

# Alachua County Change Order Form

**Date:** 7/21/2025  
**Change Order No:** 001  
**Project No:** 923291  
**Project Name:** Renovation of Property Formerly Known as Scottish Inn

**Change Order**       **Field Change Order**  
**Contract No:** 14532  
**Contract Execution Date:** 3/17/2025  
**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:

Changes include replacing damaged wood framing from previous water damage in Buildings A and B, and installing LVL lumber in the main office area. A new concrete slab will be added behind the laundry area to address flooding issues. The work also includes replacing damaged wood fascia and roof decking, as well as plumbing replacement due to preexisting conditions. This change order includes a \$10,000 credit for the use of MC cable. That credit will come from the next processed change order (#003).


Original Contract Price	\$ 4,079,409.00
Original Contingency Amount	\$ 0.00
Sum of Previous Changes to Contract Price	\$ 0.00
Sum of Previous Changes to Contingency Amount	\$ 0.00
This Change Order [Add or (Deduct)]	\$ 83,531.47
Revised Contingency Amount	\$ 0.00
Revised Contract Price	\$ 4,162,940.47

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 12:52:52 -04'00'  
Print: Travis Parker  
Title: Facilities Director  
Date: 10/10/2025

### **Project Manager**

  
Alachua County Facilities Department

*\*Attach Required Documentation As-needed.*

# AIA<sup>®</sup> Document G701<sup>™</sup> – 2017

## Change Order

<b>PROJECT:</b> <i>(Name and address)</i> Renovation of Property Formerly Known as Scottish Inn	<b>CONTRACT INFORMATION:</b> Project # 24-835 Date: 04/10/2025	<b>CHANGE ORDER INFORMATION:</b> Change Order Number: 001  Date: July 21 2025
<b>ADMINISTRATION</b>	<b>ARCHITECT:</b> <i>(Name and address)</i> PAUL STRESING ASSOCIATES, INC	<b>CONTRACTOR:</b> <i>(Name and address)</i> Ulloa Management Group LLC 806 N 19th St, Palatka, FL 321 77
<b>OWNER:</b> <i>(Name and address)</i> Alachua County		

THE CONTRACT IS CHANGED AS FOLLOWS: Please see attach Exhibit for detailed explanation of changes:

Please see added document for information and breakdown on this change order

Change Order Total \$83,531.47

The original Contract Sum was	\$ 4,079,409.00
The net change by previously authorized Change Orders	\$ 0
The Contract Sum prior to this Change Order was	\$ 4,079,409.00
The Contract Sum will be increased by this Change Order in the amount of	\$ 83,531.47
The new Contract Sum including this Change Order will be	\$ 4,162,940.47

The Contract Time will be increased by Zero (0) days.  
The new date of Substantial Completion will be unchanged.

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.

Paul Stresing Associates, Inc.  
**ARCHITECT** *(Firm name)*  
 SIGNATURE  
 PRINTED NAME AND TITLE  
 DATE

Ulloa Management Group LLC  
**CONTRACTOR** *(Firm name)*  
 SIGNATURE  
 Paul Ulloa-Jarrin  
 PRINTED NAME AND TITLE  
 7/21/2025  
 DATE

Alachua County  
**OWNER** *(Firm name)*  
 SIGNATURE  
 Charles S Dhestnut IV, Dhair  
 PRINTED NAME AND TITLE  
 DATE

Approved as to Form  
 David Forziano  
 Alachua County  
 Attorney