



CHANGE ORDER

PROJECT: DC Opportunity Center (Teddy Lane) RTU Replacement

CONTRACTOR: Braconier Plumbing & Heating

DATE: May 19, 2025

CHANGE ORDER #: 1

This contract shall be changed as follows:

CHANGES:

- | | |
|---|--------------|
| 1. Change associated with switching the RTU unit from Carrier to Annexair due to design constraints | \$218,570.00 |
| 2. | \$0.00 |
| 3. | \$0.00 |
| 4. | \$0.00 |

TOTAL CHANGE ORDER: \$218,570.00

By signing below the contractor acknowledges acceptance of this change order as full compensation to the contractor for all costs related in any way to this work and its effect on other work already contracted for.

CONTRACT STATUS:

Original Contract Sum	\$263,981.00
Previous Change Orders	\$0.00
Current Contract	\$263,981.00
This Change Order	\$218,570.00
NEW CONTRACT TOTAL	\$482,551.00

The Contract time will be extended by 0 calendar days. Therefore, the date of Final Completion as of the date of this Change Order is July 18, 2025

NOT VALID until signed by the Contractor, Architect, and Owner, and approved by the School District's Board of Education (if applicable).

Cator, Ruma & Associates, Co.	Braconier Plumbing & Heating	Douglas County School District
Consultant	Contractor	Owner
Micheal Cook	Michael Nitura	
By	By	By
5/20/2025	5/19/2025	Richard Cosgrove, COO

Date
Micheal Cook
Digitally signed by Micheal Cook
DN: C=US,
E=mcook@catorruma.com,
O=Cator Ruma & Associates,
CN=Micheal Cook
Date: 2025.05.19 11:21:38-06'00'

Date
Michael Nitura
Digitally signed by Michael Nitura
DN: C=US,
E=mnitura@braconier.com,
O=Braconier Plumbing and Heating, CN=Michael Nitura
Date: 2025.05.19 14:21:23-06'00'

Date

Customer: DCSD
Teddy Lane RTU

Number: DCSD PKG C

Date: 12/19/2024

Subject: Hammonds Candies Temp Cooling

Braconier Mechanical and Plumbing Service is pleased to present this proposal for the above referenced service. This quote included time and material to:

Scope of Work

Teddy Lane:

Hydronic

- Demo and of (1) existing RTU
 - Refrigeration recovery by DCSD
- Furnish and install (1) new Annexair RTU.
 - Reconnect existing gas line to new unit
 - Reconnect unit to existing duct work
 - Price includes new curb to accommodate height restrictions to stay under the existing screen wall.
 - Price does not include any modifications to the screen wall that surrounds the RTU. Any modifications will be at cost to owner/ engineer
 - Proposal does not include any structural survey or additional structural modifications to building to support new unit if necessary
 - Proposal excludes 65 K SSR survey

Sheetmetal

- Composite labor to demo & install one (1) RTU unit (unit supplied & hoisted by others)
- Furnish and install ductwork in roof curb as required
- All work to be done during normal business hours (8-hour days 5 days a week).
- One-year warranty on parts and labor.

Electrical

- Remove and reinstall electrical line voltage pathways, circuiting and breakers as specified in the electrical documents.
- Where duplicative notes for changing breaker setting vs. replacing breakers exists, we have included the following
 - work to change the existing breakers per the drawing note.
 - Mount VFD's and leak detection panels, furnished by others.
 - Reconnect existing EPO pushbutton stations as noted in the drawings.

Roofing

- Cut out roofing for removal of existing HVAC curb.
- Flash in and infill roofing system to match existing 60mil TPO.
- Patch 2 existing roof penetrations that will be removed. (Unistrut supporting electrical conduit to be removed and replaced with a riser clamp to decking.)

Controls

VARIABLE AIR VOLUME ROOFTOP UNIT

- Equipment List:

4925 Nome St. Denver, CO 80239 – P: 303.777.3037 – F: 720.884.0014

PROPOSAL

- (1) Variable Air Volume Rooftop Unit (RTU-1)
- Providing
 - Disable alarms
 - Disconnect existing points from RTU and pull back wiring to nearest junction box
 - Install new field devices in new RTU
 - Install new I/O modules and transformer in control panel for new points added
 - Provide new refrigerant monitor and install refrigerant sensor in supply duct
 - Route existing wiring from controller DEV840100 to new RTU and reconnect
- wiring
 - Perform point verification and testing; verify programming; label wiring
- Excluding
 - New controller and enclosure; reusing existing

Points List:	INPUT	OUT
○ Existing Points		
▪ Supply Fan VFD Status	1	
▪ Supply Fan VFD Start/Stop		1
▪ Supply Fan VFD Speed		1
▪ Powered Exhaust Fan Status	1	
▪ Powered Exhaust Fan Start/Stop		1
▪ EF-1 Status	1	
▪ EF-1 Start/Stop		1
▪ Supply Air Temperature	1	
▪ Return Air Temperature	1	
▪ Mixed Air Temperature	1	
▪ Outside Air Temperature	1	
▪ Cooling Stage 1 Start/Stop		1
▪ Cooling Stage 2 Start/Stop		1
▪ Heating Stage 1 Start/Stop		1
▪ Heating Stage 2 Start/Stop		1
▪ Supply Air Static Pressure	1	
▪ Building Static Pressure	1	
▪ Mixed Air Damper		1
▪ Exhaust Air Damper		1
▪ Return Air Smoke Alarm	1	
▪ Supply Air High Static Pressure	1	

○ New Points	INPUT	OUT
▪ Cooling Modulation (Stage 1)		1
▪ Cooling Stage 3 Start/Stop		1
▪ Refrigerant Monitor	1	
▪ Return Air CO2	1	
▪ Cooling Stage 1 Compressor Status	1	
▪ Cooling Stage 2 Compressor Status	1	
▪ Cooling Stage 3 Compressor Status	1	
▪ Heating Modulation		1

PROPOSAL

Qualifications:

- Proposal includes labor, material and performance bond
- Assumes all work can be done during normal working hours 6AM - 4PM
- Proposal excludes any temporary heating / cooling
- Proposal excludes any roof work
- Proposal excludes any structural steel
- Proposal excludes taxes
- Proposal excludes concrete walk way repairs
- Project construction will last 3 months
- All Water/Chemical Treatment/Cleaning by Others
- Any Asbestos/Lead Paint Removal by Others

Progressive Billing for Project Expenses

Please Add 3.5% to the Base Bid for Credit Card Payment

Payment Terms are Net 30

The price to complete the above scope is:.....\$482,551.00

Alternate 1 (Second set of filters) please add \$500.00


Alternate 2 (2nd year parts warranty) please add \$11,880.00

Pricing for the Annexair RTU is good until Friday 12/20/2024.

For the Company;

Approved for the Client;

Braconier Mechanical and Plumbing
Services.

By: 

By: _____

Mike Nitura
Special Projects

Title: _____

Date: 12/19/2024

Date: _____