.
 - b. Adjusted piping for Gas Dryer.
 3. E.2.2 – POWER AND SYSTEMS CONSTRUCTION FLOOR PLAN – BUILDING A AND B
 - a. Added receptacle per manufacturer requirements (LMV1764ST), located in cabinet just above microwave:
 - **ELECTRICAL RATING OF THIS OVEN : 120V AC 60Hz.**
 - You need a DEDICATED 120V, 60Hz, AC only, 15 or 20A, fused electrical supply (located in the cabinet above the microwave as close as possible to the microwave) serving only the microwave.
-

Suggestion for installation for building B (1st floor units):



4. E.2.3 – POWER AND SYSTEMS CONSTRUCTION FLOOR PLAN – BUILDING B 2ND FLOOR

- a. Added receptacle per manufacturer requirements (LMV1764ST), located in cabinet just above microwave:

• **ELECTRICAL RATING OF THIS OVEN : 120V AC 60Hz.**

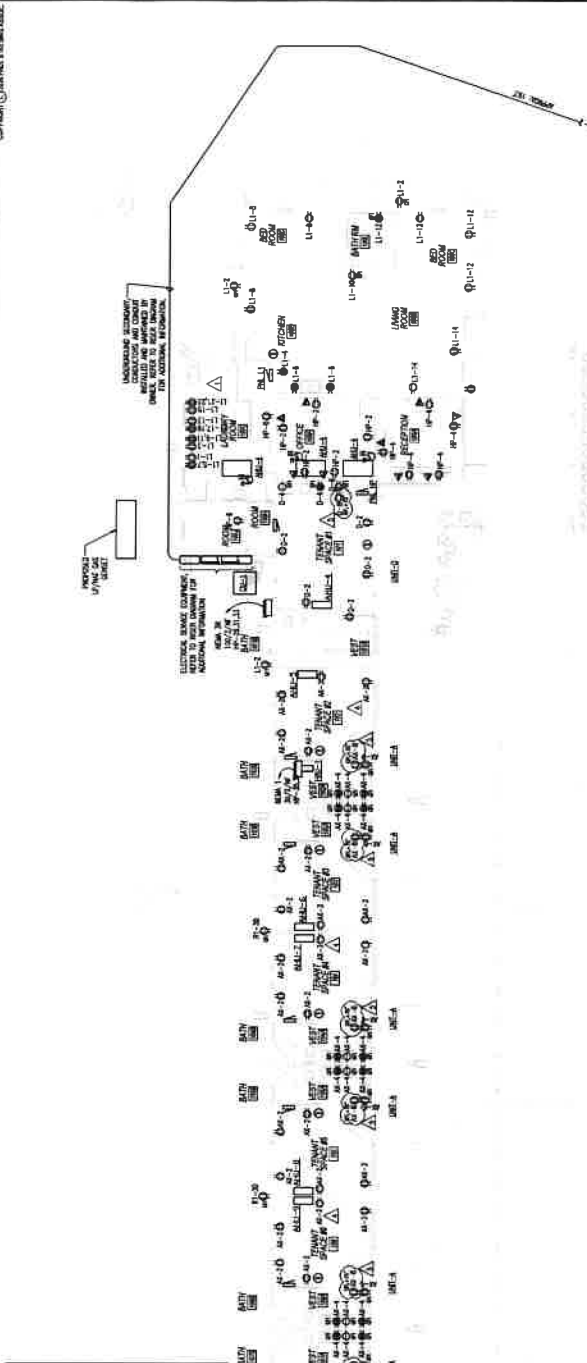
- You need a DEDICATED 120V, 60Hz, AC only, 15 or 20A, fused electrical supply (located in the cabinet above the microwave as close as possible to the microwave) serving only the microwave.

5. E.4.0 – ELECTRICAL SCHEDULES AND NOTES

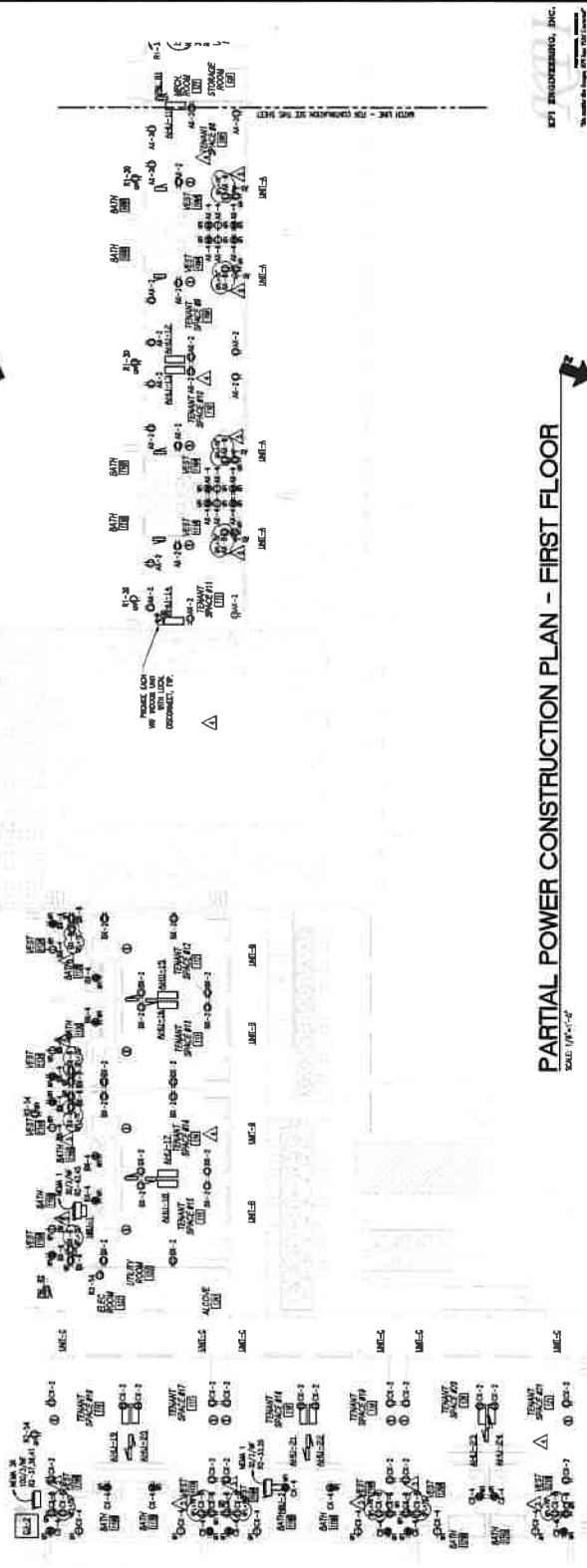
- a. Added (1) 15A dedicated circuit for each unit panel (CRKT: 8)

END OF ESI-005 (Rev5)

- CONSTRUCTION NOTES**
1. VERIFY ALL UTILITY LINES, LOCATIONS, AND DEPT. OF POWER CONNECTIONS PRIOR TO BEGINNING WORK.
 2. ALL CONCRETE WORK SHALL HAVE REINFORCING BARS PLACED AS SHOWN ON ALL CONCRETE SURFACES UNLESS OTHERWISE NOTED.
 3. DO NOT LOCATE DISCONNECT SWITCHES UNDER ANY ACCESS PANELS.
 4. ALL CONDUIT SHALL BE INSTALLED TO LOCAL LIGHT BULBS UNLESS OTHERWISE NOTED. (UNLESS OTHERWISE NOTED, ALL CONDUITS SHALL BE INSTALLED WITH MECHANICAL SCHEDULE).
 5. ALL ELECTRICAL ACCESSIBLE TO CHILDREN SHALL BE "COVERED" BY THE CODE REQUIREMENT FOR SEC. 408.12.
 6. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC).
 7. ALL ELECTRICAL WORK SHALL BE MARKED THROUGH THE SAME CHANNEL AS THE WIRING.



PARTIAL POWER CONSTRUCTION PLAN - FIRST FLOOR
SCALE: 1/8"=1'-0"



PARTIAL POWER CONSTRUCTION PLAN - FIRST FLOOR
SCALE: 1/8"=1'-0"

CONSTRUCTION NOTES

1. CHECK UNUSUAL MATERIAL, LOCATION, AND TYPE OF FINISH CONNECTIONS PRIOR TO INSTALLATION.
2. ALL CONCRETE WORK SHALL HAVE UNUSUAL CONNECTIONS SHOWN AS REQUIRED ON DRAWINGS AND APPROVED BY LOCAL JURISDICTION.
3. DO NOT LOCATE EXISTING SERVICES OVER NEW ACCESS POINTS.
4. ALL CONDUIT SHALL BE RATED TO LOCAL LOADS UNLESS OTHERWISE NOTED (LOAD, CONDUIT, ALL REQUIREMENTS WITH MINIMUM, SCHEDULE).
5. ALL SERVICES ACCESSIBLE TO TENANTS SHALL BE THROUGH RECESSED PVC RIGID CONDUIT.
6. ALL EXISTING UNUSUAL RECESSES SHALL BE OF TYPE OF.
7. ALL RECESSES SHALL BE 4" OF SINK/PAZ SHALL BE TYPE OF.
8. ALL EXISTING WORK SHALL BE STAMPED FROM THE SAME CREDIT AS THE NEW WORK.

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DATE	2/18/2014
PROJECT NO.	14-00000000
PROJECT NAME	SCOTTISH INN RENOVATION
CLIENT	ALACHUA COUNTY
ARCHITECT	ALACHUA COUNTY

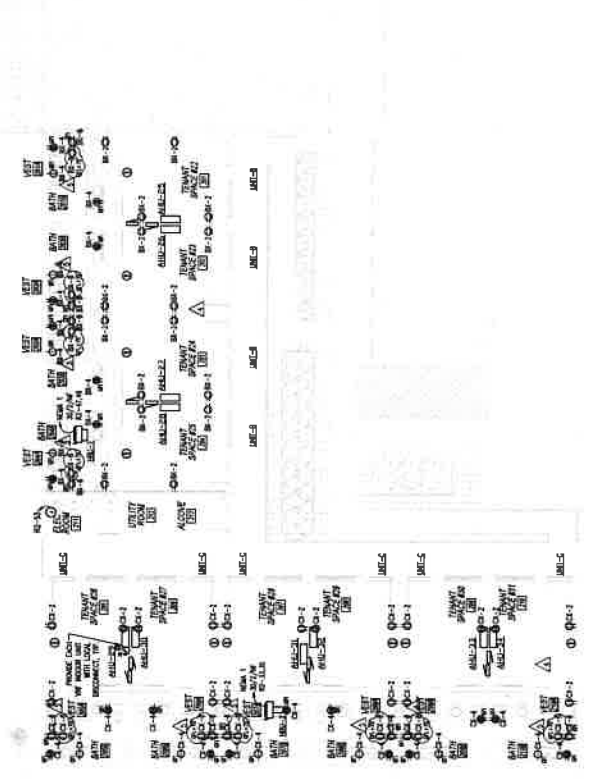
ALACHUA COUNTY
 1 EAST MAIN STREET
 GAINESVILLE, FLORIDA 32601
 TEL: 352/391-1000
 FAX: 352/391-1001
 EMAIL: info@alachuacountyfla.com

ALACHUA COUNTY
 GAINESVILLE, FLORIDA
SCOTTISH INN RENOVATION

REV#	DATE	DESCRIPTION
1	1/20/14	ISSUE FOR PERMITS
2	1/20/14	ISSUE FOR PERMITS
3	1/20/14	ISSUE FOR PERMITS
4	1/20/14	ISSUE FOR PERMITS
5	1/20/14	ISSUE FOR PERMITS

PROJECT NO.
 PROJECT NAME
 CLIENT
 ARCHITECT

REV. NO.
E.2.3



PARTIAL POWER CONSTRUCTION PLAN - SECOND FLOOR
 SCALE 1/8"=1'-0"

BY: [Signature]
 DATE: [Date]
 PROJECT: [Project Name]

