

THE STATE OF SOUTH CAROLINA
In The Court of Appeals

APPEAL FROM CHARLESTON COUNTY
Court of Common Pleas

Mikell R. Scarborough, Master-In-Equity

Appellate Case No. 2024-000788
Case No.: 2019-CP-10-01108

RECEIVED

Aug 12 2026

SC Court of Appeals

Balfour Beatty Construction, LLC, Appellant,

v.

Library Associates, LLC; and Metropolitan Life Insurance Company, a New York Corporation, Defendants,

And

Library Associates, LLC, Third-Party Plaintiff,

v.

Lithko Contracting, LLC, Guy M. Beaty, Inc., Bernard MMC, LLC, Gulf Stream Construction Company, Inc., Precision Walls, Inc., Palmetto Automatic Sprinkler Company, Inc., Cook & Boardman, LLC, Strong Tower Construction, LLC d/b/a Koch Corporation, Watson Electrical Construction Co., LLC, Trimark Foodcraft, LLC, Pleasant Places, Inc., David Allen Company, Inc., Premier Exteriors, LLC, Warco Construction, Inc., Old North State Masonry, LLC, Tom Rochester & Associates d/b/a Southeastern Architectural Systems, Forton Company, LLC, Low Country Case & Millwork, Inc., Quantum Coatings, LLC, Balfour Beatty Construction Group, Inc., Third-Party Defendants.

Of which Library Associates, LLC is the Respondent.

AMENDED RECORD ON APPEAL - VOLUME 7 OF 20

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2. Sheet LC-162

- A. Deleted type LL wall grazer due to change in ID and add new chandelier and revise downlight layout, Board Room 211.
- B. Add accent lighting for new artwork, Mani Pedi 215.
- C. Added new DC-42 chandelier and shifted type LAA downlights, Upper Dining 247.
- D. Moved DC-28 chandelier and shifted type LH1 downlights due to ID change of mind, Vestibule 200LV.
- E. Added new DC-27 chandelier and placed on A3/Z22, Stair 4 200L.
- F. Centered type LM adjustable downlights in new coffers, Stair 1 201 & 2 202.
- G. Moved type DC-01 chandelier and rearranged LM1 adjustable downlights to new coffer.
- H. Moved type DC-24 chandeliers and type LJ downlights to new locations, Treatment Rooms 219A, 218A & 218B.
- I. Revised lighting layout for types DC-18, LM1 & LM2, Ballroom One 206.
- J. Changed ID(200) to DC-## and centered to room, Bridal Suite 216A.
- K. Move type LU adjustable downlight inside coffer, Fitness 213A.
- L. Centered one (1) type LH2 downlight to door opening outside ballroom 4, Dome Rotunda 205.
- M. Moved type LJ2 adjustable downlights out to new coffer location.
- N. Centered DC-27 chandeliers to coffers in restrooms
- O. Moved IRT/IRRs out of columns, Ballrooms.

3. Sheet LC-801

- A. Deleted two (2) sconces type DW-04 and moved the rest out of the columns, deleted type LN3 linear fixture, and one type LE uplight at Bar partitions; moved type LU1 adjustable downlights out to new location, centered to coffers; Bar 148.
- B. Deleted type LY mirror lights and added keynote, Elevator Lobby 100E.
- C. Cropped type LN1 bar die light at ADA side, LC-993.5.
- D. Moved type DW-30 sconces to new ID locations, Private Dining 146.
- E. Deleted one (1) type LP bar light, Camelia's 124.
- F. Shifted type DW-02 sconces and type DW-06 picture lights around, Lobby.
- G. Revised LD specification to accommodate site conditions.
- H. Deleted linear light under banquette at restaurant due to deletion of banquette by ID. Restaurant

4. Sheet LC-802

- A. Deleted one (1) DC-16 and shifted downlights due to change in decorative lighting.
- B. Deleted type LE uplights due to change in ID and added type downlights, Private Dining 146.
- C. Added note "backlighting by others" to new backlit shelving area, Mani

- Pedi 213.
 - D. Deleted backlighting at existing backlit shelves due to change of ID design.
 - E. Changed type DW-15 sconce layout, Bridal Suite 216A.
 - F. Deleted type DW-11 sconces and added LED striplight in back of banquet, Spa 220.
 - G. Deleted type LN2 lights and reused control zone on keynote #2, Mani Pedi 213.
 - H. Moved type DW-16 sconces from front to sides of vanity due to change of ID, Men's & Women's Lockers 221 & 222.
 - I. Deleted two (2) type DW-27 sconces, Stair 4 200L.
 - J. Shifted type DW-18 sconces, Vestibule 200V.
 - K. Shifted and added type DW-12 & DW-13 sconces in restrooms, 223 & 225.
 - L. Shifted and added type DW-19 & DW-20 sconces in restrooms, 206 & 207.
 - M. Revised type DW-27 sconce layout, Stair 4 200L.
 - N. Moved control station CS8 out to new location, Server 245.
5. Sheet LC-904
- A. Revised shelf lighting type LN and Bar lights type LP due to change in millwork design.
 - B. Moved cove light type LC, sconces type DW-05.
6. Sheet LC-910
- A. Added new shelf lighting type LN in Patisserie.

IX. LOW VOLTAGE DRAWINGS:

- 1. Sheet DV002
 - A. Changed description of jacks for desk outlet from incorrectly indicated 1 to 2.
- 2. Sheet DV101
 - A. Added camera outside MDF room for PCI compliance.
- 3. Sheets DV400, DV401, DV402
 - A. Guestroom device location revisions per DCI markups.

END OF MOD 1



CHANGE ORDER PROPOSAL #1

Company: Precision Walls, Inc. N. Charleston, SC

ATT: Michael Zinna

Ph: +1 843 793-6020

Fax: +1 843 571-2098

E-MAIL: mzinna@precisionwalls.com

DATE: October 1, 2015

Phone: (416) 635-8030

Project: Marlon Square Hotel, COP # 1

Order Tracking#: 440156

See attached revised quotation 126-23978 REV B.

- 1) A) material changed to QuarryCast,
- 2) B) material changed to QuarryCast and complexity of pilaster has increased,
- 3) C) column covers have been deleted,
- 4) D) no change to the 2 identical domes,

Note: We have assumed that both domes are identical except that the one on the Ground Floor Room 105 has an open center.

Note: We will have to make a slight modification to the 4 3/8" wide profile in order for the GFRG part to release from the mold.

- 5) E) no change to the 1 elliptical dome.

FOR A TOTAL EXTRA OF (US DOLLARS) \$ 8,000.00
FREIGHT & CRATING INCLUDED - TAXES ARE EXTRA

NOTE: ALL TERMS & CONDITIONS PER ORIGINAL QUOTE APPLICABLE UNLESS NOTED OTHERWISE.
Original Contract Value:

Value of this Change Order:

New Contract Value, including this Change Order:

\$ 8,000.00

FORMGLAS PRODUCTS LTD.

CUSTOMER IS TO SIGN AND RETURN AS AUTHORIZATION
TO PROCEED WITH ABOVE NOTED CHANGES. CHANGES
WILL NOT OCCUR UNTIL SIGNED FORM OR PURCHASE
ORDER IS RECEIVED AT FORMGLAS PRODUCTS LTD.

SIGNATURE & DATE:

PRINT NAME:

Prepared For: Tony Colantonio

Phone: 416 635-4110

Email: tcolantonio@formglas.com

2 Champagne Drive, Toronto, Ontario M3J 2C5 Canada Tel: 416.635.8030 Fax: 416.635.6588 www.formglas.com

Balfour Beatty Construction

September 9, 2016

Ms. Kim Brown
Library Associates, LLC
17 Lockwood Drive
Charleston, SC 29401

Project: Hotel at Marion Square

Re: Request for Change Order # 048
Watson MOD 2 and 4 Electrical Revisions R2

Dear Ms. Brown:

We are submitting, herewith, our Request for Change Order # 048 in the amount of Seventy-four thousand four hundred nineteen (\$74,419.55) to provide additional work in accordance with the following qualifications:

Provide and install all material, labor, equipment, and supervision necessary to complete all Electrical work as described in MOD 2 and 4 drawing revisions.

This proposal covers only the changes to the specific work as set fourth in the attached proposal breakout. Changes in the work and associated price adjustments other than those noted in our proposal are not included. Pricing included in this proposal is valid for thirty (30) days.

Please contact me with any questions regarding this request for Change Order.

Sincerely,



Nick Starcevic
Project Manager

cc:
Jim Clements
Marty Wall
Jennifer Faulkinberry
Brian Rinehart
Tim Spano
Brandon Denney
Alec Dooley

RCO # 048 - File

Balfour Beatty
Construction**Hotel at Marion Square**

Request for Change Order # 048-- Watson MOD 2 and 4 Electrical Revisions R2

The additional work for the Watson MOD 2 and 4 Electrical Revisions R2 by Balfour Beatty Construction is hereby approved:

#	Budget Code	Description	Total
1	400.51600000.40	Watson MOD 2 Electrical Revisions	\$20,145.32
2	400.51600000.40	Watson MOD 4 Electrical Revisions	\$50,833.70

Total Items \$70,979.02

Total Markups \$3,440.53

RCO Total \$74,419.55

The total Cost to perform the work as described above is an ADD of Seventy-four thousand four hundred nineteen (\$74,419.55).

Please indicate your acceptance and approval of this additional work in the space provided below.

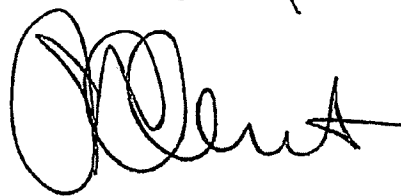
Authorization Granted by:


Kim Brown, Library Associates, LLC

Date:

9-14-2016

RCO# 048

 9/14/16

PROPOSED CHANGE ORDER

Watson Electrical

3215 Fortune Drive, Suite 109
North Charleston, South Carolina 29418

CCN # 13
Date: 9/9/2016
Project Name: Marion Square Hotel
Project Number: 21046
Page Number: 1

Client Address:

Balfour Beatty Construction

306 Meeting Street
Charleston, South Carolina

Work Description

We reserve the right to correct this quote for errors and omissions.

REVISED TO REMOVE "TB" FIXTURE.

This change proposal is per written description and plans.
All DW and DC fixtures are supplied by owner, installed by contractor.

Adders:

- (2) Floor boxes with receptacles (no data) at front desk.
- (2) A1 light fixtures, using existing controls.
- (1) F1 light fixture with (1) IVORY wall mount occupancy sensor.
- (1) LU recessed light on existing control.
- (2) DW-23 owner supplied light fixtures. Adder includes labor for fixture install and conduit, wire and boxes for install.
- (1) DW-08 owner supplied light fixtures. Adder includes labor for fixture install and conduit, wire and boxes for install.
- (8) DW-19 owner supplied light fixtures. Adder includes labor for fixture install and conduit, wire and boxes for install.
- (2) Sump Pumps 1 nad 2 90 amp feeds, breakers and terminatinos.

Delete:

- (3) DW-06 owner supplied fixtures. Deduct includes labor for fixture install and conduit, wire and boxes for install.
- (2) Sump Pumps SP 1 and SP 2 30 map feeds, breakers and terminations.

Per ID JTem 11 (A), Mod #2 states to "revise/reduce" the number of floor receptacels. No credit is offered. There was no page ID 409 received at bid time.
Receptacels were priced per electrical drawings sheet E103 showing (10) GFCI receptacles. Please advise of quantity of receptacles required

This pricing does not include owner furnished fixture pricing for DW and DC designated light fixtures.
All other changes are fixture type changes to owner furnsihed light fixtures, with installation to existing light fixture locations on existing light controls.
Time is of the essence.

This quote covers direct costs only and we reserve the right to claim for impact and consequential costs.

This price is good for acceptance within 10 days from the date of receipt.

We request a time extension of 8 days.

We will supply and install all materials, labor, and equipment as per your instructions on <Modification #2 REV 1>.

ORIGINAL

R - 3006

PROPOSED CHANGE ORDER

Client Address:

Watson Electrical3215 Fortune Drive, Suite 109
North Charleston, South Carolina 29418**Balfour Beatty Construction**306 Meeting Street
Charleston, South Carolina

CCN #

13

Date:

9/9/2016

Project Name:

Marion Square Hotel

Project Number:

21046

Page Number:

2

Itemized Breakdown

System	Material(\$)	Labor Hrs
LIGHTING	1,329.75	72.53
FLOOR BOXES AND DEVICES	923.93	9.89
S1 AND S2 SUMP PUMPS	2,847.19	26.13
Total	5,100.87	108.55

LIGHTING

Description	Qty	Net Price	U	Total Mat.	Labor	U	Total Hrs.
F1	1	0.00	E	0.00	0.94	E	0.94
LU RECESSED	0	0.00	E	0.00	0.00	E	0.00
A1	0	0.00	E	0.00	0.00	E	0.00
1/2" CONDUIT SUPPORT FOR ROD OR FLNG	4	35.31	C	1.41	6.25	C	0.25
#12/2C CABLE AC-90 - ALUM ARMOR	265	846.72	M	224.38	37.50	M	9.94
#12/2C CABLE MC - STL ARMOR	248	861.00	M	213.53	37.50	M	9.30
#12/3C CABLE MC - STL ARMOR	28	1,432.20	M	40.10	43.75	M	1.23
3/8" CONN SADDLEGRIP DC FOR FLEX / AC-90 / MC	37	92.77	C	34.32	17.00	C	6.29
1-H STRAP #14/3 & #12/3	41	32.57	C	13.35	5.00	C	2.05
3/8" CBL SNAP CLOSE CLIP W/ 1/4-20 THRD HOLE	1	45.65	C	0.46	15.00	C	0.15
3/8" CBL SNAP CLOSE CLIP - BTM MNT ON 1/4" FLNG H	4	168.43	C	6.74	15.00	C	0.60
NMC OR MC/AC SUPPORT TO WOOD OR MTL STUD	25	53.57	C	13.39	15.00	C	3.75
CABLE/CONDUIT ANTI-RATTLE SUPPORT FOR MTL ST	113	37.52	C	42.40	5.00	C	5.65
WIRE CONN RED	53	17.22	C	9.13	2.00	C	1.06
4x 1 1/2" SQ BOX COMB KO	2	942.87	C	18.86	35.00	C	0.70
4x 1 1/2" SQ BOX COMB KO W/ FLUSH MTL STUD BRKT	17	1,258.39	C	213.93	35.00	C	5.95
4x 2 1/8" SQ BOX COMB KO	11	1,501.70	C	165.19	35.00	C	3.85
4" SQ 1G PLSTR RING 5/8" RISE	18	601.80	C	108.32	20.00	C	3.60
4" SQ BLANK COVER	4	350.62	C	14.02	9.00	C	0.36
GROUND SCREW W/ INSUL #12 LEAD	19	323.21	C	61.41	2.50	C	0.47
#8 TO #10x 7/8 PLAS ANCHOR (3/16)	4	6.98	C	0.28	18.70	C	0.75
3/8" FLAT WASHER - PLTD STL	2	2.54	C	0.05	1.00	C	0.02
1/4-20x 3/8 F/H MACHINE SCREW	2	12.43	C	0.25	7.00	C	0.14
1/4-20x 3/8 P/H SLOT/PHILLIPS MACHINE SCREW	2	2.66	C	0.05	7.00	C	0.14
#8x 3/8 P/H SELF-TAP SCREW	8	7.04	C	0.56	6.25	C	0.50
#8x 1/2 P/H SELF-TAP SCREW	1	6.80	C	0.07	6.25	C	0.06
#8x 3/4 P/H SELF-TAP SCREW	2	8.16	C	0.16	6.25	C	0.13
#10x 1 P/H SELF-TAP SCREW	4	9.75	C	0.39	6.88	C	0.28
3/16x 1 1/4 CONCRETE SCREW HEX HEAD - BLUE	1	51.45	C	0.51	20.00	C	0.20
BEAM CLAMP TO 5/8" FLNG W/ 1/4-20 THRD HOLE	2	258.81	C	5.18	50.00	C	1.00
HAMMER-ON CLIP TO 1/4" FLANGE W/ 1/4-20 HOLE	2	74.96	C	1.50	1.50	C	0.03
#8x 1/2 WAFER HEAD SHEET MTL SCREW	118	4.50	C	5.31	1.25	C	1.48
CEILING CLIP W/ 27mm STD NAIL - STL/CONC	4	0.00	C	0.00	6.25	C	0.25
#3 BOOSTER .27 CALIBER - SHORT 10xMAG	4	0.00	C	0.00	22.00	C	0.88
#12 CEILING WIRE	12	15.00	C	1.80	2.25	C	0.27
15A 120-277V S/P SW - TOGGLE IVY (SG)	1	1,069.53	C	10.70	25.00	C	0.25
120/277V WALL SWITCH AUTO IVY	1	120.00	E	120.00	0.60	E	0.60
2' x 4' DROP-IN T-BAR	2	0.00	E	0.00	1.51	E	3.02
6" RCSD DNLT HSG - NON-IC - 1L 13W VERT	-1	0.00	E	-0.00	1.56	E	-1.56
6" RCSD DNLT HSG - T RATED - 120V	1	0.00	E	0.00	1.19	E	1.19
48" 3500K 86 CRI 32W LAMP - T8	0	22.81	E	0.00	0.00	E	0.00
13W 3500K 82 CRI LAMP - T4 2-PIN GX23	-1	0.00	E	-0.00	0.00	E	-0.00
100A-120V IF LAMP	1	2.00	E	2.00	0.00	E	0.00
DW-06	-3	0.00	E	-0.00	0.75	E	-2.25
DW-23	2	0.00	E	0.00	0.75	E	1.50

ORIGINAL

PROPOSED CHANGE ORDER

Client Address:

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North Charleston, South Carolina 29418**Balfour Beatty Construction**306 Meeting Street
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CCN #

13

Date:

9/9/2016

Project Name:

Marion Square Hotel

Project Number:

21046

Page Number:

3

Description	Qty	Net Price	U	Total Mat.	Labor	U	Total Hrs.
DW-08	1	0.00	E	0.00	0.75	E	0.75
DW-07	1	0.00	E	0.00	0.75	E	0.75
DW-19	8	0.00	E	0.00	0.75	E	6.00
Totals	1,072			1,329.76			72.50

FLOOR BOXES AND DEVICES

Description	Qty	Net Price	U	Total Mat.	Labor	U	Total Hrs.
3/4" ELBOW 90 DEG - RMC - GALV	4	577.00	C	23.08	50.00	C	2.00
3/4" CONDUIT - PVC40	15	37.25	C	5.59	5.60	C	0.84
3/4" COUPLING - PVC	4	38.80	C	1.55	10.00	C	0.40
#12 THHN SOLID BLACK	66	312.54	M	20.63	7.50	M	0.50
WIRE CONN RED	6	17.22	C	1.03	2.00	C	0.12
1/2" JET LINE PULL KIT	2	65.00	M	0.13	0.05	E	0.10
15A 125V DUP REC - IVY (CS)	4	440.00	C	17.60	31.20	C	1.25
MULTIPLEX FLOOR BOX	2	225.00	E	450.00	1.25	E	2.50
DUPLEX DATA DEV BRKT	4	13.01	E	52.04	0.16	E	0.64
DUPLEX REC BRKT	4	13.07	E	52.28	0.16	E	0.64
RECESSED CARPET TRIM	2	150.00	E	300.00	0.45	E	0.90
Totals	113			923.93			9.88

S1 AND S2 SUMP PUMPS

Description	Qty	Net Price	U	Total Mat.	Labor	U	Total Hrs.
30/3PH/3R SUMP PUMPS	-2	0.00	E	-0.00	2.70	E	-5.40
90/3PH/3R SUMP PUMPS	2	0.00	E	0.00	5.00	E	10.00
3/4" CONDUIT - EMT	-120	105.61	C	-126.73	6.20	C	-7.44
1 1/4" CONDUIT - EMT	120	275.14	C	330.17	7.80	C	9.36
3/4" CONN COMP STL - EMT	-4	336.73	C	-13.47	17.00	C	-0.68
1 1/4" CONN COMP STL - EMT	4	1,017.54	C	40.70	25.00	C	1.00
3/4" COUPLING COMP STL - EMT	-12	388.56	C	-46.63	37.00	C	-4.44
1 1/4" COUPLING COMP STL - EMT	12	1,074.90	C	128.99	50.00	C	6.00
1 1/4" BUSHING - PLASTIC	4	62.12	C	2.48	5.00	C	0.20
1 1/4" BUSHING GRDG INSUL - STEEL	4	717.16	C	28.69	6.50	C	0.26
3/4" 1-H STRAP - EMT - STEEL	-16	45.44	C	-7.27	5.00	C	-0.80
1 1/4" 1-H STRAP - EMT - STEEL	12	112.64	C	13.52	5.30	C	0.64
3/4" FLEX - LIQUIDTIGHT METALLIC - GRAY	-12	417.00	C	-50.04	6.20	C	-0.74
1 1/4" FLEX - LIQUIDTIGHT METALLIC - GRAY	6	861.00	C	51.66	12.50	C	0.75
3/4" CONN STRAIGHT - LIQUIDTIGHT DIECAST	-4	574.30	C	-22.97	22.00	C	-0.88
1 1/4" CONN STRAIGHT - LIQUIDTIGHT DIECAST	2	1,820.89	C	36.42	37.00	C	0.74
1 1/4" CONN 90 DEG - LIQUIDTIGHT DIECAST	2	3,954.09	C	79.08	45.00	C	0.90
#12 THHN BLACK	-528	362.36	M	-191.33	7.50	M	-3.96
#10 THHN BLACK	-16	559.92	M	-8.96	9.30	M	-0.15
# 3 THHN BLACK	432	2,874.71	M	1,241.87	20.00	M	8.64
#10 THHN GREEN	-16	559.92	M	-8.96	9.30	M	-0.15
# 6 THHN GREEN	144	1,445.82	M	208.20	15.00	M	2.16
# 6 STRD TO # 2 SOL CU SPLIT BOLT CONNECTOR	8	826.00	C	66.08	105.00	C	8.40
WIRE CONN RED	-8	17.22	C	-1.38	2.00	C	-0.16
1/4-20x 1 3/4 WEDGE ANCHOR - 1 1/8" MIN DEPTH	12	15.00	C	1.80	20.00	C	2.40
#8 TO #10x 7/8 PLAS ANCHOR (3/16)	-20	6.98	C	-1.40	18.70	C	-3.74
#10x 1 P/H SELF-TAP SCREW	-20	9.75	C	-1.95	6.88	C	-1.38
30A 600V DSN SW FUSIBLE - NEMA 3R	-2	655.20	E	-1,310.40	3.00	E	-6.00
100A 600V DSN SW FUSIBLE - NEMA 3R	2	1,126.80	E	2,253.60	6.00	E	12.00
DSN SWITCH 30-60A NEUTRAL BAR	-2	62.40	E	-124.80	0.25	E	-0.50
DSN SWITCH 100A NEUTRAL BAR	2	127.80	E	255.60	0.25	E	0.50

ORIGINAL

PROPOSED CHANGE ORDER

Client Address:

Watson Electrical3215 Fortune Drive, Suite 109
North Charleston, South Carolina 29418**Balfour Beatty Construction**306 Meeting Street
Charleston, South Carolina

CCN #

13

Date:

9/9/2016

Project Name:

Marion Square Hotel

Project Number:

21046

Page Number:

4

Description	Qty	Net Price	U	Total Mat.	Labor	U	Total Hrs.
30A FUSE 600V TIME DELAY CLASS RK1	-6	22.41	E	-134.46	0.05	E	-0.30
90A FUSE 600V TIME DELAY CLASS RK1	2	79.54	E	159.08	0.05	E	0.10
# 3/3C MOTOR TERM TO 600V	2	0.00	E	0.00	0.15	E	0.30
# 3/3C + GRD MOTOR TERM TO 600V	2	0.00	E	0.00	0.15	E	0.30
#10 WIRE POWER TERM	-12	0.00	E	-0.00	0.15	E	-1.80
Totals	-26			2,847.20			26.13

Summary

General Materials		5,100.89
LIGHTING FIXTURES		1,227.00
DISTRIBUTION		2,920.00
Material Tax (@ 8.500 %)		786.07
Material Total		10,033.96
JOURNEYMAN (108.52 Hrs @ \$52.00)		5,643.04
FOREMAN @ 15% (16.28 Hrs @ \$55.00)		895.40
BIM COORDINATION (8.00 Hrs @ \$65.00)		520.00
COMSUMABLES (124.80 @ 0.00 @ \$0.30 + 0.000 % + 0.000 % + 0.000 %)		37.44
MILEAGE (124.80 @ 0.00 @ \$2.50 + 0.000 % + 0.000 % + 0.000 %)		312.00
Subtotal		17,441.84
Overhead (@ 10.000 %)		1,744.18
Markup (@ 5.000 %)		959.30
Subtotal		20,145.32
Final Amount		\$20,145.32

CONTRACTOR CERTIFICATION

Name: _____

Date: _____

Signature: _____

I hereby certify that this quotation is complete and accurate based on the information provided.

CLIENT ACCEPTANCE

CCN #: 13

Final Amount: \$20,145.32

Name: _____

Date: _____

Signature: _____

Change Order #: _____

I hereby accept this quotation and authorize the contractor to complete the above described work.

ORIGINAL

R - 3009



HAGEMEYER®

NORTH AMERICA

Quotation

DATE: 02.01.2016

Hagemeyer, North America
4790 Goer Drive
N. Charleston, SC 29406

Quotation For: **Dale Winovich**
Company: **Watson Electrical Construction**
Address: **3215 FORTUNE DR**
City, State **Charleston, SC**

Outside Contact: Herb Aton
Inside Contact: Mike Lewis
Phone 843-991-6832

PROJECT >>>Marion Square Breaker ADD

haton@hagemeyema.com

Quotation Valid for 30 days

TYPE	QTY	DESCRIPTION	UNIT PRICE	AMOUNT
MSB	2	90 AMP I - LINE for MSB	\$ 2,085.00	\$ 4,170.00
	1	Freight	\$55	\$ 55.00
				\$ -
				\$ -
				\$ -
SPECIAL NOTES OR COMMENTS:			Total	4,225.00

Hagemeyer standard terms apply. Prices subject to change without notice unless otherwise stated.
No federal, state, or municipal taxes included unless definitely specified. All orders subject to credit approval.

THANK YOU FOR YOUR BUSINESS!



SHEALY

ELECTRICAL WHOLESALERS

Customer Name:	DALE WINOVICH	From:	CLAY LOVELACE
Customer:	WATSON ELECTRICAL	Phone:	803-252-5668
Quotation Date:	1/6/2015	Fax:	803-252-9449
Quote Number:	MOD 2 ADDS	Location:	Columbia, SC
Comments/Notes:		Email:	CLOVELACE

Job Name:	MARION SQUARE HOTEL	Terms:	
		Freight:	INCLUDED

Quantity	Description	Price
1	TYPE F1	
2	TYPE A1	
1	TYPE LU	
5	TYPE TB	
1	LOT PRICE FOR THE ABOVE FIXTURES AND QUANTITIES TO ADD	\$ 7,152.00

FOR AFTER HOURS EMERGENCIES, CALL 864-458-3004

Sub-total
Sales tax
Total

CHARLESTON
3240 Benchmark Drive
Ladson, SC 29456

phone: 843-763-6525
fax: 843-763-0889
toll free: 866-347-0689

CLINTON
607 Warsaw Road
Clinton, NC 28328

phone: 910-592-5776
fax: 910-592-1271
toll free: 855-847-3007

COLUMBIA
120 Saxe Gotha Road
West Columbia, SC 29172

phone: 803-252-5668
fax: 803-252-9449
toll free: 800-868-6509

DUNN
509 Fayetteville Avenue
Dunn, NC 28334

phone: 910-892-0132
fax: 910-892-8896
toll free: 855-847-3006

FLORENCE
906 W. Darlington
Florence, SC 29501

phone: 843-666-1111
fax: 843-666-1111
toll free: 866-666-1111

FUQUAY-VARINA
401 West Academy Street
Fuquay-Varina, NC 27526

phone: 919-557-6565
fax: 919-557-1977
toll free: 855-847-3008

GREENVILLE
422 Fairforest Way
Greenville, SC 29607

phone: 864-242-6880
fax: 864-235-6097
toll free: 800-868-7248

GREENWOOD
P.O. Box 3328
Greenwood, SC 29648

phone: 864-223-4210
fax: 864-223-3605
toll free: 800-868-5980

NORTH AUGUSTA
120 Merovan Drive
N Augusta, SC 29860

phone: 803-278-1504
fax: 803-279-2106
toll free: 877-212-8234

SUMTER
1340 S. Guignard
Sumter, SC 29507

phone: 803-481-1111
fax: 803-481-1111
toll free: 866-481-1111

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548-3914

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934-8345
934-8350

PROPOSED CHANGE ORDER

Watson Electrical

3215 Fortune Drive, Suite 109
North Charleston, South Carolina 29418

CCN # 18
Date: 9/9/2016
Project Name: Marion Square Hotel
Project Number: 21046
Page Number: 1

Client Address:

Balfour Beatty Construction

306 Meeting Street
Charleston, South Carolina

Work Description

We reserve the right to correct this quote for errors and omissions.

REVISION #2-REMOVED WATER HEATER CIRCUIT EXTENSION AND HIGH WATER LEAK DETECTION ALARM & REMOVE EUH HEATER DISCONNECT MEANS.

REVISION #1-REVISED TO REMOVE CHARGING STATIONS, CONTROL BREAKERS AND ASSOCIATED CONDUIT/WIRING:

(DELETED) Chargepoint charging stations:

(2) Chargepoint CT4027-GW1 units.

Includes 1 year warranty.

Extended warranties up to (4) years available for additional cost upon request.

Installation of unit(s) are by Chargepoint certified vendor. Electrical contractor supplies power to units.

Units are wireless networking. Software fees are per port/per year recurring fees (2 ports per CT4027 unit, 4 total included change pricing).

Clarification: The specified Chargepoint part number CT4027 is a two port unit. The Mod #4 calls out Chargepoint "CT4027 with single charging port".

Chargepoint station price is based on the CT4027 two port part number and full installation.

No data chases or cabling included.

Price includes:

Lighting:

ADD/DELETE Lighting at Retail Area per plans.

ADD F1 light fixture at Stair #3 in Sublevel.

DELETE (13) LU Fixtures

ADD (10) LT Fixtures

DELETE (3) LH2 Fixtures

ADD (1) DC03 Owner Furnished Fixture.

ADD (2) DC08 Owner Furnished Fixture.

DELETE (1) DC08 Owner Furnished Fixture.

ADD (8 ft) TA track only. No heads or live end fittings.

ADD (34) standard duplex 20 amp receptacles in B3 Queen guestrooms.

DELETE (1) DC23 Owner Furnished wall sconce.

ADD (2) LN6 LED linear strip light sections for complete workign lighting system.

ADD (1) Light fixture and (1) switch at new Pool Chemical Storage.

ADD (1) smoke detector at new Pool Chemical Storage.

DELETE (3) Data outlets. Chase only. No cabling.

Miscellaneous:

Price includes additional control (1) new unit heater.

Revised power and lighting per written Modification #4 (other than adds or deletions).

This price is based on the Mod #4 written scope and drawings received 03-15-16.

No material will be purchased with out an approved change order.

ORIGINAL

PROPOSED CHANGE ORDER

Client Address:

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CCN #

18

Date:

9/9/2016

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Marion Square Hotel

Project Number:

21046

Page Number:

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This quote covers direct costs only and we reserve the right to claim for impact and consequential costs.

This price is good for acceptance within 10 days from the date of receipt.We request a time extension of 10 days.

We will supply and install all materials, labor, and equipment as per your instructions on <Modification #4>.

Itemized Breakdown

System	Material(\$)	Labor Hrs
LIGHTING	1,299.61	66.07
MECHANICAL EQUIPMENT	1,834.04	130.13
LOW VOLTAGE/COMMUNICATIONS	-143.94	-8.86
EV CHARGING STATIONS	-2,663.35	-61.63
REVISED RETAIL	855.03	40.00
WIRING DEVICES B3 GUESTROOM	2,055.76	96.07
Total	3,237.15	261.78

LIGHTING

Description	Qty	Net Price	U	Total Mat.	Labor	U	Total Hrs.
LN6	2	0.00	E	0.00	2.40	E	4.80
3/4" CONDUIT - EMT	30	105.61	C	31.68	7.50	C	2.25
3/4" CONN COMP STL - EMT	8	336.73	C	26.94	21.00	C	1.68
3/4" COUPLING COMP STL - EMT	3	388.56	C	11.66	45.00	C	1.35
3/4" CONDUIT - RMC - GALV	15	340.92	C	51.14	9.00	C	1.35
3/4" MEASURE CUT & THREAD LABOR - RMC - GALV	1	0.00	C	0.00	30.00	C	0.30
3/4" TYPE C STD CONDUIT BODY W/ CVR - XPL PRF -	1	56.06	E	56.06	0.90	E	0.90
3/4" MALE/FEM SEAL FTG - VERT ONLY - MALL	1	24.96	E	24.96	0.90	E	0.90
3/4" FEM TO 1" MALE VERT SEALING HUB - MALL	1	31.97	E	31.97	1.95	E	1.95
SEALING COMPOUND - 5 LB PKG	1	42.15	E	42.15	0.05	E	0.05
MINERAL WOOL SEALING FIBER	1	116.65	E	116.65	0.75	E	0.75
3/4" 1-H STRAP - EMT - STEEL	7	45.44	C	3.18	6.00	C	0.42
3/4" 1-H STRAP - RMC - MALL	3	185.70	C	5.57	6.00	C	0.18
#12 THHN BLACK	99	362.36	M	35.87	9.00	M	0.89
#12/2C CABLE MC - STL ARMOR	67	861.00	M	57.69	45.00	M	3.02
#12/2C CABLE MC - ALUM ARMOR	25	861.00	M	21.52	45.00	M	1.13
3/8" CONN SADDLEGRIP DC FOR FLEX / AC-90 / MC	17	92.77	C	15.77	9.00	C	1.53
1-H STRAP #14/2 & #12/2	1	30.64	C	0.31	6.00	C	0.06
SNAP-IN CABLE TO MTL STUD SUPPORT	4	64.44	C	2.58	4.50	C	0.18
WIRE CONN RED	34	17.22	C	5.85	9.00	C	3.06
4x 2 1/8" OCT BOX 1/2" KO	1	1,333.09	C	13.33	40.00	C	0.40
4x 1 1/2" SQ BOX COMB KO	13	942.87	C	122.57	40.00	C	5.20
4" SQ 1G PLSTR RING 5/8" RISE	4	601.80	C	24.07	25.00	C	1.00
4" SQ BLANK COVER	8	350.62	C	28.05	10.00	C	0.80
4 9/16x 1 15/16" DEEP CAST BOX W/ 4x 3/4" HUBS - CI	1	49.27	E	49.27	1.20	E	1.20
COVER ROUND BLANK - CI	1	12.99	E	12.99	0.30	E	0.30
1/4-20x 1 3/4 WEDGE ANCHOR - 1 1/8" MIN DEPTH	18	72.50	C	13.05	24.00	C	4.32
#8 TO #10x 7/8 PLAS ANCHOR (3/16)	26	6.98	C	1.81	22.50	C	5.85
1/4-20 HEX NUT - PLTD STL	16	2.18	C	0.35	3.60	C	0.58
3/16x 1 1/4 FENDER WASHER - PLTD STL	2	4.34	C	0.09	1.50	C	0.03
1/4x 1 1/4 FENDER WASHER - PLTD STL	16	5.14	C	0.82	1.50	C	0.24
3/16x 3 TGL BOLT SPRING WING P/H	4	68.78	C	2.75	15.00	C	0.60
#6x 5/8 P/H SELF-TAP SCREW	1	6.21	C	0.06	7.50	C	0.07
#10x 1 P/H SELF-TAP SCREW	26	9.75	C	2.54	8.25	C	2.15

ORIGINAL

PROPOSED CHANGE ORDER

Client Address:

Watson Electrical3215 Fortune Drive, Suite 109
North Charleston, South Carolina 29418**Balfour Beatty Construction**306 Meeting Street
Charleston, South Carolina

CCN #

18

Date:

9/9/2016

Project Name:

Marion Square Hotel

Project Number:

21046

Page Number:

3

Description	Qty	Net Price	U	Total Mat.	Labor	U	Total Hrs.
#8x 1/2 WAFER HEAD SELF-TAP STUD SCREW - 12G	8	2.27	C	0.18	7.50	C	0.60
SQ BOX MNTG BRKT TO 2 1/2-3 1/2" STUD	4	139.58	C	5.58	7.50	C	0.30
20A XPL PRF SEALED S/P SW W/ 1x 1/2" HUB - BTM	1	252.44	E	252.44	1.27	E	1.27
F/A DETECTOR - PHOTOELECTRIC SMOKE - ADDRESS	1	0.00	E	0.00	0.31	E	0.31
F/A DETECTOR BASE LOW PROFILE - ADDRESSABLE	1	0.00	E	0.00	1.02	E	1.02
F/A VERIFICATION - PER INITIATING DEVICE	1	0.00	E	0.00	0.50	E	0.50
1' x 4' SURFACE	5	0.00	E	0.00	1.19	E	5.95
6" RCSD DNLT HSG - T RATED - 120V	0	0.00	E	0.00	0.00	E	0.00
8' TRACK STARTER SURF	1	0.00	E	0.00	2.92	E	2.92
DW23 SCONCE	1	0.00	E	0.00	0.50	E	0.50
48" 3500K 86 CRI 32W LAMP - T8	10	22.81	E	228.10	0.14	E	1.40
100A-120V IF LAMP	0	2.00	E	0.00	0.00	E	0.00
LN6 DRIVERS	2	0.00	E	0.00	0.90	E	1.80
Totals	493			1,299.61			66.05

MECHANICAL EQUIPMENT

Description	Qty	Net Price	U	Total Mat.	Labor	U	Total Hrs.
1" CONDUIT - EMT	256	176.13	C	450.89	8.20	C	20.99
1" CONN COMP STL - EMT	10	509.39	C	50.94	24.00	C	2.40
1" COUPLING COMP STL - EMT	25	623.75	C	155.94	52.00	C	13.00
1" 1-H STRAP - EMT - STEEL	5	75.22	C	3.76	6.00	C	0.30
#12 THHN BLACK	893	362.36	M	323.59	9.00	M	8.04
WIRE CONN RED	6	17.22	C	1.03	9.00	C	0.54
4 11/16x 2 1/8" SQ BOX COMB KO	2	1,811.17	C	36.22	40.00	C	0.80
4 11/16x 2 1/8" SQ BOX 1" KO	1	2,159.72	C	21.60	40.00	C	0.40
4 11/16" SQ BLANK COVER	3	653.81	C	19.61	10.00	C	0.30
GROUND SCREW W/ INSUL #12 LEAD	1	323.21	C	3.23	4.50	C	0.04
1 5/8x 1 5/8x 14G STRUT GALV	13	1,397.61	C	181.69	18.00	C	2.34
#8 TO #10x 7/8 PLAS ANCHOR (3/16)	32	6.98	C	2.23	22.50	C	7.20
1/4" THREADED ROD - PLTD	102	226.82	C	231.36	16.50	C	16.83
3/8" THREADED ROD - PLTD	27	382.15	C	103.18	16.50	C	4.46
1/4-20 HEX NUT - PLTD STL	102	2.18	C	2.22	3.60	C	3.67
3/8-16 HEX NUT - PLTD STL	27	4.30	C	1.16	4.50	C	1.22
1/4" LOCK WASHER - PLTD STL	102	1.88	C	1.92	1.50	C	1.53
3/8" LOCK WASHER - PLTD STL	27	3.22	C	0.87	1.50	C	0.41
1/4x 1 FENDER WASHER - PLTD STL	102	3.46	C	3.53	1.50	C	1.53
3/8x 1 FENDER WASHER - PLTD STL	27	4.35	C	1.17	1.50	C	0.41
#10x 1 P/H SELF-TAP SCREW	30	9.75	C	2.92	8.25	C	2.48
MALL BEAM CLAMP TO 15/16" FLNG W/ 1/4-20 THRD H	51	210.43	C	107.32	60.00	C	30.60
MALL BEAM CLAMP TO 1" FLNG W/ 3/8-16 THRD HOL	13	769.46	C	100.03	60.00	C	7.80
30A 1P BREAKER BOLT-ON	1	27.62	E	27.62	0.57	E	0.57
1000W HEATER - CONVECTION	1	0.00	E	0.00	2.26	E	2.26
Totals	1,859			1,834.05			130.10

LOW VOLTAGE/COMMUNICATIONS

Description	Qty	Net Price	U	Total Mat.	Labor	U	Total Hrs.
3/4" CONDUIT - EMT	-45	105.61	C	-47.52	7.50	C	-3.38
3/4" CONN COMP STL - EMT	-6	336.73	C	-20.20	21.00	C	-1.26
3/4" COUPLING COMP STL - EMT	-3	388.56	C	-11.66	45.00	C	-1.35
1/2 OR 3/4" SNAP CLOSE CLIP - SIDE MNT TO MTL STU	-6	137.00	C	-8.22	10.80	C	-0.65
4x 1 1/2" SQ BOX COMB KO W/ FLUSH MTL STUD BRKT	-3	1,258.39	C	-37.75	40.00	C	-1.20
4" SQ 1G PLSTR RING 5/8" RISE	-3	601.80	C	-18.05	25.00	C	-0.75
#8x 1/2 WAFER HEAD SHEET MTL SCREW	-12	4.50	C	-0.54	2.26	C	-0.27

ORIGINAL

PROPOSED CHANGE ORDER

Client Address:

Watson Electrical3215 Fortune Drive, Suite 109
North Charleston, South Carolina 29418**Balfour Beatty Construction**306 Meeting Street
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18

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9/9/2016

Project Name:

Marion Square Hotel

Project Number:

21046

Page Number:

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Description	Qty	Net Price	U	Total Mat.	Labor	U	Total Hrs.
Totals	-78			-143.95			-8.85

EV CHARGING STATIONS

Description	Qty	Net Price	U	Total Mat.	Labor	U	Total Hrs.
1" CONDUIT - EMT	-63	176.13	C	-110.96	8.20	C	-5.17
1" CONN COMP STL - EMT	-4	509.39	C	-20.38	24.00	C	-0.96
1" COUPLING COMP STL - EMT	-6	623.75	C	-37.42	52.00	C	-3.12
1" 1-H STRAP - EMT - STEEL	-6	75.22	C	-4.51	6.00	C	-0.36
1" FLEX - LIQUIDTIGHT METALLIC - GRAY	-63	628.00	C	-395.64	11.20	C	-7.06
1" CONN STRAIGHT - LIQUIDTIGHT NYLON	-2	4,913.56	C	-98.27	24.00	C	-0.48
#10 THHN BLACK	-63	559.92	M	-35.27	11.20	M	-0.71
# 4 THHN BLACK	-356	2,277.31	M	-810.72	21.00	M	-7.48
4 11/16x 2 1/8" SQ BOX COMB KO	-2	1,811.17	C	-36.22	40.00	C	-0.80
4 11/16" SQ BLANK COVER	-2	653.81	C	-13.08	10.00	C	-0.20
1 5/8x 1 5/8x 14G STRUT GALV	-6	1,397.61	C	-83.86	18.00	C	-1.08
#8 TO #10x 7/8 PLAS ANCHOR (3/16)	-6	6.98	C	-0.42	22.50	C	-1.35
3/8" THREADED ROD - PLTD	-32	382.15	C	-122.29	16.50	C	-5.28
3/8-16 HEX NUT - PLTD STL	-32	4.30	C	-1.38	4.50	C	-1.44
3/8" LOCK WASHER - PLTD STL	-32	3.22	C	-1.03	1.50	C	-0.48
3/8x 1 FENDER WASHER - PLTD STL	-32	4.35	C	-1.39	1.50	C	-0.48
#10x 1 P/H SELF-TAP SCREW	-6	9.75	C	-0.58	8.25	C	-0.50
MALL BEAM CLAMP TO 1" FLNG W/ 3/8-16 THRD HOL	-16	769.46	C	-123.11	60.00	C	-9.60
40A 3P BREAKER BOLT-ON	-4	0.00	E	-0.00	1.27	E	-5.08
60A 250V DSN SW FUSIBLE - NEMA 1	-2	383.40	E	-766.80	5.00	E	-10.00
Totals	-735			-2,663.34			-61.61

REVISED RETAIL

Description	Qty	Net Price	U	Total Mat.	Labor	U	Total Hrs.
3/4" CONDUIT - EMT	75	105.61	C	79.21	7.50	C	5.63
3/4" CONN COMP STL - EMT	10	336.73	C	33.67	21.00	C	2.10
3/4" COUPLING COMP STL - EMT	8	388.56	C	31.08	45.00	C	3.60
3/4" 1-H STRAP - EMT - STEEL	13	45.44	C	5.91	6.00	C	0.78
#12 THHN BLACK	578	362.36	M	209.44	9.00	M	5.20
#12/2C CABLE MC - STL ARMOR	150	861.00	M	129.15	45.00	M	6.75
3/8" CONN SADDLEGRIP DC FOR FLEX / AC-90 / MC	10	92.77	C	9.28	9.00	C	0.90
NMC OR MC/AC SUPPORT TO WOOD OR MTL STUD	5	53.57	C	2.68	7.50	C	0.38
CABLE/CONDUIT ANTI-RATTLE SUPPORT FOR MTL ST	20	37.52	C	7.50	6.00	C	1.20
WIRE CONN RED	45	17.22	C	7.75	9.00	C	4.05
4x 1 1/2" SQ BOX COMB KO W/ FLUSH MTL STUD BRKT	5	1,258.39	C	62.92	40.00	C	2.00
4" SQ 1G PLSTR RING 5/8" RISE	5	601.80	C	30.09	25.00	C	1.25
4 11/16x 2 1/8" SQ BOX COMB KO	5	1,811.17	C	90.56	40.00	C	2.00
4 11/16" SQ BLANK COVER	5	653.81	C	32.69	10.00	C	0.50
GROUND SCREW W/ INSUL #12 LEAD	5	323.21	C	16.16	4.50	C	0.23
#8 TO #10x 7/8 PLAS ANCHOR (3/16)	23	6.98	C	1.61	22.50	C	5.17
#10x 1 P/H SELF-TAP SCREW	23	9.75	C	2.24	8.25	C	1.90
#8x 1/2 WAFFER HEAD SHEET MTL SCREW	30	4.50	C	1.35	2.26	C	0.68
1G DUPLEX REC PLATE - PLASTIC IVY	5	54.75	C	2.74	15.00	C	0.75
20A 125V DUP REC - IVY (SG)	5	1,980.00	C	99.00	45.00	C	2.25
REVISED RETAILED RECEPTACLE LABOR	-1	0.00	E	-0.00	7.33	E	-7.33
Totals	1,024			855.03			39.98

ORIGINAL

PROPOSED CHANGE ORDER

Client Address:

Watson Electrical3215 Fortune Drive, Suite 109
North Charleston, South Carolina 29418**Balfour Beatty Construction**306 Meeting Street
Charleston, South Carolina

CCN #

18

Date:

9/9/2016

Project Name:

Marion Square Hotel

Project Number:

21046

Page Number:

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WIRING DEVICES B3 GUESTROOM

Description	Qty	Net Price	U	Total Mat.	Labor	U	Total Hrs.
#12/2C CABLE MC - STL ARMOR	544	861.00	M	468.38	45.00	M	24.48
3/8" CONN SADDLEGRIP DC FOR FLEX / AC-90 / MC	68	92.77	C	63.08	9.00	C	6.12
NMC OR MC/AC SUPPORT TO WOOD OR MTL STUD	34	53.57	C	18.21	7.50	C	2.55
CABLE/CONDUIT ANTI-RATTLE SUPPORT FOR MTL ST	136	37.52	C	51.03	6.00	C	8.16
WIRE CONN RED	68	17.22	C	11.71	9.00	C	6.12
4x 1 1/2" SQ BOX COMB KO W/ FLUSH MTL STUD BRKT	34	1,258.39	C	427.85	40.00	C	13.60
4" SQ 1G PLSTR RING 5/8" RISE	34	601.80	C	204.61	25.00	C	8.50
GROUND SCREW W/ INSUL #12 LEAD	34	323.21	C	109.89	4.50	C	1.53
#8x 1/2 WAFER HEAD SHEET MTL SCREW	204	4.50	C	9.18	2.25	C	4.61
1G DUPLEX REC PLATE - PLASTIC IVY	34	54.75	C	18.61	15.00	C	5.10
20A 125V DUP REC - IVY (SG)	34	1,980.00	C	673.20	45.00	C	15.30
Totals	1,224			2,055.77			96.07

Summary

General Materials		3,237.17
LIGHTING FIXTURES		21,329.00
DISTRIBUTION		49.10
FIRE ALARM		350.00
Material Tax (@ 8.500 %)		2,122.05
Material Total		27,087.32
JOURNEYMAN (261.73 Hrs @ \$52.00)		13,609.96
FOREMAN @ 15% (39.26 Hrs @ \$55.00)		2,159.30
MILEAGE (300.99 @ 0.00 @ \$2.50 + 0.000 % + 0.000 % + 0.000 %)		752.48
CONSUMABLES (300.99 @ 0.00 @ \$0.30 + 0.000 % + 0.000 % + 0.000 %)		90.30
SCISSOR LIFT - 25' (per Day) (1.00 @ 0.50 @ \$625.00 + 0.000 % + 0.000 % + 0.000 %)		312.50
Subtotal		44,011.86
Overhead (@ 10.000 %)		4,401.19
Markup (@ 5.000 %)		2,420.65
Subtotal		50,833.70
Final Amount		\$50,833.70

CONTRACTOR CERTIFICATION

Name: _____
Date: _____
Signature: _____
I hereby certify that this quotation is complete and accurate based on the information provided.

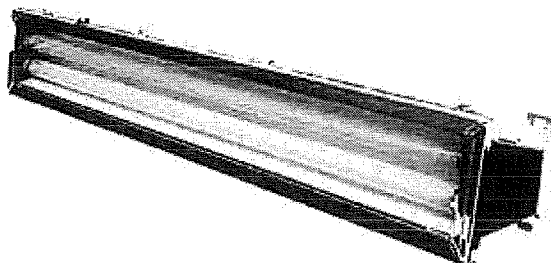
CLIENT ACCEPTANCE

CCN #: 18
Final Amount: \$50,833.70
Name: _____
Date: _____
Signature: _____
Change Order #: _____
I hereby accept this quotation and authorize the contractor to complete the above described work.

ORIGINAL

INDATECH

LIGHTING



FEATURES & SPECIFICATIONS:

Construction

- Heavy-duty formed and welded housing and door frame of copper-free aluminum
- All external hardware is stainless steel to resist corrosion
- One-piece high temperature propylene gasket provides a water-tight seal between the door frame and housing
- Latching system allows for tool-free access to lamp chamber (see inset below)
- ¾" hub supplied on one end with option for hubs on both ends for thru-wiring
- Standard finish is natural aluminum

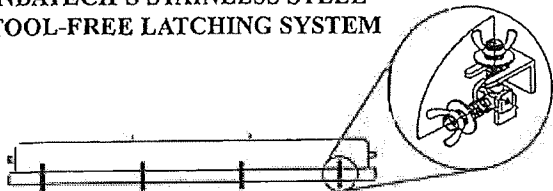
Optical System

- Impact resistant polycarbonate lens is standard, other lenses available
- High reflectance die formed pre-coated aluminum reflector

Electrical System

- Ballasts are UL listed (UL 935) and CSA certified, Class P, high power factor, Type 1 Outdoor, Type HL
- All electronic ballasts are universal voltage (120-277V, $\pm 10\%$ THD) operating at 50/60HZ standard
- Cold weather operation to -20°C (T8HO & T12HO) and 0°C (T8)
- Cold weather operation to 0°C with optional battery pack
- Lamps are supplied standard on both 2' & 4' models

INDATECH'S STAINLESS STEEL TOOL-FREE LATCHING SYSTEM



HRT-AL SERIES

ALUMINUM
FLUORESCENT
HAZARDOUS
CLASS I, DIV. 2
GROUPS A, B, C & D

LISTINGS:

- UL/CUL Listed (UL 844)
Class I, Div. 2 Groups
A, B, C & D
- UL Listed (UL 1595A)
Marine/Outdoor use
- IP 66

APPLICATIONS:

- Waste water treatment plants
- Pulp and paper mills
- Chemical plants
- Pharmaceutical plants
- Mining
- Cold storage
- Hazardous storage areas
- Corrosive environments

OPTIONS:

- Emergency battery
(1 or 2 lamps, 350-575 lumens)
- Fusing (Non-Marine)
- Adjustable mounting bracket kit
- ¾" size hubs on both ends
for thru wiring
- 4' Stainless steel safety cable

Shipping Weight:

- 14 LBS

HRT SERIES ALUMINUM

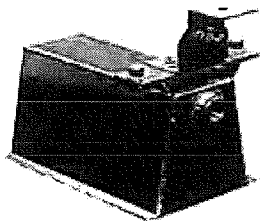
ORDERING INFORMATION

SERIES	# OF LAMPS	LAMP TYPE	VOLTAGE	OPTIONS
HRT4	2	32	U	—
SERIES HRT2 = 2' HRT4 = 4'	# OF LAMPS 1 = 1 LAMP 2 = 2 LAMPS	LAMP TYPE 14 = 2', 14WT5 17 = 2', 17WT8 24H = 2', 24WT5HO 28 = 4', 28WT5 32 = 4', 32WT8 44H = 4', 44WT8HO 48H = 4', 60WT12HO 54H = 4', 54WT5HO	VOLTAGE U = 120-277 (<10% THD)	OPTIONS EMH = EMERGENCY BATTERY PACK (4' ONLY) F = FUSING (NON-MARINE/FAST BLOW) SC4 = 4' STAINLESS STEEL SAFETY CABLE TW = 3/4" HUBS ON BOTH ENDS FOR THRU WIRING LL = LESS LAMPS

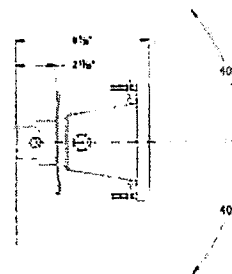
MOUNTING ACCESSORIES

Mounting hardware is **not included with fixtures and must be ordered separately

**Mounting kits include two brackets and hardware

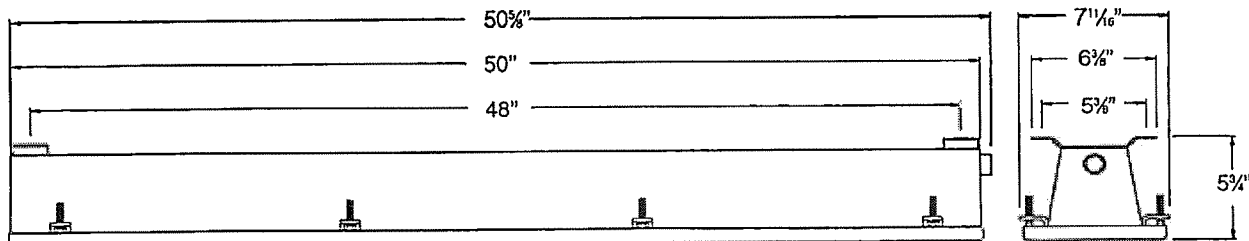


AMK = Adjustable Mounting Kit - Aluminum



AMK (Side View)

DIMENSIONS



INDATECH
LIGHTING

INDATECH LIGHTING
5910 WEST BY NORTHWEST #100
HOUSTON, TX 77040

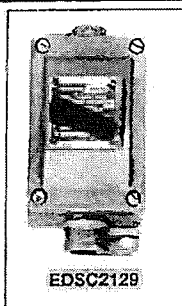
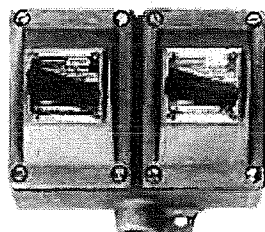
www.indatechlighting.com

713-937-3600 Phone
866-563-2832 Phone
713-937-3604 Fax

EDS / EFS Series Control Stations**Fully Assembled EDS Factory Sealed
General Use Snap Switches**

Cl. I, Div. 1 & 2, Groups B*, C, D
 Cl. II, Div. 1, Groups E, F, G
 Cl. II, Div. 2, Groups F, G
 Cl. III
 NEMA 3, 7B*CD, 9EFG

Explosionproof
 Dust-Ignitionproof
 Raintight
 Wet Locations

4C**EDSC2129****EDS2229**

Dimensions
 see page 526

Ordering Information - General Use Snap Switch - Front Operated

Hub Size	Style†	Amperes		Single Gang		Two Gang‡		Factory Sealed Replacement Switch
		120VAC§	277VAC§	Dead End Cat. #	Through Feed Cat. #	Dead End Cat. #	Through Feed Cat. #	
3/4	1-pole	20	20	EDS2129	EDSC2129†	EDS2229	EDSC2229†	SW5
3/4	2-pole	20	20	EDS218	EDSC218†		EDSC228†	SW6
3/4	3-way	20	20	EDS2130	EDSC2130	EDS2230	EDSC2230	SW7
3/4	4-way	20	20	EDS2140	EDSC2140		EDSC2240	SW8
1	1-pole	20	20	EDS3129	EDSC3129†	EDS3229	EDSC3229†	SW5
1	2-pole	20	20	EDS318	EDSC318†	EDS328	EDSC328†	SW6
1	3-way	20	20	EDS3130	EDSC3130	EDS3230	EDSC3230	SW7
1	4-way	20	20	EDS3140	EDSC3140	EDS3240	EDSC3240	SW8

*For Class I, Division 1, Group B, add the GB suffix and install seals within 1-1/2" of conduit openings. Class I, Division 2, Group B is standard and no seals are required.

† ON-OFF standard marking for 1-pole and 2-pole units.

‡ Combinations of switches can be furnished.

§ AC rated switches are tested for resistive, inductive and tungsten filament loads up to the full current rating and for motor loads up to 80% of the ampere rating.

Crouse-Hinds
 by **E.T.N.**

www.crouse-hinds.com US: 1-866-764-5454 CAN: 1-800-285-0502 Copyright© 2014 Eaton's Crouse-Hinds Business

Winovich, Dale

From: Bryan Gorawski <bryan@nextgenusa.com>
Sent: Thursday, April 07, 2016 2:05 PM
To: Winovich, Dale
Subject: Re: Quote Request Marion Hotel Mod #4

\$350.00 will cover it being there are devices nearby.

Bryan Gorawski
Project Manager
NextGen Technologies
843.871.8531

On Thu, Apr 7, 2016 at 11:39 AM, Winovich, Dale <DWinovich@watsonelec.com> wrote:

Bryan,

Can I get a quote to add (1) smoke detector on the 9th floor in the pool chemical storage room.

They added this room right next to the pool pump room.

Let me know if you need more information.

Thanks.

Respectfully,

: Dale J Winovich, *LEED AP BD & C*

Project Manager

: dwinovich@watsonelec.com

843-414-0700 Office

: 843-371-2265-Cell

: Watson Electrical Construction Company



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HAGEMEYER®

NORTH AMERICA

Quotation

Hagemeyer, North America
4790 Goer Drive
N. Charleston, SC 29406

DATE: 04.01.16
Quotation For: Dale Winovich
Company: Watson Electrical Construction
Address: 3215 FORTUNE DR
City, State: Charleston, SC

Outside Contact: Herb Aton
Inside Contact: Mike Lewis
Phone 843-991-6832

PROJECT >>> Marion Square Breaker ADD

haton@hagemeyerna.com

Quotation Valid for 30 days

TYPE	QTY	DESCRIPTION	UNIT PRICE	AMOUNT
PNBL Type BL	4	QOB340	\$122.80	\$ 491.20
				\$ -
				\$ -
				\$ -
				\$ -
SPECIAL NOTES OR COMMENTS:			Total	491.20
Breaker is available in stock				

Hagemeyer standard terms apply. Prices subject to change without notice unless otherwise stated.
No federal, state, or municipal taxes included unless definitely specified. All orders subject to credit approval.

THANK YOU FOR YOUR BUSINESS!

Balfour Beatty
Construction

May 17, 2016

Ms. Kim Brown
Library Associates, LLC
17 Lockwood Drive
Charleston, SC 29401

Project: Hotel at Marion Square

Re: Request for Change Order # 051
Acrylic Pool Cover

Dear Ms. Brown:

We are submitting, herewith, our Request for Change Order # 051 in the amount of Eighty-one thousand ninety-nine (\$81,099.35) to provide additional work in accordance with the following qualifications:

Provide all material, labor, equipment and supervision to complete all work associated with fabricating and installing an acrylic removable pool cover. The RCO for the acrylic pool cover engineering must have been completed before this item can be completed.

This proposal covers only the changes to the specific work as set fourth in the attached proposal breakout. Changes in the work and associated price adjustments other than those noted in our proposal are not included. Pricing included in this proposal is valid for thirty (30) days.

Please contact me with any questions regarding this request for Change Order.

Sincerely,



Nick Starcevic
Project Manager

cc: Jim Clements
Jennifer Faulkinberry
Marty Wall
Tim Spano
Brandon Denney

RCO # 051 - File

Balfour Beatty
Construction**Hotel at Marion Square**

Request for Change Order # 051-- Acrylic Pool Cover

The additional work for the **Acrylic Pool Cover** by Balfour Beatty Construction is hereby approved:

#	Budget Code	Description	Total
1	400.51315100.40	Acrylic Pool Cover	\$77,350.00

Total Items \$77,350.00

Total Markups \$3,749.35

RCO Total \$81,099.35

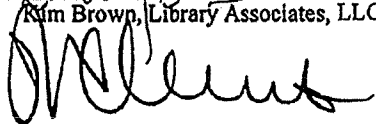
The total Cost to perform the work as described above is an ADD of Eighty-one thousand ninety-nine (\$81,099.35).

Please indicate your acceptance and approval of this additional work in the space provided below.

Authorization Granted by: 
Kim Brown, Library Associates, LLC

Date: 11-10-2016

RCO# 051

 11/10/16

CHESTER POOL SYSTEMS INC.
 5311 Foundation Blvd., New Albany, IN 47150
 Phone: 812/949-7333 Fax: 812/949-7337

BALFOUR BEATTY CONSTRUCTION
 1930 CAMDEN ROAD
 SUITE 280
 CHARLOTTE, NC

INVOICE: 06960
CO NUMBE
DATE OF INVOICE: 5/13/2016
CUSTOMER ID: MAR031

MARION SQUARE CHARLESTON
 404 KING STREET
 CHARLESTON, SC 29403

SHIP DATE	SALES REP	TERMS	SHIP VIA	FOB	CUSTOMER PO NUMBER
		Due on receipt			

C CHESTER #	DESCRIPTION	UM	QTY	UNIT PRICE	AMOUNT
	Fabrication - acrylic pool cover			(0.00)	\$77,350.00
				TOTAL	\$77,350.00

LIMITED WARRANTY AND REMEDY:

To the original user, the manufacturer's standard warranty applies. Chester Pool Systems does not make any other representations or warranties, express or implied, including, but not limited to, any implied warranty of merchantability and any implied warranty of fitness for a particular purpose. In no event will Chester be liable for incidental or consequential damage.

PURCHASER:

Agrees to 1.5 % per month service charge or the maximum legal rate, whichever is less, added to unpaid invoices from the due date thereof, plus reasonable collection and attorney fees if placed for collection. All returns are subject to seller's written approval before shipment. If authorized, returns for credit must be in original, resalable condition and are subject to seller's terms and restocking fee. This rule is expressly limited to the terms stated herein. Any changes, amendments, modifications, additions or alterations made by purchaser without the express written acceptance of seller are rejected.

**Balfour Beatty
Construction**

January 13, 2017

Ms. Kim Brown
Library Associates, LLC
17 Lockwood Drive
Charleston, SC 29401

Project: Hotel at Marion Square
Re: Request for Change Order # 052
MOD 1 Interior Glass Revisions R1

Dear Ms. Brown:

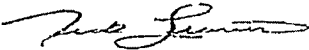
We are submitting, herewith, our Request for Change Order # 052 in the amount of Two thousand forty-six (\$2,046.75) to provide additional work in accordance with the following qualifications:

Provide all material, labor, equipment, and supervision necessary to complete all work associated with the interior glazing scope change from MOD 1.
- 12sq ft of additional antique mirror in elevator lobbies

This proposal covers only the changes to the specific work as set fourth in the attached proposal breakout. Changes in the work and associated price adjustments other than those noted in our proposal are not included. Pricing included in this proposal is valid for thirty (30) days.

Please contact me with any questions regarding this request for Change Order.

Sincerely,



Nick Starcevic
Project Manager

cc:
Marty Wall
Jennifer Faulkinberry
Brian Rinehart
Jim Clements
Tim Spano
Alec Dooley
Brandon Denney

RCO # 052 - File

Balfour Beatty Construction

Hotel at Marion Square

Request for Change Order # 052- MOD 1 Interior Glass Revisions R1

The additional work for the **MOD 1 Interior Glass Revisions R1** by Balfour Beatty Construction is hereby approved:

#	Budget Code	Description	Total
1	400.50880000.40	MOD 1 interior glass revisions	\$1,952.13

Total Items \$1,952.13

Total Markups \$94.62

RCO Total \$2,046.75

The total Cost to perform the work as described above is an ADD of Two thousand forty-six (\$2,046.75).

Please indicate your acceptance and approval of this additional work in the space provided below.

Authorization Granted by: Kim Brown Date: 2/21/17
Kim Brown, Library Associates, LLC

RCO# 052

[Signature] 2/21/17

Balfour Beatty Construction

November 10, 2016

Ms. Kim Brown
Library Associates, LLC
17 Lockwood Drive
Charleston, SC 29401

Project: Hotel at Marion Square
Re: Request for Change Order # 085
RFI-0019 and 425 Garage Ramp Wall Revisions

Dear Ms. Brown:

We are submitting, herewith, our Request for Change Order # 085 in the amount of Seven thousand two hundred thirteen (\$7,213.49) to provide additional work in accordance with the following qualifications:

Revised garage wall type per RFI-0019 and 0425.
RFI 0019 - Wall above ramp - revised to stud wall
RFI 0425 - Wall below ramp - not previously shown, confirmed concrete.

This proposal covers only the changes to the specific work as set forth in the attached proposal breakout. Changes in the work and associated price adjustments other than those noted in our proposal are not included. Pricing included in this proposal is valid for thirty (30) days.

Please contact me with any questions regarding this request for Change Order.

Sincerely,



Nick Starcevic
Project Manager

cc:
Jim Clements
Marty Wall
Jennifer Faulkinberry
Rob Berry
Tim Spano
Alec Dooley

RCO # 085 - File

WCA SLD

Balfour Beatty Construction

Hotel at Marion Square

Request for Change Order # 085- RFI-0019 and 425 Garage Ramp Wall Revisions

The additional work for the RFI-0019 and 425 Garage Ramp Wall Revisions by Balfour Beatty Construction is hereby approved:

#	Budget Code	Description	Total
1	400.50925200.40	RFI-0019 - Drywall Revisions	\$6,880.00
2	400.50300001.40	RFI-0019 and 0425 - Concrete Changes	\$0.00

Total Items

\$6,880.00

Total Markups

\$333.49

RCO Total

\$7,213.49

The total Cost to perform the work as described above is an ADD of Seven thousand two hundred thirteen (\$7,213.49).

Please indicate your acceptance and approval of this additional work in the space provided below.

Authorization Granted by:


Kim Brown, Library Associates, LLC

Date:

2-21-17

RCO# 085

 2/21/17

**Balfour Beatty
Construction**

Hotel at Marion Square

Request for Change Order # 087- RFI-0738 Pool Deck Revision

The additional work for the **RFI-0738 Pool Deck Revision** by Balfour Beatty Construction is hereby approved:

#	Budget Code	Description	Total
1	400.50925200.40	RFI-0738 Pool Deck Revision	\$4,441.00
2	400.50300001.40	RFI-0738 Pool Deck Revision	\$3,885.00

Total Items \$8,326.00

Total Markups \$403.59

RCO Total \$8,729.59

The total Cost to perform the work as described above is an ADD of Eight thousand seven hundred twenty-nine (\$8,729.59).

Please indicate your acceptance and approval of this additional work in the space provided below.

Authorization Granted by: Kyla Brown
Kyla Brown, Library Associates, LLC

Date: 2/21/17

RCO# 087

[Signature] 2/21/17

Balfour Beatty
Construction

February 13, 2017

Ms. Kim Brown
Library Associates, LLC
17 Lockwood Drive
Charleston, SC 29401

Project: Hotel at Marion Square

Re: Request for Change Order # 095
Capstone Flashing on L6 and L9

Dear Ms. Brown:

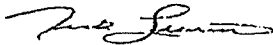
We are submitting, herewith, our Request for Change Order # 095 in the amount of Twenty thousand eight hundred twenty-nine (\$20,829.86) to provide additional work in accordance with the following qualifications:

Per RJK recommendation, install 040 prefinished aluminum flashing at perimeter CMU 23" wide below Capstone at 6th and 9th Floor.

This proposal covers only the changes to the specific work as set forth in the attached proposal breakout. Changes in the work and associated price adjustments other than those noted in our proposal are not included. Pricing included in this proposal is valid for thirty (30) days.

Please contact me with any questions regarding this request for Change Order.

Sincerely,



Nick Starcevic
Project Manager

cc:
Jennifer Faulkinberry
Marty Wall
Jim Clements
Tim Spano
Alec Dooley

RCO # 095 - File

WLA 4/10

**Balfour Beatty
Construction****Hotel at Marion Square**

Request for Change Order # 095- Capstone Flashing on L6 and L9

The additional work for the **Capstone Flashing on L6 and L9** by Balfour Beatty Construction is hereby approved:

#	Budget Code	Description	Total
1	400.50753200.40	Capstone Flashing	\$19,866.85

Total Items \$19,866.85

Total Markups \$963.01

RCO Total \$20,829.86

The total Cost to perform the work as described above is an ADD of Twenty thousand eight hundred twenty-nine (\$20,829.86).

Please indicate your acceptance and approval of this additional work in the space provided below.

Authorization Granted by: 
Kim Brown, Library Associates, LLC

Date: 2/21/17

RCO# 095

 2/21/17

Owner Change Order

Owner	☒
Architect	☒
Contractor	☐
Field	☐
Other	☐

Project:
Hotel at Marion Square

Change Order Number: 007

To Contractor: (Name and address):
Balfour Beatty Construction, LLC
306 Meeting Street, Ste. 300

Change Order Date: 9/8/2017

Architect's Project No: Owner Agreement
Contract Date:

Charleston, SC 29401

The Contract is changed as follows:

OCO 007 - RCO 019, 023R1, 025, 026R3, 031, 038, 055, 058, 061, 062, 064, 067, 070, 072, 073R1, 078, 090, 091, 092, 093, 094, 096, 097, 098, 099, 101, 114, 116, 117, 119, 120, 121, 124, 128, 133, 139

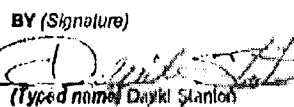
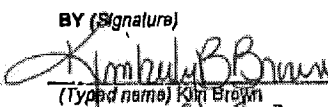
RCO 019 Shower Door Handle Revision
RCO 023R1 Electrical Revisions in Model Room
RCO 025 Millwork Revisions in Model Room
RCO 026R3 Added Barn Door at King Guestroom Mockup
RCO 031 Mock Up Mosaic Glass Tile
RCO 038 Model Room Barn Door Installation
RCO 055 Supplemental Instruction 27 - Slab Fold
RCO 058 MOD 4 Revisions (Drywall) (Cost Only)
RCO 061 MOD 4 Revisions (Paint and Drywall)
RCO 062 RFI-0149, RFI 0404 - Roof Truss Revisions
RCO 064 Waterproofing buckstrips around windows
RCO 067 SI #25 Drawing Revisions
RCO 070R3 Changes to Doors and Hardware (Cost Only)
RCO 072 Guestroom Decorative Grilles
RCO 073R1 Graham Window Louvers
RCO 078 Interior SF08 Allowance Reconciliation - Revision 4 (Cost Only)
RCO 090 Sublevel Sheet Pile Painting Upgrade
RCO 091 RFI 0789 Private Dining Revisions (Cost Only)
RCO 092 Grout Behind Precast Base per RJK Report
RCO 093 RFI 0745 - SI SAR Change
RCO 094 Dishwater Booster Heater Revision
RCO 096 Plumbing MODs 1-3 (HVAC Excluded) (Cost Only)
RCO 097 SI 36 ID Room Revisions - L3 and L4 Only (Cost Only)
RCO 098 MOD 4 Piping Revisions (Cost Only)
RCO 099 Exterior Chiller Pipe and Supports
RCO 101 MOD 5 - Drywall and Paint Revisions (Cost Only)
RCO 114 Blank Panel at Covered Windows
RCO 116 Symmons Plumbing Fixtures (Cost Only)
RCO 117 SI 38 Secondary Feed to MSB2
RCO 119 Lighting Fixture Finish Revisions
RCO 120 SI 39 Patisserie Revisions (Cost Only)
RCO 121 SI39 Spa Retail Revisions (Cost Only)
RCO 124 Spa Retail Case and Millwork Revisions (Cost Only)
RCO 128 SI 39 Guestroom C3 Light Fixtures
RCO 133 Revised Pocket Door Hardware (Cost Only)
RCO 139 RFI 991 - ADA Control Valve Location

The original Contract Sum was	\$59,344,747.00
Net change by previously authorized Change Orders	\$1,949,584.71
The Contract Sum prior to this Change Order was	\$61,294,331.71
The Contract Sum will be increased by this Change Order in the amount of	\$1,235,856.98
The new Contract Sum including this Change Order will be	\$62,530,188.69
The Contract Time will be Increased / decreased	0 days

The date of Substantial Completion as of the date of this Change Order therefore is

8/19/2017

NOTE: This summary does not reflect changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which have been authorized by Construction Change Directive.

ARCHITECT (Firm name) Winford Lindsay Architect 344 West Pike Street Lawrenceville, GA 30046 ADDRESS BY (Signature)  (Typed name) Winford Lindsay DATE 8-8-17	CONTRACTOR (Firm name) Balfour Beatty Construction, LLC 1930 Camden Road Suite 280 Charlotte, NC 28203 ADDRESS BY (Signature)  (Typed name) Dayki Stanton DATE 8/8/17	OWNER (Firm name) Library Associates, LLC 17 Lockwood Drive Charleston, SC 29401 ADDRESS BY (Signature)  (Typed name) Kim Brown DATE 8-8-2017
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Balfour Beatty

Construction

July 25, 2017

Ms. Kim Brown
Library Associates, LLC
17 Lockwood Drive
Charleston, SC 29401

Project: Hotel at Marion Square

Re: OCO 007 Narrative

OCO 007		\$1,248,279.28
RCO 019	Shower Door Handle Revisions	\$50,698.89
RCO 023R1	Electrical Revisions in Model Room	\$3,523.91
RCO 025	Millwork Revisions in Model Room	\$4,064.63
RCO 026R3	Added Barn Door at King Guestroom Mockup	\$3,717.21
RCO 031	Mock Up Mosaic Glass Tile	\$9,732.97
RCO 038	Model Room Barn Door Installation	\$1,383.99
RCO 055	Supplemental Instruction 27 – Slab Fold	\$3,452.65
RCO 058	MOD 4 Revisions (Drywall)	\$8,200.10
RCO 061	MOD 4 Revisions (Paint and Drywall)	\$26,747.00
RCO 062	RFI-0149, RFI 0404 - Roof Truss Revisions	\$19,012.14
RCO 064	Waterproofing buckstrips around windows	\$42,237.44
RCO 067	SI #25 Drawing Revisions	\$14,776.00
RCO 070	Changes to Doors and Hardware	\$52,396.68
RCO 072	Guestroom Decorative Grilles	\$86,207.99
RCO 073	Graham Window Louvers	\$17,879.60
RCO 078	Interior SF08 Allowance Reconciliation – Revision 4	\$263,295.56
RCO 090	Sublevel Sheet Pile Painting Upgrade	\$7,362.87
RCO 091	RFI 0789 Private Dining Revisions	\$5,191.30

Balfour Beatty

Construction

RCO 092	Grout Behind Precast Base per RJK Report	\$12,348.41
RCO 093	RFI 0745 – SI SAR Change	\$8,332.30
RCO 094	Dishwater Booster Heater Revision	\$22,572.96
RCO 096	Plumbing MODs 1-3 (HVAC Excluded)	\$105,789.00
RCO 097	SI 36 ID Room Revisions - L3 and L4 Only	\$50,924.00
RCO 098	MOD 4 Piping Revisions	\$31,380.00
RCO 099	Exterior Chiller Pipe and Supports	\$15,507.96
RCO 111	Drywall Ceiling Wells above Guestroom Bathtub	\$135,710.00
RCO 114	Blank Panel at Covered Windows	\$9,829.00
RCO 116	Symmons Plumbing Fixtures	\$154,230.73
RCO 117	SI 38 Secondary Feed to MSB2	\$161,933.00
RCO 119	Lighting Fixture Finish Revisions	\$10,401.00
RCO 120	SI 39 Patisserie Revisions	\$4,636.00
RCO 121	SI 39 Spa Retail Revisions	\$7,771.00
RCO 124	Spa Retail Case and Millwork Revisions	\$2,514.24
RCO 128	SI 39 Guestroom C3 Light Fixtures	\$3,297.00
RCO 133	Revised Pocket Door Hardware	\$2,146.09
RCO 139	RFI 991 - ADA Control Valve Location	\$3,325.16

Sincerely,



Nick Starcevic
Project Manager

Balfour Beatty Construction

December 3, 2015

Ms. Kim Brown
Library Associates, LLC
17 Lockwood Drive
Charleston, SC 29401

Project: Hotel at Marion Square
Re: Request for Change Order # 019
Shower and Toilet Door Handle Revision

Dear Ms. Brown:

We are submitting, herewith, our Request for Change Order # 019 in the amount of Fifty thousand six hundred ninety-eight (\$50,698.89) to provide additional work in accordance with the following qualifications:

Provide the alternate selected door handle at the shower and toilet doors in lieu of the originally specified door handle. Clarification on what rooms will be receiving the wood sliding door beside the tub is required before that portion can be priced.

This proposal covers only the changes to the specific work as set fourth in the attached proposal breakout. Changes in the work and associated price adjustments other than those noted in our proposal are not included. Pricing included in this proposal is valid for thirty (30) days.

Please contact me with any questions regarding this request for Change Order.

Sincerely,

Tim Spano
Sr. Project Manager

cc: Jim Clements
Jennifer Faulkinberry
Marty Wall
Brandon Denney

RCO # 019 - File

Balfour Beatty Construction

Hotel at Marion Square

Request for Change Order # 019- Shower and Toilet Door Handle Revision

The additional work for the **Shower and Toilet Door Handle Revision** by Balfour Beatty Construction is hereby approved:

#	Budget Code	Description	Total
1	400.50880000.40	Shower Door Handle Revision	\$48,355.00

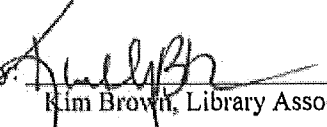
Total Items \$48,355.00

Total Markups \$2,343.89

RCO Total \$50,698.89

The total Cost to perform the work as described above is an ADD of Fifty thousand six hundred ninety-eight (\$50,698.89).

Please indicate your acceptance and approval of this additional work in the space provided below.

Authorization Granted by: 
Kim Brown, Library Associates, LLC

Date: 2-3-2017

RCO# 019

 2/8/2017

Balfour Beatty

Construction

January 15, 2016

Ms. Kim Brown
Library Associates, LLC
17 Lockwood Drive
Charleston, SC 29401

Project: Hotel at Marion Square
Re: Request for Change Order # 023
Electrical Revisions in the Mockup

Dear Ms. Brown:

We are submitting, herewith, our Request for Change Order # 023 in the amount of Three thousand five hundred twenty-three (\$3,523.91) to provide additional work in accordance with the following qualifications:

Provide all material, labor, equipment, and supervision necessary to complete all work associated with completing the electrical revisions to the mockup including Model Room Revision 5 and Karen's visit.

This proposal covers only the changes to the specific work as set fourth in the attached proposal breakout. Changes in the work and associated price adjustments other than those noted in our proposal are not included. Pricing included in this proposal is valid for thirty (30) days.

Please contact me with any questions regarding this request for Change Order.

Sincerely,

Tim Spano
Sr. Project Manager

cc: Jim Clements
Jennifer Faulkinberry
Marty Wall
Brandon Denney

RCO # 023 - File

Balfour Beatty Construction

Hotel at Marion Square

Request for Change Order # 023- Electrical Revisions in the Mockup

The additional work for the Electrical Revisions in the Mockup by Balfour Beatty Construction is hereby approved:

#	Budget Code	Description	Total
1	400.51600000.40	Electrical Revisions in the Mockup	\$3,361.00

Total Items \$3,361.00

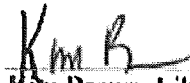
Total Markups \$162.91

RCO Total \$3,523.91

The total Cost to perform the work as described above is an ADD of Three thousand five hundred twenty-three (\$3,523.91).

Please indicate your acceptance and approval of this additional work in the space provided below.

Authorization Granted by:



Kim Brown, Library Associates, LLC

Date:

5.11.2017

RCO# 023

Balfour Beatty Construction

January 20, 2016

Ms. Kim Brown
Library Associates, LLC
17 Lockwood Drive
Charleston, SC 29401

Project: Hotel at Marion Square

Re: Request for Change Order # 025
Millwork Revisions in the Model Guestrooms

Dear Ms. Brown:

We are submitting, herewith, our Request for Change Order # 025 in the amount of Four thousand sixty-four (\$4,064.63) to provide additional work in accordance with the following qualifications:

Provide all material, labor, equipment, and supervision necessary to complete all work associated with installing the additional millwork and wood trim per the Model Room Revision numbers 3, 4, and 5.

This proposal covers only the changes to the specific work as set fourth in the attached proposal breakout. Changes in the work and associated price adjustments other than those noted in our proposal are not included. Pricing included in this proposal is valid for thirty (30) days.

Please contact me with any questions regarding this request for Change Order.

Sincerely,



Tim Spano
Sr. Project Manager

cc: Jim Clements
Jennifer Faulkinberry
Marty Wall
Brandon Denney

RCO # 025 - File

Balfour Beatty Construction

Hotel at Marion Square

Request for Change Order # 025- Millwork Revisions in the Model Guestrooms

The additional work for the **Millwork Revisions in the Model Guestrooms** by Balfour Beatty Construction is hereby approved:

#	Budget Code	Description	Total
1	400.50640000.40	Model Room Revision 3 Millwork	\$2,943.00
2	400.50640000.40	Model Room Revision 4 Millwork	\$1,093.00
3	400.50640000.40	Model Room Revision 5 Millwork	(\$156.00)

Total Items \$3,880.00

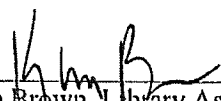
Total Markups \$184.63

RCO Total \$4,064.63

The total Cost to perform the work as described above is an ADD of Four thousand sixty-four (\$4,064.63).

Please indicate your acceptance and approval of this additional work in the space provided below.

Authorization Granted by:


Kim Brown, Library Associates, LLC

Date: 6/14/2017

RCO# 025

Balfour Beatty Construction

March 23, 2016

Ms. Kim Brown
Library Associates, LLC
17 Lockwood Drive
Charleston, SC 29401

Project: Hotel at Marion Square

Re: Request for Change Order # 031
Guestroom Mockup Glass Mosaic

Dear Ms. Brown:

We are submitting, herewith, our Request for Change Order # 031 in the amount of Nine thousand seven hundred thirty-two (\$9,732.97) to provide additional work in accordance with the following qualifications:

Provide all material, labor, equipment, and supervision necessary to complete all work associated with adding the glass tile mosaic to the queen guestroom mockup.

This proposal covers only the changes to the specific work as set fourth in the attached proposal breakout. Changes in the work and associated price adjustments other than those noted in our proposal are not included. Pricing included in this proposal is valid for thirty (30) days.

Please contact me with any questions regarding this request for Change Order.

Sincerely,

Tim Spano
Sr. Project Manager

cc: Jim Clements
Jennifer Faulkinberry
Marty Wall
Brian Rinehart
Karen Jenkins
Brandon Denney

RCO # 031 - File

Balfour Beatty Construction

Hotel at Marion Square

Request for Change Order # 031- Guestroom Mockup Glass Mosaic

The additional work for the **Guestroom Mockup Glass Mosaic** by Balfour Beatty Construction is hereby approved:

#	Budget Code	Description	Total
1	400.50932000.40	Guestroom Mockup Glass Mosaic	\$9,283.00

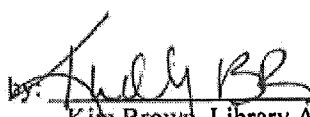
Total Items \$9,283.00

Total Markups \$449.97

RCO Total \$9,732.97

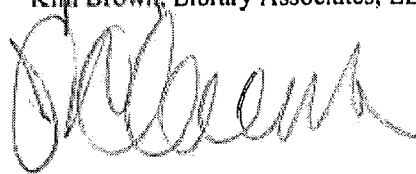
The total Cost to perform the work as described above is an ADD of Nine thousand seven hundred thirty-two (\$9,732.97).

Please indicate your acceptance and approval of this additional work in the space provided below.

Authorization Granted by: 
Kim Brown, Library Associates, LLC

Date: 2-3-2017

RCO# 031



2/8/17

Balfour Beatty
Construction

February 24, 2016

Ms. Kim Brown
Library Associates, LLC
17 Lockwood Drive
Charleston, SC 29401

Project: Hotel at Marion Square

Re: Request for Change Order # 038
Model Room Barn Door Installation

Dear Ms. Brown:

We are submitting, herewith, our Request for Change Order # 038 in the amount of One thousand three hundred eighty-three (\$1,383.99) to provide additional work in accordance with the following qualifications:

Provide labor to install the model room barn door that is provided by others.

This proposal covers only the changes to the specific work as set fourth in the attached proposal breakout. Changes in the work and associated price adjustments other than those noted in our proposal are not included. Pricing included in this proposal is valid for thirty (30) days.

Please contact me with any questions regarding this request for Change Order.

Sincerely,



Tim Spano
Sr. Project Manager

cc: Jim Clements
Jennifer Faulkinberry
Marty Wall
Brandon Denney

RCO # 038 - File

Balfour Beatty Construction

Hotel at Marion Square

Request for Change Order # 026R4 – Added Barn Door at King Guestroom

The additional work for the Added Barn Door at King Guestroom by Balfour Beatty Construction is hereby approved:

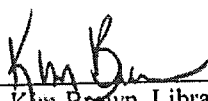
#	Budget Code	Description	Total
1	400.50880000.40	Added Barn Door at King Guestroom	(\$250.00)
2		Added Barn Door at King Guestroom	\$3,795.36

Total Items	\$3,545.36
Total Markups	\$171.85
RCO Total	\$3,717.21

The total Cost to perform the work as described above is an ADD of Three thousand seven hundred seventeen (\$3,717.21).

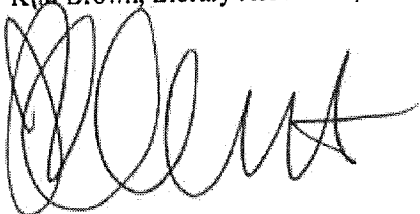
Please indicate your acceptance and approval of this additional work in the space provided below.

Authorization Granted by:


Kim Brown, Library Associates, LLC

Date: 3.8.2017

RCO# 026R4

 2/8/17

Balfour Beatty Construction

March 7, 2017

Ms. Kim Brown
Library Associates, LLC
17 Lockwood Drive
Charleston, SC 29401

Project: Hotel at Marion Square
Re: Request for Change Order # 026R4
Added Barn Door at King Guestroom

Dear Ms. Brown:

We are submitting, herewith, our Request for Change Order # 026R4 in the amount of Three thousand seven hundred seventeen (\$3,717.21) to provide additional work in accordance with the following qualifications:

Provide all material, equipment, and supervision necessary to provide the Barn Door at the King Guestroom Mockup.

This proposal covers only the changes to the specific work as set fourth in the attached proposal breakout. Changes in the work and associated price adjustments other than those noted in our proposal are not included. Pricing included in this proposal is valid for thirty (30) days.

Please contact me with any questions regarding this request for Change Order.

Sincerely,

Alec Dooley
Assistant Project Manager

cc:
Marty Wall
Jim Clements
Jennifer Faulkinberry
Brian Rinehart
Nick Starcevic
Tim Spano

RCO # 026R4 - File

Balfour Beatty Construction

Hotel at Marion Square

Request for Change Order # 038- Model Room Barn Door Installation

The additional work for the **Model Room Barn Door Installation** by Balfour Beatty Construction is hereby approved:

#	Budget Code	Description	Total
1	400.50640000.40	Model Room Barn Door Installation	\$1,320.00

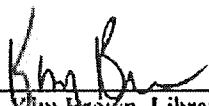
Total Items \$1,320.00

Total Markups \$63.99

RCO Total \$1,383.99

The total Cost to perform the work as described above is an ADD of One thousand three hundred eighty-three (\$1,383.99).

Please indicate your acceptance and approval of this additional work in the space provided below.

Authorization Granted by: 
Kim Brown, Library Associates, LLC

Date: 5.11.2017

RCO# 038

Galfour Beatty
Construction

R

June 1, 2016

Ms. Kim Brown
Library Associates, LLC
17 Lockwood Drive
Charleston, SC 29401

Project: Hotel at Marion Square
Re: Request for Change Order # 055
Supplemental Instruction #27

Dear Ms. Brown:

We are submitting, herewith, our Request for Change Order # 055 in the amount of Ten thousand three hundred eleven (\$10,311.14) to provide additional work in accordance with the following qualifications:

Added Materials and labor necessary per SI #27.
Revised details add a "false deck" and require recessed tables.
Added beveled turn down at drain bodies, need to be handformed.

This proposal covers only the changes to the specific work as set fourth in the attached proposal breakout. Changes in the work and associated price adjustments other than those noted in our proposal are not included. Pricing included in this proposal is valid for thirty (30) days.

Please contact me with any questions regarding this request for Change Order.

Sincerely,



Nick Starcevic
Project Manager

cc:
Jim Clements
Jennifer Faulkinberry
Marty Wall
Tim Spano
Brandon Denney

RCO # 055 - File

Balfour Beatty
Construction

Hotel at Marion Square

Request for Change Order # 055- Supplemental Instruction #27

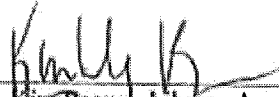
The additional work for the Supplemental Instruction #27 by Balfour Beatty Construction is hereby approved:

#	Budget Code	Description	Total
1	400.50300001.40	SI #27 (Lithko)	\$9,834.44

Total Items	\$9,834.44
Total Markups	\$476.70
RCO Total	\$10,311.14

The total Cost to perform the work as described above is an ADD of Ten thousand three hundred eleven (\$10,311.14).

Please indicate your acceptance and approval of this additional work in the space provided below.

Authorization Granted by: 
Kim Brown, Library Associates, LLC

Date: 5/3/2017

RCO# 055

 2/21/17

Balfour Beatty Construction

April 13, 2017

Ms. Kim Brown
Library Associates, LLC
17 Lockwood Drive
Charleston, SC 29401

Project: Hotel at Marion Square

Re: Request for Change Order # 058R4
MOD 2 Drywall Revisions

Dear Ms. Brown:

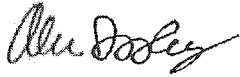
We are submitting, herewith, our Request for Change Order # 058R4 in the amount of Eight thousand two hundred (\$8,200.10) to provide additional work in accordance with the following qualifications:

Provide all material, labor, equipment, and supervision necessary to complete all work associated with the revisions to the drywall and framing scope of work per the MOD 2 drawing revision.

This proposal covers only the changes to the specific work as set forth in the attached proposal breakout. Changes in the work and associated price adjustments other than those noted in our proposal are not included. Pricing included in this proposal is valid for thirty (30) days.

Please contact me with any questions regarding this request for Change Order.

Sincerely,



Alec Dooley
Assistant Project Manager

cc:
Jennifer Faulkinberry
Marty Wall
Jim Clements
Brian Rinehart
Nick Starcevic
Tim Spano
David Stanton

RCO # 058R4 - File

Balfour Beatty Construction

Hotel at Marion Square

Request for Change Order # 058R4- MOD 2 Drywall Revisions

The additional work for the **MOD 2 Drywall Revisions** by Balfour Beatty Construction is hereby approved:

#	Budget Code	Description	Total
1		MOD 2 Drywall	\$7,821.00

Total Items \$7,821.00

Total Markups \$379.10

RCO Total \$8,200.10

The total Cost to perform the work as described above is an ADD of Eight thousand two hundred (\$8,200.10).

Please indicate your acceptance and approval of this additional work in the space provided below.

Authorization Granted by: Kim B.
Kim Brown, Library Associates, LLC

Date: 5.17.2017

RCO# 058R4

Balfour Beatty Construction

May 23, 2017

Ms. Kim Brown
Library Associates, LLC
17 Lockwood Drive
Charleston, SC 29401

Project: Hotel at Marion Square

Re: Request for Change Order # 061R4
MOD 4 Drywall Revisions

Dear Ms. Brown:

We are submitting, herewith, our Request for Change Order # 061R4 in the amount of Twenty-six thousand seven hundred forty-seven (\$26,747.58) to provide additional work in accordance with the following qualifications:

Provide all material, labor, equipment, and supervision necessary to complete all work associated with the drywall revisions to the drawings as shown in MOD 4. This cost also includes the heavy gauge stud framing at the ballroom roof structure. These walls were originally masonry. The credit for these masonry walls was given in RCO 014 – HMS SI #10 Deleted Columns at Ballroom

This proposal covers only the changes to the specific work as set forth in the attached proposal breakout. Changes in the work and associated price adjustments other than those noted in our proposal are not included. Pricing included in this proposal is valid for thirty (30) days.

Please contact me with any questions regarding this request for Change Order.

Sincerely,



Alec Dooley
Assistant Project Manager

cc:

RCO # 061R4 - File

Balfour Beatty Construction

Hotel at Marion Square

Request for Change Order # 061R4- MOD 4 Drywall Revisions

The additional work for the **MOD 4 Drywall Revisions** by Balfour Beatty Construction is hereby approved:

#	Budget Code	Description	Total
1	400.50925200.40	MOD 4 Drywall Revisions	\$25,511.00

Total Items \$25,511.00

Total Markups \$1,236.58

RCO Total \$26,747.58

The total Cost to perform the work as described above is an ADD of Twenty-six thousand seven hundred forty-seven (\$26,747.58).

Please indicate your acceptance and approval of this additional work in the space provided below.

Authorization Granted by:


Kim Brown, Library Associates, LLC

Date:

6/14/2017

RCO# 061R4

Balfour Beatty Construction

August 5, 2016

Ms. Kim Brown
Library Associates, LLC
17 Lockwood Drive
Charleston, SC 29401

Project: Hotel at Marion Square
Re: Request for Change Order # 064
Waterproofing Buck Strips at Graham Windows

Dear Ms. Brown:

We are submitting, herewith, our Request for Change Order # 064 in the amount of Forty-two thousand two hundred thirty-seven (\$42,237.44) to provide additional work in accordance with the following qualifications:

Provide all material, labor, equipment, and supervision necessary to complete all work associated with removing the stucco return at the graham windows and installing Rapid Seal on the buck strips in its place. Includes removal of drip screed at head and adding a corner bead.

This proposal covers only the changes to the specific work as set fourth in the attached proposal breakout. Changes in the work and associated price adjustments other than those noted in our proposal are not included. Pricing included in this proposal is valid for thirty (30) days.

Please contact me with any questions regarding this request for Change Order.

Sincerely,



Nick Starcevic
Project Manager

cc:
Jim Clements
Jennifer Faulkinberry
Marty Wall
Tim Spano
Alec Dooley
Brandon Denney

RCO # 064 - File

Balfour Beatty

Construction

Hotel at Marion Square

Request for Change Order # 064- Waterproofing buckstrips at Graham Windows

The additional work for the **Waterproofing buckstrips at Graham Windows** by Balfour Beatty Construction is hereby approved:

#	Budget Code	Description	Total
1	400.50922050.40	Waterproofing Buck Strips at Graham Windows	\$40,284.74

Total Items \$40,284.74

Total Markups \$1,952.70

RCO Total **\$42,237.44**

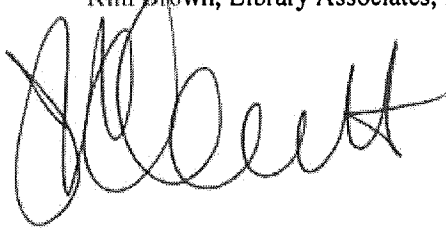
The total Cost to perform the work as described above is an ADD of Forty-two thousand two hundred thirty-seven (\$42,237.44).

Please indicate your acceptance and approval of this additional work in the space provided below.

Authorization Granted by: Kim B.
Kim Brown, Library Associates, LLC

Date: 3.8.2017

RCO# 064



3/8/17

Jalfour Beatty Construction

February 1, 2017

Ms. Kim Brown
Library Associates, LLC
17 Lockwood Drive
Charleston, SC 29401

Project: Hotel at Marion Square
Re: Request for Change Order # 062R2
Roof Truss Revisions

Dear Ms. Brown:

We are submitting, herewith, our Request for Change Order # 062R2 in the amount of Nineteen thousand twelve (\$19,012.14) to provide additional work in accordance with the following qualifications:

Provide all material, labor, equipment, and supervision necessary to complete all work associated with making the revisions to the light gauge steel roof truss system as outlined in RFI-0149 and RFI-0405.
Provide credit for reduced masonry scope at stairwell 3 and 4 per RFI 0149.

This proposal covers only the changes to the specific work as set fourth in the attached proposal breakout. Changes in the work and associated price adjustments other than those noted in our proposal are not included. Pricing included in this proposal is valid for thirty (30) days.

Please contact me with any questions regarding this request for Change Order.

Sincerely,



Alec Dooley
Assistant Project Manager

cc:
Marty Wall
Jim Clements
Jennifer Faulkinberry
Robert Berry
Tim Spano
Nick Starcevic

RCO # 062R2 - File

Balfour Beatty

Construction

Hotel at Marion Square

Request for Change Order # 062R2- Roof Truss Revisions

The additional work for the Roof Truss Revisions by Balfour Beatty Construction is hereby approved:

#	Budget Code	Description	Total
1	400.50925200.40	Roof Truss Revisions Clarifications	\$9,039.00
2	400.50925200.40	Truss Coordination Conference Follow Up	\$10,695.00
3	400.50400000.40	Roof Truss Revisions - Masonry Credit	(\$1,600.82)

Total Items \$18,133.18

Total Markups \$878.96

RCO Total \$19,012.14

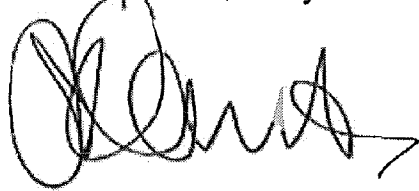
The total Cost to perform the work as described above is an ADD of Nineteen thousand twelve (\$19,012.14).

Please indicate your acceptance and approval of this additional work in the space provided below.

Authorization Granted by: 
Kim Brown, Library Associates, LLC

Date: 5-3-2017

RCO# 062R2

 2/8/17

Balfour Beatty Construction

April 19, 2017

Ms. Kim Brown
Library Associates, LLC
17 Lockwood Drive
Charleston, SC 29401

Project: Hotel at Marion Square

Re: Request for Change Order # 067R1
Watson SI#25 Changes

Dear Ms. Brown:

We are submitting, herewith, our Request for Change Order # 067R1 in the amount of Fourteen thousand seven hundred thirteen (\$14,713.00) to provide additional work in accordance with the following qualifications:

Provide all material, labor, equipment, and supervision necessary to complete all work associated with the electrical revision issued as part of Supplemental Instruction #25. This cost includes x-raying and coring the slab where necessary because the slab was poured once this Supplemental Instruction had been issued.

This proposal covers only the changes to the specific work as set forth in the attached proposal breakout. Changes in the work and associated price adjustments other than those noted in our proposal are not included. Pricing included in this proposal is valid for thirty (30) days.

Please contact me with any questions regarding this request for Change Order.

Sincerely,



Alec Dooley
Assistant Project Manager

cc:

Jennifer Faulkinberry
Jim Clements
Marty Wall
Brian Rinehart
Nick Starcevic
Tim Spano
David Stanton

RCO # 067R1 - File

Balfour Beatty Construction

Hotel at Marion Square

Request for Change Order # 067R1- Watson SI#25 Changes

The additional work for the Watson SI#25 Changes by Balfour Beatty Construction is hereby approved:

#	Budget Code	Description	Total
1	400.51600000.40	Watson SI#25 Changes	\$14,032.77

Total Items \$14,032.77

Total Markups \$680.23

RCO Total \$14,713.00

The total Cost to perform the work as described above is an ADD of Fourteen thousand seven hundred thirteen (\$14,713.00).

Please indicate your acceptance and approval of this additional work in the space provided below.

Authorization Granted by:


Kim Brown, Library Associates, LLC

Date:

5-17-2017

RCO# 067R1

Balfour Beatty Construction

July 13, 2017

Ms. Kim Brown
Library Associates, LLC
17 Lockwood Drive
Charleston, SC 29401

Project: Hotel at Marion Square
Re: Request for Change Order # 070R1
Door and Hardware Changes

Dear Ms. Brown:

We are submitting, herewith, our Request for Change Order # 070 in the amount of Fifty-two thousand three hundred ninety-six (\$52,396.68) to provide additional work in accordance with the following qualifications:

Change Order 1 - DCI meeting comments, added Rocky Mountain Lever Trim for Card Locks. Credit provided for removing Terrace Door Pulls and Floor Stops. - *Removed from this revision.*
Change Order 2 - Changes Per Marked Up Door Submittal - Details enclosed. - *The Add for Hafele Track Doors 215 and 216A2 has been removed within this revision. The Deduct for Pemko Track and Pull Doors 215 and 216A has been removed within this revision.*
Change Order 3 - Card Lock revisions (3-S series replaced by 4-S series) due to delay in submittal approval.
Change Order 4 - MOD 7 Credits for Deleted Doors and Hardware
Change Order 5 - Revision to closet door frames from Nailer Frames

This change order only includes those changes specifically included in the RCO. Pocket door, custom doors, Hopes, and barn door and hardware is NOT included.

This proposal covers only the changes to the specific work as set fourth in the attached proposal breakout. Changes in the work and associated price adjustments other than those noted in our proposal are not included. Pricing included in this proposal is valid for thirty (30) days.

Please contact me with any questions regarding this request for Change Order.

Sincerely,



Alec Dooley
Assistant Project Manager

cc:

RCO # 070 - File

Balfour Beatty Construction

Hotel at Marion Square

Request for Change Order # 070- Door and Hardware Changes

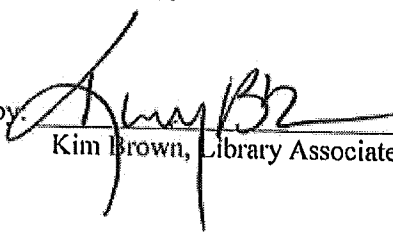
The additional work for the **Door and Hardware Changes** by Balfour Beatty Construction is hereby approved:

#	Budget Code	Description	Total
1	400.50810060.45	Changes per Mark Up Submittal	\$22,739.00
2	400.50810060.45	Card Locks	\$27,645.70
3	400.50810060.45	MOD 7 Revisions	(\$7,020.00)
4	400.50810060.45	Closet Frame Revisions	\$6,609.60

Total Items	\$49,974.30
Total Markups	\$2,422.38
RCO Total	\$52,396.68

The total Cost to perform the work as described above is an ADD of Fifty-two thousand three hundred ninety-six (\$52,396.68).

Please indicate your acceptance and approval of this additional work in the space provided below.

Authorization Granted by: 
Kim Brown, Library Associates, LLC

Date: 7/13/2017

RCO# 070

Balfour Beatty Construction

February 21, 2017

Ms. Kim Brown
Library Associates, LLC
17 Lockwood Drive
Charleston, SC 29401

Project: Hotel at Marion Square
Re: Request for Change Order # 072
Guestroom Decorative Grilles

Dear Ms. Brown:

We are submitting, herewith, our Request for Change Order # 072 in the amount of Eighty-six thousand two hundred seven (\$86,207.99) to provide additional work in accordance with the following qualifications:

Provide all material, labor, equipment, and supervision necessary to complete all work associated with changing 189 guestroom supply grilles to decorative grilles including the required dampers behind grille. MCC is also providing and installing a matching decorative grille for the access panel to the fire smoke damper on the guestroom wall.

The labor for this RCO IS AS FOLLOWS:

Installing 2 decorative grilles instead of the 1 original grill (decorative grilles have many more fasteners than original) and added time for predrilling the holes on decorative grilles - added 1.2 hours per room

Installing the dampers for Outside Air

54 hours for material handling and 201 hours for installation.

Averages just over 1 hour per room to install an opposed blade damper inside a plenum mounted in the wall. This is an accurate estimate of installation durations for a pair of installers with tools and ladder working room by room.

This proposal covers only the changes to the specific work as set fourth in the attached proposal breakout. Changes in the work and associated price adjustments other than those noted in our proposal are not included. Pricing included in this proposal is valid for thirty (30) days.

Please contact me with any questions regarding this request for Change Order.

Sincerely,



Nick Starcevic
Project Manager

cc:

Marty Wall
Jennifer Faulkinberry
Taylor Walker
Jim Clements
Tim Spano
Alec Dooley

RCO # 072 - File

Balfour Beatty
Construction

Hotel at Marion Square

Request for Change Order # 072-- Guestroom Decorative Grilles

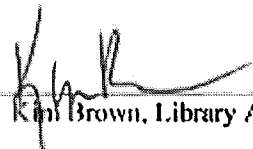
The additional work for the Guestroom Decorative Grilles by Balfour Beatty Construction is hereby approved:

#	Budget Code	Description	Total
1		Guestroom Decorative Grilles	\$82,222.47

Total Items	\$82,222.47
Total Markups	\$3,985.52
RCO Total	\$86,207.99

The total Cost to perform the work as described above is an ADD of Eighty-six thousand two hundred seven (\$86,207.99).

Please indicate your acceptance and approval of this additional work in the space provided below.

Authorization Granted by: 
Kim Brown, Library Associates, I.L.C.

Date: 5/3/2017

RCO# 072

*Verify the size of line item #1 - Arch Grille
proposed*

Balfour Beatty Construction

June 7, 2017

Ms. Kim Brown
Library Associates, LLC
17 Lockwood Drive
Charleston, SC 29401

Project: Hotel at Marion Square

Re: Request for Change Order # 078
Interior SF08 Allowance Reconciliation - Revision 5

Dear Ms. Brown:

We are submitting, herewith, our Request for Change Order # 078 in the amount of Two hundred fifty-seven thousand sixty-nine (\$257,069.72) to provide additional work in accordance with the following qualifications:

Interior cast stone SF08 trim and column allowance reconciliation. Pricing is based on mark ups from Brian Rinehart "20160901180233" and summary in email "630 / Marion Square / Arriscraft / Formglass / Wood Review.msg" and multiple coordination calls. Due to coordination concerns, BBC requests revised drawings with the updated accepted pricing. Pricing is based off a latex SF-01 finish ILO of SF-08 where highlighted as trim. Pricing includes higher gauge studs and backer board per RFI-449.

*Updated per revisions in SI49.

**We reserve our right to analyze the schedule impact from the time of approval. There will be an impact to the delivery of all areas affected by this change.

This proposal covers only the changes to the specific work as set fourth in the attached proposal breakout. Changes in the work and associated price adjustments other than those noted in our proposal are not included. Pricing included in this proposal is valid for thirty (30) days.

Please contact me with any questions regarding this request for Change Order.

Sincerely,



Nick Starcevic
Project Manager

cc:
Jennifer Faulkinberry
Marty Wall
Jim Clements
Brian Rinehart
Woody Faust
David Stanton
Tim Spano
Alec Dooley

RCO # 078 - File

Balfour Beatty Construction

Hotel at Marion Square

Request for Change Order # 078– Interior SF08 Allowance Reconciliation - Revision 4

The additional work for the **Interior SF08 Allowance Reconciliation - Revision 4** by Balfour Beatty Construction is hereby approved:

#	Budget Code	Description	Total
1	400.50925200.40	Form Glass / Quarry Cast Trim Profiles	\$251,123.00
2		Millwork Revisions per SI 49	\$126,088.00
3		Interior Stone	\$81,470.00
4	400.50991000.40	Paint and SF	\$32,500.00
5		SF-08 Allowance from GMP	(\$250,000.00)
6		Interior Wall Requirements for Mounting Stone (RFI-449)	\$4,004.00

Total Items \$245,185.00

Total Markups \$11,884.72

RCO Total \$257,069.72

The total Cost to perform the work as described above is an ADD of Two hundred fifty-seven thousand sixty-nine (\$257,069.72).

Please indicate your acceptance and approval of this additional work in the space provided below.

Authorization Granted by: Kim Brown
Kim Brown, Library Associates, LLC

Date: 6/14/2017

RCO# 078

affour Beatty Construction

January 25, 2017

Ms. Kim Brown
Library Associates, LLC
17 Lockwood Drive
Charleston, SC 29401

Project: Hotel at Marion Square

Re: Request for Change Order # 090
Sublevel Sheet Pile Painting Upgrade

Dear Ms. Brown:

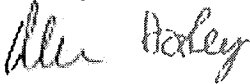
We are submitting, herewith, our Request for Change Order # 090 in the amount of Seven thousand three hundred sixty-two (\$7,362.87) to provide additional work in accordance with the following qualifications:

Upgrade sheet pile painting to Macropoxy in lieu of KemKromix/Industrial Enamel.

This proposal covers only the changes to the specific work as set fourth in the attached proposal breakout. Changes in the work and associated price adjustments other than those noted in our proposal are not included. Pricing included in this proposal is valid for thirty (30) days.

Please contact me with any questions regarding this request for Change Order.

Sincerely,



Alec Dooley
Assistant Project Manager

cc:
Jim Clements
Marty Wall
Jennifer Faulkinberry
Nick Starcevic
Tim Spano

RCO # 090 - File

Balfour Beatty Construction

Hotel at Marion Square

Request for Change Order # 090- Sublevel Sheet Pile Painting Upgrade

The additional work for the Sublevel Sheet Pile Painting Upgrade by Balfour Beatty Construction is hereby approved:

#	Budget Code	Description	Total
1	400.50991000.40	Sublevel Sheet Pile Painting Upgrade	\$7,022.48

Total Items

~~\$7,022.48~~ **\$5,950**

Total Markups

~~\$240.30~~ **\$293.57**

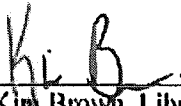
RCO Total

~~\$7,022.48~~ **\$6,133.57**

The total Cost to perform the work as described above is an ADD of Seven thousand three hundred sixty-two (\$7,362.87).

Please indicate your acceptance and approval of this additional work in the space provided below.

Authorization Granted by:


Kim Brown, Library Associates, LLC

Date:

5-17-2017

RCO# 090

Wfour Beatty
Construction

February 10, 2017

Ms. Kim Brown
Library Associates, LLC
17 Lockwood Drive
Charleston, SC 29401

Project: Hotel at Marion Square

Re: Request for Change Order # 091
RFI 0789 - Private Dining Revisions

Dear Ms. Brown:

We are submitting, herewith, our Request for Change Order # 091 in the amount of Five thousand seven hundred nineteen (\$5,719.74) to provide additional work in accordance with the following qualifications:

Furnish all labor, materials and supervision to install light fixtures and clock receptacles as shown in RFI 0789. Cost includes removal of hat channel framing and increasing the depth of the south wall and south soffit to allow for clock receptacles. Post installing mounting anchors for DC-30 fixtures (as shown in RFI 0812), is included.

This proposal covers only the changes to the specific work as set forth in the attached proposal breakout. Changes in the work and associated price adjustments other than those noted in our proposal are not included. Pricing included in this proposal is valid for thirty (30) days.

Please contact me with any questions regarding this request for Change Order.

Sincerely,



Alec Dooley
Assistant Project Manager

cc:

Marty Wall
Jim Clements
Jennifer Faulkinberry
Brian Rinehart
Nick Starcevic
Tim Spano

RCO # 091 - File

Balfour Beatty Construction

Hotel at Marion Square

Request for Change Order # 091 - RFI 0789 - Private Dining Revisions

The additional work for the RFI 0789 - Private Dining Revisions by Balfour Beatty Construction is hereby approved:

#	Budget Code	Description	Total
1	400.51600000.40	Install Clock Receptacles and Revised Lighting per RFI 0789	\$2,592.30
2	400.50925200.40	Increase Wall Thickness and Soffit to Accommodate Receptacles	\$2,863.00 \$2,359.00

Total Items

~~\$5,455.30~~ \$4,451.00

Total Markups

~~\$2,140.00~~ 9240.00

RCO Total

~~\$5,719.74~~ \$5,411.30

The total Cost to perform the work as described above is an ADD of Five thousand seven hundred nineteen (\$5,719.74).

Please indicate your acceptance and approval of this additional work in the space provided below.

Authorization Granted by:

Kim B.
Kim Brown, Library Associates, LLC

Date:

5/17/2017

RCO# 091

Balfour Beatty Construction

February 2, 2017

Ms. Kim Brown
Library Associates, LLC
17 Lockwood Drive
Charleston, SC 29401

Project: Hotel at Marion Square
Re: Request for Change Order # 092
Grout Behind Precast Base per RJK Report

Dear Ms. Brown:

We are submitting, herewith, our Request for Change Order # 092 in the amount of Twelve thousand three hundred forty-eight (\$12,348.41) to provide additional work in accordance with the following qualifications:

Per RJ Kenney report, "The grout [at the base of the wall] should extend to the underside of the flashing in order to protect the wall below the flashing against water penetration and to support the through wall flashing as it spans the cavity."

This proposal covers only the changes to the specific work as set forth in the attached proposal breakout. Changes in the work and associated price adjustments other than those noted in our proposal are not included. Pricing included in this proposal is valid for thirty (30) days.

Please contact me with any questions regarding this request for Change Order.

Sincerely,



Nick Starcevic
Project Manager

cc:
Marty Wall
Jennifer Faulkinberry
Jim Clements
Tim Spano
Alec Dooley

RCO # 092 - File

Balfour Beatty Construction

February 21, 2017

Ms. Kim Brown
Library Associates, LLC
17 Lockwood Drive
Charleston, SC 29401

Project: Hotel at Marion Square

Re: Request for Change Order # 093
RFI 0745 - SI 26 SAR Change

Dear Ms. Brown:

We are submitting, herewith, our Request for Change Order # 093 in the amount of Eight thousand three hundred thirty-two (\$8,332.30) to provide additional work in accordance with the following qualifications:

Furnish and install Crosslink 218 grills at the guestroom corridor, Manager's apartment, and concierge lounge to match guestrooms per RFI 0746. Provide credit for contract grills.

This proposal covers only the changes to the specific work as set forth in the attached proposal breakout. Changes in the work and associated price adjustments other than those noted in our proposal are not included. Pricing included in this proposal is valid for thirty (30) days.

Please contact me with any questions regarding this request for Change Order.

Sincerely,



Alec Dooley
Assistant Project Manager

cc:
Marty Wall
Jim Clements
Jennifer Faulkinberry
Taylor Walker
Nick Stareevic
Tim Spano

RCO # 093 - File

Balfour Beatty Construction

Hotel at Marion Square

Request for Change Order # 093— RFI 0745 - SI 26 SAR Change

The additional work for the RFI 0745 - SI 26 SAR Change by Balfour Beatty Construction is hereby approved:

#	Budget Code	Description	Total
1	400.51500000.40	RFI 0745 - SI 26 SAR Change	\$7,947.08

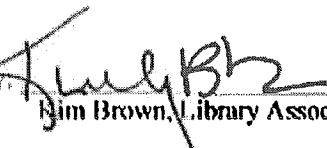
Total Items \$7,947.08

Total Markups \$385.22

RCO Total \$8,332.30

The total Cost to perform the work as described above is an ADD of Eight thousand three hundred thirty-two (\$8,332.30).

Please indicate your acceptance and approval of this additional work in the space provided below.

Authorization Granted by: 
Jim Brown, Library Associates, LLC

Date: _____

RCO# 093

Balfour Beatty Construction

Hotel at Marion Square

Request for Change Order # 092 - Grout Behind Precast Base per RJK Report

The additional work for the **Grout Behind Precast Base per RJK Report** by Balfour Beatty Construction is hereby approved:

#	Budget Code	Description	Total
1	400.50400000.40	Grout Behind Precast Base per RJK Report	\$11,777.52

Total Items \$11,777.52

Total Markups \$570.89

RCO Total \$12,348.41

The total Cost to perform the work as described above is an ADD of Twelve thousand three hundred forty-eight (\$12,348.41).

Please indicate your acceptance and approval of this additional work in the space provided below.

Authorization Granted by: Kim Brown
Kim Brown, Library Associates, LLC

Date: 5-17-2017

RCO# 092

Balfour Beatty Construction

February 7, 2017

Ms. Kim Brown
Library Associates, LLC
17 Lockwood Drive
Charleston, SC 29401

Project: Hotel at Marion Square

Re: Request for Change Order # 094
Dishwater Booster Heater Revision

Dear Ms. Brown:

We are submitting, herewith, our Request for Change Order # 094 in the amount of Twenty-two thousand five hundred seventy-two (\$22,572.96) to provide additional work in accordance with the following qualifications:

Material and Labor to add (2) 90AMP 480V/3PH breakers for the kitchen dishwashers on L1 and L2. Changes were not shown in MOD 2 as indicated in current contract documents nor were they included in the GMP documents. RFI-0748 provided additional clarification on this change.

This proposal covers only the changes to the specific work as set fourth in the attached proposal breakout. Changes in the work and associated price adjustments other than those noted in our proposal are not included. Pricing included in this proposal is valid for thirty (30) days.

Please contact me with any questions regarding this request for Change Order.

Sincerely,



Nick Stareevic
Project Manager

cc:
Jennifer Faulkinberry
Bill Richardson
Marty Wall
Jim Clements
Tim Spano
Alec Dooley

RCO # 094 - File

Balfour Beatty Construction

Hotel at Marion Square

Request for Change Order # 094 ~~4~~Dishwater Booster Heater Revision

The additional work for the **Dishwater Booster Heater Revision** by Balfour Beatty Construction is hereby approved:

#	Budget Code	Description	Total
1	400.51600000.40	Dishwater Booster Heater Revision	\$21,529.37

Total Items \$21,529.37

Total Markups \$1,043.59

RCO Total **\$22,572.96**

The total Cost to perform the work as described above is an ADD of Twenty-two thousand five hundred seventy-two (\$22,572.96).

Please indicate your acceptance and approval of this additional work in the space provided below.

Authorization Granted by 
Kim Brown, Library Associates, LLC

Date: 5.3.2017

RCO# 094

Balfour Beatty Construction

February 15, 2017

Ms. Kim Brown
Library Associates, LLC
17 Lockwood Drive
Charleston, SC 29401

Project: Hotel at Marion Square
Re: Request for Change Order # 096
BMCC Plumbing MODs 1-3 (HVAC excluded)

Dear Ms. Brown:

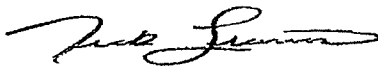
We are submitting, herewith, our Request for Change Order # 096 in the amount of One hundred ten thousand five hundred ninety-one (~~\$110,591.37~~) to provide additional work in accordance with the following qualifications:

105,789
BMCC Plumbing MODs 1-3 Pricing, HVAC excluded.

This proposal covers only the changes to the specific work as set fourth in the attached proposal breakout. Changes in the work and associated price adjustments other than those noted in our proposal are not included. Pricing included in this proposal is valid for thirty (30) days.

Please contact me with any questions regarding this request for Change Order.

Sincerely,



Nick Starcevic
Project Manager

cc:
Marty Wall
Jim Clements
Jennifer Faulkinberry
Taylor Walker
Tim Spano
Alec Dooley
Jeff Sandeen
Geoff Brown

RCO # 096 - File

Balfour Beatty Construction

Hotel at Marion Square

Request for Change Order # 096- BMCC Plumbing MODs 1-3 (HVAC excluded)

The additional work for the **BMCC Plumbing MODs 1-3 (HVAC excluded)** by Balfour Beatty Construction is hereby approved:

#	Budget Code	Description	Total
1		BMCC MOD 1 (HVAC excluded)	\$32,981.38
2		BMCC MOD 2 (HVAC excluded)	\$58,549.00
3		BMCC MOD 3 (HVAC excluded)	\$13,948.18

Total Items

\$105,478.56

Total Markups

\$5,112.81

RCO Total

\$110,591.37

total Cost to perform the work as described above is an ADD of One hundred ten thousand five hundred ninety-one (\$110,591.37).

105,789.00

Please indicate your acceptance and approval of this additional work in the space provided below.

Authorization Granted by: Kim Brown, Library Associates, LLC

Date: 6/14/2017

RCO# 096

Mo

Balfour Beatty Construction

February 21, 2017

Ms. Kim Brown
Library Associates, LLC
17 Lockwood Drive
Charleston, SC 29401

Project: Hotel at Marion Square

Re: Request for Change Order # 098
MOD 4 Piping Revisions

Dear Ms. Brown:

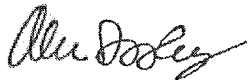
We are submitting, herewith, our Request for Change Order # 098 in the amount of Thirty-two thousand four hundred four (\$32,404.62) to provide additional work in accordance with the following qualifications:

~~NO~~ ~~\$31,380.00~~ ~~THIRTY ONE THOUSAND THREE HUNDRED AND EIGHTY~~
Provide all material, labor, and supervision for MOD 4 piping changes. Cost includes the installation and control monitoring for new BTU meter and associated insulation. This proposal does not include ductwork changes from MOD 4.

This proposal covers only the changes to the specific work as set fourth in the attached proposal breakout. Changes in the work and associated price adjustments other than those noted in our proposal are not included. Pricing included in this proposal is valid for thirty (30) days.

Please contact me with any questions regarding this request for Change Order.

Sincerely,



Alec Dooley
Assistant Project Manager

cc:
Marty Wall
Jim Clements
Jennifer Faulkinberry
Taylor Walker
Nick Starcevic
Tim Spano

RCO # 098 - File

Balfour Beatty Construction

Hotel at Marion Square

Request for Change Order # 098- MOD 4 Piping

The additional work for the **MOD 4 Piping** by Balfour Beatty Construction is hereby approved:

#	Budget Code	Description	Total
1	400.51500000.40	MOD 4 Piping	\$30,906.50

Total Items ~~\$30,906.50~~ \$29,929.00

Total Markups ~~\$1,498.12~~ \$1,451.00

RCO Total ~~\$32,404.62~~ \$31,380.00

The total Cost to perform the work as described above is an ADD of Thirty-two thousand four hundred four (\$32,404.62). NRS

Please indicate your acceptance and approval of this additional work in the space provided below.

Authorization Granted by: KL B
Kim Brown, Library Associates, LLC

Date: 6-14-2017

RCO# 098

Balfour Beatty Construction

March 6, 2017

Ms. Kim Brown
Library Associates, LLC
17 Lockwood Drive
Charleston, SC 29401

Project: Hotel at Marion Square

Re: Request for Change Order # 099
RFI 473 Exterior Chiller Pipe & Supports

Dear Ms. Brown:

We are submitting, herewith, our Request for Change Order # 099 in the amount of Seventeen thousand five hundred (\$17,500.66) to provide additional work in accordance with the following qualifications:

Relocate CHWS and CHSR out of kitchen to exterior per RFI 473.
Add engineered exterior wall supports and stanchions.
Add exterior insulation and heat trace per specifications.

This proposal covers only the changes to the specific work as set forth in the attached proposal breakout. Changes in the work and associated price adjustments other than those noted in our proposal are not included. Pricing included in this proposal is valid for thirty (30) days.

Please contact me with any questions regarding this request for Change Order.

Sincerely,



Nick Starcevic
Project Manager

cc:
Marty Wall
Jennifer Faulkinberry
Taylor Walker
Jim Clements
Tim Spano
Alec Dooley
Geoff Brown

RCO # 099 - File

Balfour Beatty Construction

Hotel at Marion Square

Request for Change Order # 099- RFI 473 Exterior Chiller Pipe & Supports

The additional work for the RFI 473 Exterior Chiller Pipe & Supports by Balfour Beatty Construction is hereby approved:

#	Budget Code	Description	Total
1	400.51500000.40	RFI 473 Exterior Chiller Pipe & Supports	\$16,691.58

Total Items

~~\$16,691.58~~ \$14,791.00

Total Markups

~~\$800.00~~ \$ 716.46

RCO Total

~~\$17,500.66~~ \$ 15,507.46

DWS

The total Cost to perform the work as described above is an ADD of Seventeen thousand five hundred (\$17,500.66).

Please indicate your acceptance and approval of this additional work in the space provided below.

Authorization Granted by:



Kim Brown, Library Associates, LLC

Date:

5/17/2017

RCO# 099

Balfour Beatty Construction

June 12, 2017

Ms. Kim Brown
Library Associates, LLC
17 Lockwood Drive
Charleston, SC 29401

Project: Hotel at Marion Square
Re: Request for Change Order # 111
Tub Wells in Guestroom Baths

Dear Ms. Brown:

We are submitting, herewith, our Request for Change Order # 111 in the amount of One hundred forty-one thousand seven hundred ten (\$141,710.00) to provide additional work in accordance with the following qualifications:

\$135,710
Per MOD-8 and Model Room Drawings, provide and install GFRG well. Pricing included additional 4" drop for ceiling, GFRG ceiling well, and paint. GFRG is priced per the attached shop drawings and assumed to painted semi-gloss. Pricing for (2) in place mock up must also be accepted.

KM ~~We reserve our right to evaluate the impact to the schedule for time and general conditions.~~

4/10/17 Pricing revised to include 171 drywall ceiling wells, no trim, and flat paint. No ADA rooms included.

5/19/17 Pricing reduced per owner's meeting.

6/12/17 Pricing combined with RCO 089 for GFRG tub wells at the mock up.

We reserve our right to assess schedule impact from time of approval.

This proposal covers only the changes to the specific work as set fourth in the attached proposal breakout. Changes in the work and associated price adjustments other than those noted in our proposal are not included. Pricing included in this proposal is valid for thirty (30) days.

Please contact me with any questions regarding this request for Change Order.

Sincerely,



Alec Dooley
Assistant Project Manager

Balfour Beatty

Construction

cc:

Marty Wall

Melissa Pense

Jim Clements

Jennifer Faulkinberry

Brian Rinehart

Woody Faust

Nick Starcevic

Tim Spano

David Stanton

RCO # 111 - File

Balfour Beatty Construction

Hotel at Marion Square

Request for Change Order # 111—Tub Wells in Guestroom Baths

The additional work for the **Tub Wells in Guestroom Baths** by Balfour Beatty Construction is hereby approved:

#	Budget Code	Description	Total
1	400.50925200.40	Drywall Tub Well in Guest Bathrooms	\$128,548.00
2	400.50991000.40	Paint Drywall Tub Well in Guest Bathrooms	\$4,114.83
3	400.50925200.40	GFRG Ceiling Wells at Mockup	\$2,496.00

Total Items \$135,158.83

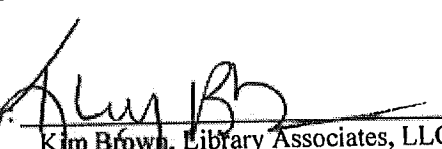
Total Markups \$6,551.17

RCO Total \$141,710.00

The total Cost to perform the work as described above is an ADD of One hundred forty-one thousand seven hundred ten (\$141,710.00).

Please indicate your acceptance and approval of this additional work in the space provided below.

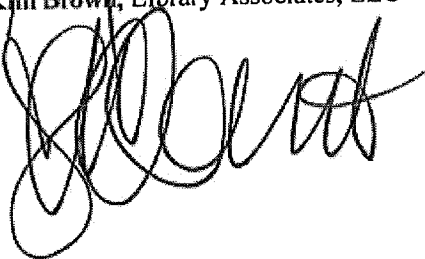
Authorization Granted by:


Kim Brown, Library Associates, LLC

Date:

7/13/2013

RCO# 111



7/13/17

Balfour Beatty Construction

April 17, 2017

Ms. Kim Brown
Library Associates, LLC
17 Lockwood Drive
Charleston, SC 29401

Project: Hotel at Marion Square
Re: Request for Change Order # 114
Break Metal Window Covers

Dear Ms. Brown:

We are submitting, herewith, our Request for Change Order # 114 in the amount of Nine thousand eight hundred twenty-nine (\$9,829.00) to provide additional work in accordance with the following qualifications:

Furnish labor and material to provide twenty four (24) black break metal window covers to conceal windows behind sheetrock. Locations are as provided on the attached highlighted plan view.

This proposal covers only the changes to the specific work as set fourth in the attached proposal breakout. Changes in the work and associated price adjustments other than those noted in our proposal are not included. Pricing included in this proposal is valid for thirty (30) days.

Please contact me with any questions regarding this request for Change Order.

Sincerely,



Alec Dooley
Assistant Project Manager

cc:
Jennifer Faulkinberry
Jim Clements
Marty Wall
Brian Rinehart
Nick Starcevic
Tim Spano
David Stanton

RCO # 114 - File

Balfour Beatty Construction

Hotel at Marion Square

Request for Change Order # 114- Break Metal Window Covers

The additional work for the Break Metal Window Covers by Balfour Beatty Construction is hereby approved:

#	Budget Code	Description	Total
1	400.50880000.40	Break Metal Window Covers	\$9,374.00

Total Items \$9,374.00

Total Markups \$455.00

RCO Total \$9,829.00

The total Cost to perform the work as described above is an ADD of Nine thousand eight hundred twenty-nine (\$9,829.00).

Please indicate your acceptance and approval of this additional work in the space provided below.

Authorization Granted by 
Kim Brown, Library Associates, LLC

Date: 5.3.2017

RCO# 114

Balfour Beatty Construction

May 18, 2017

Ms. Kim Brown
Library Associates, LLC
17 Lockwood Drive
Charleston, SC 29401

Project: Hotel at Marion Square
Re: Request for Change Order # 116
Guestroom and ~~Common~~ Plumbing Fixture Revisions

Dear Ms. Brown:

We are submitting, herewith, our Request for Change Order # 116 in the amount of One hundred fifty-four thousand two hundred thirty (\$154,230.73) to provide additional work in accordance with the following qualifications:

Plumbing Fixture Revisions in Guestrooms per attached "HMS - Revised Plumbing Fixture Comparison" and submittal comments. All lead times per quote apply.

~~Includes 29 additional work days for valve rough in on the guestroom floors.~~ We reserve our right to analyze the schedule impact and request added time and general conditions.

This proposal covers only the changes to the specific work as set fourth in the attached proposal breakout. Changes in the work and associated price adjustments other than those noted in our proposal are not included. Pricing included in this proposal is valid for thirty (30) days.

Please contact me with any questions regarding this request for Change Order.

Sincerely,



Nick Starcevic
Project Manager

cc:
Jennifer Faulkinberry
Taylor Walker
Marty Wall
Jim Clements
Brian Rinehart
Karen Jenkins
Woody Faust
David Stanton
Tim Spano
Alec Dooley

RCO # 116 - File

Balfour Beatty Construction

Hotel at Marion Square

Request for Change Order # 116- Guestroom and Common Plumbing Fixture Revisions

The additional work for the **Guestroom and Common Plumbing Fixture Revisions** by Balfour Beatty Construction is hereby approved:

#	Budget Code	Description	Total
1	400.51500000.40	Revised Plumbing Fixtures	\$147,100.40

Total Items \$147,100.40

Total Markups \$7,130.33

RCO Total \$154,230.73

The total Cost to perform the work as described above is an ADD of One hundred fifty-four thousand two hundred thirty (\$154,230.73).

Please indicate your acceptance and approval of this additional work in the space provided below.

Authorization Granted by: Kim B.
Kim Brown, Library Associates, LLC

Date: 4/14/2021

RCO# 116

Balfour Beatty Construction

July 7, 2017

Ms. Kim Brown
Library Associates, LLC
17 Lockwood Drive
Charleston, SC 29401

Project: Hotel at Marion Square

Re: Request for Change Order # 117
SI38 - Pricing

Dear Ms. Brown:

We are submitting, herewith, our Request for Change Order # 117 in the amount of One hundred sixty-one thousand nine hundred thirty-three (\$161,933.00) to provide additional work in accordance with the following qualifications:

Electrical changes per SI 38. All comments on subcontractor quotes apply. Includes oversight for 2 shutdowns, demo of door and drywall, patching of sheetrock, and paint. This does not include removal of mechanical equipment, schedule revisions, or any changes to other scopes of work not specifically included in the subcontractor back up.

If approval is received after 30 days from submission of this proposal, we reserves the right to re-evaluate for cost escalation.

~~We reserve our right to access the impact from time of approval. All comments from the backup apply.~~

*5/23/17 Coordination Study removed.

*6/27/17 Revised to include GE panel board per engineer.

*7/7/17 Revised to include a summary per engineer's comments. Subcontractor also added back in Square D breakers and existing MSB lugging. Per Watson, Square D manufacturing does not provide itemized breakdowns for LOT pricing.

This proposal covers only the changes to the specific work as set fourth in the attached proposal breakout. Changes in the work and associated price adjustments other than those noted in our proposal are not included. Pricing included in this proposal is valid for thirty (30) days.

Please contact me with any questions regarding this request for Change Order.

Sincerely,



Nick Starcevic
Project Manager

cc:
Jennifer Faulkinberry
Bill Richardson
Jim Clements

Balfour Beatty

Construction

Marty Wall
David Stanton
Tim Spano
Alec Dooley

RCO # 117 - File

Balfour Beatty Construction

Hotel at Marion Square

Request for Change Order # 117- SI38 - Pricing

The additional work for the **SI38 - Pricing** by Balfour Beatty Construction is hereby approved:

#	Budget Code	Description	Total
1	400.51600000.40	SI38 - Electrical Pricing	\$150,625.59
2	400.50925200.40	SI38 - Drywall Demo and Patch	\$2,031.00
3	400.50306510.40	SI38 - GC COW	\$1,440.00
4	400.50991000.40	SI38 - Paint	\$350.00

Total Items \$154,446.59

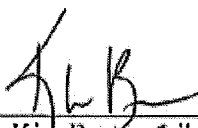
Total Markups \$7,486.41

RCO Total \$161,933.00

The total Cost to perform the work as described above is an ADD of One hundred sixty-one thousand nine hundred thirty-three (\$161,933.00).

Please indicate your acceptance and approval of this additional work in the space provided below.

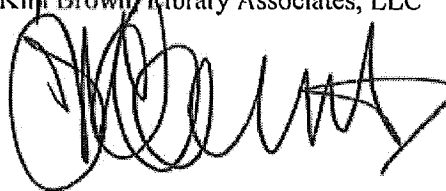
Authorization Granted by:


Kim Brown, Library Associates, LLC

Date:

7/13/2017

RCO# 117

 7/13/17

Balfour Beatty Construction

May 16, 2017

Ms. Kim Brown
Library Associates, LLC
17 Lockwood Drive
Charleston, SC 29401

Project: Hotel at Marion Square

Re: Request for Change Order # 119
Light Fixture DD and LR Finish Upgrade

Dear Ms. Brown:

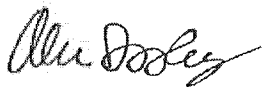
We are submitting, herewith, our Request for Change Order # 119 in the amount of Ten thousand four hundred one (\$10,401.00) to provide additional work in accordance with the following qualifications:

Per the submittal 16 500-02 and 16 500-02.1 fixture types DD and LR are to be upgraded to a BRM finish. E601 calls for the DD fixture to receive an Architectural Bronze Powder Coat. Lux Veritas submittal comment acknowledges that no finish was indicated for the LR fixtures in the specifications and that there would be an upcharge for BRM finish vs. other standard finish. There are roughly 43 DD and 52 LR fixtures on the project.

This proposal covers only the changes to the specific work as set fourth in the attached proposal breakout. Changes in the work and associated price adjustments other than those noted in our proposal are not included. ~~Pricing included in this proposal is valid for thirty (30) days:~~ 

Please contact me with any questions regarding this request for Change Order.

Sincerely,



Alec Dooley
Assistant Project Manager

cc:
Marty Wall
Jim Clements
Jennifer Faulkinberry
Brian Rinehart
Nick Starcevic
Tim Spano
David Stanton

RCO # 119 - File

Balfour Beatty Construction

Hotel at Marion Square

Request for Change Order # 119- Light Fixture DD and LR Finish Upgrade

The additional work for the **Light Fixture DD and LR Finish Upgrade** by Balfour Beatty Construction is hereby approved:

#	Budget Code	Description	Total
1	400.51600000.40	Light Fixture DD and LR Finish Upgrade	\$9,919.61

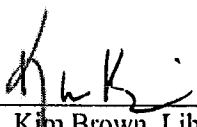
Total Items \$9,919.61

Total Markups \$481.39

RCO Total \$10,401.00

The total Cost to perform the work as described above is an ADD of Ten thousand four hundred one (\$10,401.00).

Please indicate your acceptance and approval of this additional work in the space provided below.

Authorization Granted by: 
Kim Brown, Library Associates, LLC

Date: 7/13/2017

RCO# 119

Balfour Beatty Construction

May 23, 2017

Ms. Kim Brown
Library Associates, LLC
17 Lockwood Drive
Charleston, SC 29401

Project: Hotel at Marion Square

Re: Request for Change Order # 120
SI 39 - Patisserie Revisions

Dear Ms. Brown:

We are submitting, herewith, our Request for Change Order # 120 in the amount of Four thousand six hundred thirty-six (\$4,636.00) to provide additional work in accordance with the following qualifications:

Cost to relocate drywall alcove at south end of Patisserie. Install furrout wall at back counter. Install three new LZ fixtures. Delete installation of 3 LP fixtures. This cost does not include any revisions to the lighting controls, as they will be priced separately.

This proposal covers only the changes to the specific work as set fourth in the attached proposal breakout. Changes in the work and associated price adjustments other than those noted in our proposal are not included. Pricing included in this proposal is valid for thirty (30) days.

Please contact me with any questions regarding this request for Change Order.

Sincerely,



Alec Dooley
Assistant Project Manager

cc:
Jennifer Faulkinberry
Jim Clements
Marty Wall
Brian Rinehart
Nick Starcevic
Tim Spano
David Stanton

RCO # 120 - File

Balfour Beatty Construction

Hotel at Marion Square

Request for Change Order # 120- SI 39 - Patisserie Revisions

The additional work for the **SI 39 - Patisserie Revisions** by Balfour Beatty Construction is hereby approved:

#	Budget Code	Description	Total
1	400.51600000.40	SI 39 - Patisserie Revisions	\$2,581.16
2	400.50925200.40	SI 39 - Patisserie Revisions	\$1,840.00

Total Items \$4,421.16

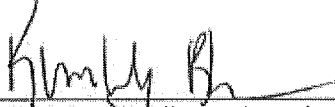
Total Markups \$214.84

RCO Total \$4,636.00

The total Cost to perform the work as described above is an ADD of Four thousand six hundred thirty-six (\$4,636.00).

Please indicate your acceptance and approval of this additional work in the space provided below.

Authorization Granted by:


Kim Brown, Library Associates, LLC

Date:

6/17/2017

RCO# 120

Balfour Beatty Construction

July 12, 2017

Ms. Kim Brown
Library Associates, LLC
17 Lockwood Drive
Charleston, SC 29401

Project: Hotel at Marion Square

Re: Request for Change Order # 121R1
Spa Retail Drawing Revision

Dear Ms. Brown:

We are submitting, herewith, our Request for Change Order # 121R1 in the amount of Seven thousand seven hundred seventy-one (\$7,771.00) to provide additional work in accordance with the following qualifications:

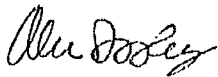
- Drywall Revisions - \$4,466
 - Install wall framing per DCI sketch dated 6/23/17.
 - Adjust alcoves for future display tables.
 - Install bulkhead for new closet door.
- Door, Frames and Hardware Revisions - \$2,638
 - Install new closet door at Spa Retail entry from Lobby.
- Electrical Revisions - \$306
 - Install new outlet for future desk.

We reserve our right to assess schedule impact from time of approval.

This proposal covers only the changes to the specific work as set fourth in the attached proposal breakout. Changes in the work and associated price adjustments other than those noted in our proposal are not included. Pricing included in this proposal is valid for thirty (30) days.

Please contact me with any questions regarding this request for Change Order.

Sincerely,



Alec Dooley
Assistant Project Manager

cc:
Marty Wall
Melissa Pense
Jim Clements
Jennifer Faulkinberry
Woody Faust
Nick Starcevic
Tim Spano
David Stanton
RCO # 121R1 - File

Balfour Beatty Construction

Hotel at Marion Square

Request for Change Order # 121R1— Spa Retail Drawing Revision

The additional work for the **Spa Retail Drawing Revision** by Balfour Beatty Construction is hereby approved:

#	Budget Code	Description	Total
1	400.50925200.40	Spa Retail Drywall Revisions	\$4,466.00
2	400.51600000.40	SI 39 - Spa Retail Revisions - Electrical	\$306.92
3	400.50810060.45	Spa Retail Closet Door Revisions	\$2,638.73

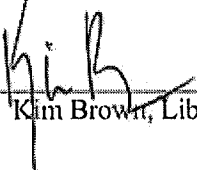
Total Items \$7,411.65

Total Markups \$359.35

RCO Total \$7,771.00

The total Cost to perform the work as described above is an ADD of Seven thousand seven hundred seventy-one (\$7,771.00).

Please indicate your acceptance and approval of this additional work in the space provided below.

Authorization Granted by: 
Kim Brown, Library Associates, LLC

Date: 7.13.2017

RCO# 121R1

Balfour Beatty Construction

July 12, 2017

Ms. Kim Brown
Library Associates, LLC
17 Lockwood Drive
Charleston, SC 29401

Project: Hotel at Marion Square

Re: Request for Change Order # 124R1
Spa Retail Case and Millwork Revisions

Dear Ms. Brown:

We are submitting, herewith, our Request for Change Order # 124R1 in the amount of Two thousand five hundred fourteen (\$2,514.24) to provide additional work in accordance with the following qualifications:

- Spa Retail Millwork Revisions (MOD 1-8)
 - MOD 1 - \$527
 - Add blocking for HVAC crown drop.
 - MOD 4 - \$1,799
 - Remove blocking for HVAC crown drop
 - Revise room trim due to new layout (lobby access to spa retail)
 - MOD 7 - \$1,030
 - Reduce crown, base and casing from revised layout
 - Add casing and paneling on new cased opening/pilasters where columns were removed.
 - MOD 8 - \$136
 - Add mouse hole hinged access
- Spa Retail Casework Revisions – (\$1,740) – Revised per sketch DCI sketch issued on 7/5/17. Drywall and Door, Frame and Hardware revisions to this sketch will be issued in RCO 121R1
 - Display Table Revisions
 - Add base cabinet with decorative door
 - Add pullouts under tabletop
 - Add shoe mold
 - Change decorative top piece from HDF to plaster
 - Puck Display
 - Change hardware to B+N Puck
 - Change decorative top piece from HDF to plaster

We reserve our right to assess schedule impact from time of acceptance.

Balfour Beatty Construction

This proposal covers only the changes to the specific work as set fourth in the attached proposal breakout. Changes in the work and associated price adjustments other than those noted in our proposal are not included. Pricing included in this proposal is valid for thirty (30) days.

Please contact me with any questions regarding this request for Change Order.

Sincerely,

Alec Dooley
Assistant Project Manager

cc:
Marty Wall
Melissa Pense
Jim Clements
Jennifer Faulkinberry
Woody Faust
Nick Starcevic
Tim Spano
David Stanton

RCO # 124R1 - File

Balfour Beatty Construction

Hotel at Marion Square

Request for Change Order # 124R1- Spa Retail Case and Millwork Revisions

The additional work for the **Spa Retail Case and Millwork Revisions** by Balfour Beatty Construction is hereby approved:

#	Budget Code	Description	Total
1	400.50640001.40	Spa Retail Casework Revisions	(\$1,740.00)
2	400.50640001.40	MOD 1-8 Millwork Revisions	\$4,138.00

Total Items \$2,398.00

Total Markups \$116.24

RCO Total \$2,514.24

The total Cost to perform the work as described above is an ADD of Two thousand five hundred fourteen (\$2,514.24).

Please indicate your acceptance and approval of this additional work in the space provided below.

Authorization Granted by: 
Kim Brown, Library Associates, LLC

Date: 7/15/2017

RCO# 124R1

Balfour Beatty Construction

June 5, 2017

Ms. Kim Brown
Library Associates, LLC
17 Lockwood Drive
Charleston, SC 29401

Project: Hotel at Marion Square

Re: Request for Change Order # 128
SI 39 - Guestroom Type C3 Lighting Revisions

Dear Ms. Brown:

We are submitting, herewith, our Request for Change Order # 128 in the amount of Three thousand two hundred ninety-seven (\$3,297.00) to provide additional work in accordance with the following qualifications:

Install J4 fixture at three C3 corner rooms (315, 415, 515) above double doors as shown on E414. Cost includes a single pole toggle switch for each J4 light fixture. Standard lead time for recessed light fixture is 4-6 weeks. Provide drywall patch for one can light and three drywall patches for toggle switch.

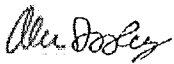
We reserve our right to assess the schedule impact from time of approval.

Balfour Beatty's understanding is that this is an owner requested change. Please advise how we are to proceed.

This proposal covers only the changes to the specific work as set forth in the attached proposal breakout. Changes in the work and associated price adjustments other than those noted in our proposal are not included. Pricing included in this proposal is valid for thirty (30) days.

Please contact me with any questions regarding this request for Change Order.

Sincerely,



Alec Dooley
Assistant Project Manager

cc:
Marty Wall
Melissa Pense
Jim Clements
Jennifer Faulkinberry
Bill Richardson
Brian Rinehart
Woody Faust
Nick Starcevic
Tim Spano
David Stanton

RCO # 128 - File

Balfour Beatty Construction

Hotel at Marion Square

Request for Change Order # 128- SI 39 - Guestroom Type C3 Lighting Revisions

The additional work for the **SI 39 - Guestroom Type C3 Lighting Revisions** by Balfour Beatty Construction is hereby approved:

#	Budget Code	Description	Total
1	400.51600000.40	SI 39 - Guestroom Type C3 Lighting Revisions	\$2,083.87
2	400.50925200.40	SI 39 - Guestroom Corner Rooms Drywall Patches for Added Light Fixtures	\$1,060.00

Total Items \$3,143.87

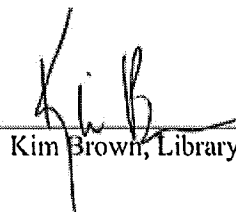
Total Markups \$153.13

RCO Total \$3,297.00

The total Cost to perform the work as described above is an ADD of Three thousand two hundred ninety-seven (\$3,297.00).

Please indicate your acceptance and approval of this additional work in the space provided below.

Authorization Granted by:


Kim Brown, Library Associates, LLC

Date:

7/13/2017

RCO# 128

Balfour Beatty Construction

June 15, 2017

Ms. Kim Brown
Library Associates, LLC
17 Lockwood Drive
Charleston, SC 29401

Project: Hotel at Marion Square

Re: Request for Change Order # 133
Revised Pocket Door Hardware

Dear Ms. Brown:

We are submitting, herewith, our Request for Change Order # 133 in the amount of Two thousand one hundred forty-six (\$2,146.09) to provide additional work in accordance with the following qualifications:

Revised Pocket Door Hardware

Add 716 Deltana FP4134 625

Mortise prep for 358 Pocket Doors

Add 358 Pocket Door Pull 9202-625

Credit for 177 Pocket Door Locks R161 (GMP)

*We reserve our right to access the schedule impact from time of approval. Late arrival of the doors will result in delays, additional mobilizations, and added costs.

This proposal covers only the changes to the specific work as set fourth in the attached proposal breakout. Changes in the work and associated price adjustments other than those noted in our proposal are not included. Pricing included in this proposal is valid for thirty (30) days.

Please contact me with any questions regarding this request for Change Order.

Sincerely,



Nick Starcevic
Project Manager

cc:
Jennifer Faulkinberry
Marty Wall
Jim Clements
Woody Faust
Karen Jenkins
David Stanton
Tim Spano
Alec Dooley

RCO # 133 - File

Balfour Beatty Construction

Hotel at Marion Square

Request for Change Order # 133– Revised Pocket Door Hardware

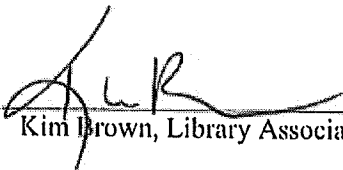
The additional work for the **Revised Pocket Door Hardware** by Balfour Beatty Construction is hereby approved:

#	Budget Code	Description	Total
1	400.50810060.45	R161 PDL Pocket Door Hardware (GMP)	(\$42,845.03)
2	400.50810060.45	Pocket Door Hardware (Deltanna and 9202-625)	\$44,891.90

Total Items	\$2,046.87
Total Markups	\$99.22
RCO Total	\$2,146.09

The total Cost to perform the work as described above is an ADD of Two thousand one hundred forty-six (\$2,146.09).

Please indicate your acceptance and approval of this additional work in the space provided below.

Authorization Granted by: 
Kim Brown, Library Associates, LLC

Date: 7.13.2017

RCO# 133

Balfour Beatty Construction

June 26, 2017

Ms. Kim Brown
Library Associates, LLC
17 Lockwood Drive
Charleston, SC 29401

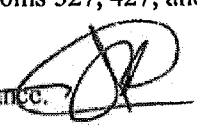
Project: Hotel at Marion Square

Re: Request for Change Order # 139
RFI 0991 - ADA Control Valve Location

Dear Ms. Brown:

We are submitting, herewith, our Request for Change Order # 139 in the amount of Three thousand three hundred twenty-five (\$3,325.16) to provide additional work in accordance with the following qualifications:

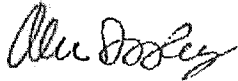
Per RFI 0991, contractor is to relocate already installed control valves for ADA bathtubs in rooms 327, 427, 527, 627, 727, 827. Demo and re-hang tile board in rooms 327, 427, and 527 in order to relocate tub valves.

~~We reserve our right to assess schedule impact from time of acceptance.~~ 

This proposal covers only the changes to the specific work as set fourth in the attached proposal breakout. Changes in the work and associated price adjustments other than those noted in our proposal are not included. Pricing included in this proposal is valid for thirty (30) days.

Please contact me with any questions regarding this request for Change Order.

Sincerely,



Alec Dooley
Assistant Project Manager

cc:
Marty Wall
Melissa Pense
Jim Clements
Jennifer Faulkinberry
Nick Starcevic
Tim Spano
David Stanton

RCO # 139 - File

Balfour Beatty Construction

Hotel at Marion Square

Request for Change Order # 139- RFI 0991 - ADA Control Valve Location

The additional work for the **RFI 0991 - ADA Control Valve Location** by Balfour Beatty Construction is hereby approved:

#	Budget Code	Description	Total
1	400.50925200.40	RFI 0991 - Drywall Patching	\$2,538.00
2	400.51500000.40	RFI 0991 - Plumbing Revisions	\$633.44

Total Items	\$3,171.44
Total Markups	\$153.72
RCO Total	\$3,325.16

The total Cost to perform the work as described above is an ADD of Three thousand three hundred twenty-five (\$3,325.16).

Please indicate your acceptance and approval of this additional work in the space provided below.

Authorization Granted by: Kim B.
Kim Brown, Library Associates, LLC

Date: 7-13-2017

RCO# 139

[Signature] 7/13/17

Owner Change Order

Owner	☒
Architect	☒
Contractor	☒
Field	☐
Other	☐

Project:
Hotel at Marion Square

Change Order Number: 008

Change Order Date: 11/15/2017

To Contractor: (Name and address):
Balfour Beatty Construction, LLC
1930 Camden Road
Suite 280
Charlotte, NC 28203

Architect's Project No: Owner Agreement
Contract Date:

The Contract is changed as follows:

RCO 084, 104, 107R4, 111, 113R1, 125R1, 127R1, 135R1, 137, 138R3, 142R2, 145, 147, 149R2, 150, 153, 155, 157, 165, 170, 173

RCO 084 New Mock Up For BAR (Cost for Mock Up Only)	\$123,333.18
RCO 104 MOD 6 Drawing Revisions -- ELECTRICAL EXCLUDED (Cost Only)	\$41,305.90
RCO 107R4 MOD 7 - Drawing Revisions (Cost Only)	\$88,965.61
RCO 111 Ceiling Wells in Guestroom Bath (Cost Only)	\$135,710.00
RCO 113R1 RFI-0787 -- Banquet Kitchen UDS Feed	\$12,653.00
RCO 125R1 Spa Case and Millwork Revisions	\$46,918.00
RCO 127 Supplemental Instruction #23 (Reservation of Right to pursue costs rejected)	\$61,150.00
RCO 135 SI 39 -- Stair 04 Revisions (Cost Only)	\$21,136.75
RCO 137 MOD 2 and 4 Ductwork Revisions	\$36,510.00
RCO 138R3 Supplemental Instruction 32 (Cost Only)	\$71,152.63
RCO 142R2 Hotel Millwork Revisions (Cost Only)	\$212,932.19
RCO 145 Domestic Hot Water Riser Offsets	\$16,926.00
RCO 147 RFI 0682 and 1006 Condensate Pumps	\$4,756.00
RCO 149R2 Supplemental Instruction 40	\$71,341.33
RCO 150 Delete Parking Lift for Storm Pump	(\$7,558.00)
RCO 153 Bathroom Accessory Reconciliation	(\$14,478.00)
RCO 155 Break Metal Window Panels at Foyer	\$1,081.00
RCO 157R1 RFI 1063 Operable Wall Soffit	\$6,552.96
RCO 165R1 SI 48 Spa Treatment Room Shower (Cost Only)	\$21,851.22
RCO 170 Barn Doors -- Doors, Hardware, and Installation (Cost Only)	\$258,025.97
RCO 173 Sixth Floor Parapet Stucco Band Color Change	\$5,545.89

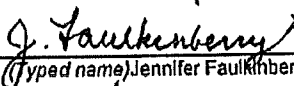
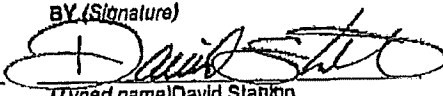
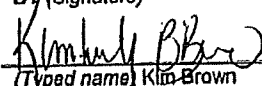
The original Contract Sum was	\$59,344,747.00
Net change by previously authorized Change Orders	\$3,185,441.69
The Contract Sum prior to this Change Order was	\$62,530,188.69
The Contract Sum will be increased by this Change Order in the amount of	\$1,215,811.63
The new Contract Sum including this Change Order will be	\$63,746,000.32
The Contract Time will be Increased / decreased	0 days

The date of Substantial Completion as of the date of this Change Order therefore is

8/19/2017

NOTE: This Change Order addresses those requests for costs and/or time associated with the Construction Change Directive and Request for Change (RCO) referenced above which are undisputed; however, this change order does not resolve related requests for costs and/or time which remain in dispute, and those requests are strictly reserved.

NOTE: This summary does not reflect changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which have been authorized by Construction Change Directive.

ARCHITECT (Firm name) Winford Lindsay Architect 344 West Pike Street Lawrenceville, GA 30046 ADDRESS BY (Signature)  (Typed name) Jennifer Faulkinberry DATE <u>11.29.17</u>	CONTRACTOR (Firm name) Balfour Beatty Construction, LLC 1930 Camden Road Suite 280 Charlotte, NC 28203 ADDRESS BY (Signature)  (Typed name) David Stanton DATE <u>11/27/2017</u>	OWNER (Firm name) Library Associates, LLC 17 Lockwood Drive Charleston, SC 29401 ADDRESS BY (Signature)  (Typed name) Kim Brown DATE <u>12/13/2017</u>
--	---	--

Jennifer Faulkinberry

Balfour Beatty

Construction

July 24, 2017

Ms. Kim Brown
Library Associates, LLC
17 Lockwood Drive
Charleston, SC 29401

Project: Hotel at Marion Square

Re: Request for Change Order # 084
New Mock Up for BAR

Dear Ms. Brown:

We are submitting, herewith, our Request for Change Order # 084 in the amount of One hundred twenty-eight thousand five hundred seventy-five (\$128,575.54) to provide additional work in accordance with the following qualifications:

PRECISION WALLS

1. Provide and install (3) half round columns at large obelisk per approved shop drawings.
2. Reframe trusses as eyebrow canopy
3. Labor for metal stud framing at revised marquis

OLD NORTH STATE MASONRY

1. New mock up wall and precast per revised A333.

TATE ORNAMENTAL

1. Separate shipping for Medallion to be installed by BBC. Medallion to be reused on building. If additional medallion is required, we will submit a change order for it.
2. Mock up L3 terrace rail. Pricing to change to scrolled railing on L3 is included since we were directed to proceed.

MERRIT

1. Sand, prep, and stain pergola white as direction by A/E.

1ST CHOICE GLASS

1. Remove window installed in building and reinstall on mock up, then reinstall on building.
 - a. Only includes an additional frame. If an additional window is needed we will need to submit a change order.
2. Remove Type U window from mock up and install in onsite mock up.

MSI

1. Structural steel for new mock up. Includes angle for precast, revised marquis framing, and twisted steel.

WARCO

1. (2) Provide and Install Fiberglass mock up exterior shutters.

HOISTING

1. 2 days of hoisting for mock up, operator costs only.

MISC MATERIAL and LABOR

1. Material

Liquid Nail - \$234.13

Wheel Barrows to Pour Concrete Footers - \$453.80

Pallet of Quikrete for bracing footers - \$260.66

Concrete from Van Smith for main footer - \$586.50

Balfour Beatty

Construction

42' Shooting Boom Forklift - \$1606.17

Subtotal - \$3,141.26

OH&P @ 15% = 471.19

Total = \$3,612.45

2. Labor

Receive and Install Medallion - 12 Labor Hours

Receive and Install L3 Railing - 4 Labor Hours

Form and Pour Footer for railing, bracing, and wall - 72 Labor Hours

Install Bracing - 4 Labor Hours

Install Shutter - 4 Labor Hours

Demo of Pergola and Marquis, Rigging, and Hoisting - 24 Labor Hours

Labor for wood bucks at Hopes and Windows - 16 Labor Hours

Area Grading and Prep - 12 Labor Hours

148 Hours @ \$37.00 = \$5,476.00

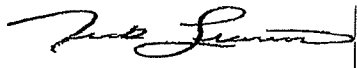
OH&P @15% = \$821.40

Total = \$6,297.40

This proposal covers only the changes to the specific work as set fourth in the attached proposal breakout. Changes in the work and associated price adjustments other than those noted in our proposal are not included. Pricing included in this proposal is valid for thirty (30) days.

Please contact me with any questions regarding this request for Change Order.

Sincerely,



Nick Starcevic
Project Manager

cc:

Jennifer Faulkinberry

Marty Wall

Jim Clements

David Stanton

Tim Spano

Alec Dooley

RCO # 084 - File

Balfour Beatty Construction

Hotel at Marion Square

Request for Change Order # 084- New Mock Up for BAR

The additional work for the **New Mock Up for BAR** by Balfour Beatty Construction is hereby approved:

#	Budget Code	Description	Total
1		GFRG and Framing - New Mock Up for BAR Review	\$15,879.00
2	400.50400000.40	Masonry - New Mock Up for BAR Review	\$75,145.15
3	400.50523000.40	Shipping for Medallion	\$963.01
4	400.50523000.40	L3 Terrace Rails - Mock Up and Building	\$6,171.00
5	400.50991000.40	Sand, Prep and Stain Pergola	\$1,067.28
6	400.50880000.40	Install Existing Windows in Mock	\$2,219.00
7	400.50512000.40	Canopy Framing Adjustments	\$790.00
8	400.50512000.40	Structural Steel and Angle at Revised Mock Up	\$4,255.00
9	400.50512000.40	Twisted Steel Mock Up	\$280.00
10	400.43230000.40	Crane for Hoisting	\$1,440.00
11	400.51000000.40	(2) additional shutters	\$4,512.00
12		BBC Labor Summary	\$6,297.40
13		BBC Purchased Material	\$3,612.45

Total Items

CUT \$5,000 FOR ONSM
\$122,631.29 117,631

Total Markups

\$5,944.23 5,702

RCO Total

\$128,575.54 123,333 18

The total Cost to perform the work as described above is an ADD of One hundred twenty-eight thousand five hundred seventy-five (\$128,575.54).

Please indicate your acceptance and approval of this additional work in the space provided below.

Authorization Granted by:


Kim Brown, Library Associates, LLC

Date:

2/2/2017

RCO# 084

Balfour Beatty Construction

August 31, 2017

Ms. Kim Brown
Library Associates, LLC
17 Lockwood Drive
Charleston, SC 29401

Project: Hotel at Marion Square

Re: Request for Change Order # 104
MOD 6 - Drawing Revisions (ELECTRICAL EXCLUDED)

Dear Ms. Brown:

We are submitting, herewith, our Request for Change Order # 104 in the amount of Forty-seven thousand three hundred eighty-seven (\$47,387.04) to provide additional work in accordance with the following qualifications:

MOD 6 revisions to the drawings, including but not limited to mechanical, drywall, and painting. All electrical revisions in MOD 6 are excluded from the RCO.

- Painting Revisions
 - Paint added barn doors added within MOD 6 - \$8,700
 - This is an average of \$106 per door
 - Credit paint for drywall removed for added barn doors – (\$1000)
 - This is a credit of \$23 dollars per opening.
- Drywall Revisions
 - Add soffits at Bar RT10 - \$3,500
 - Four soffits twenty foot long soffits were added averaging about \$880 dollars per soffit.
 - Add barn door headers - \$23,500
 - Average cost per barn door header is about \$550 a header.
 - Clean Up - \$1,200
 - Working Foreman - \$1,100
 - Premium Time (10%) - \$1,625
 - Small Tools – \$280
 - Material Tax - \$280
- Mechanical Revisions
 - Delete HFCU and Add Two VFCU's in Manager's Apartment - \$2,500
 - Add Ductwork- \$1,400
 - M411 – Add new line 8x3 ductwork run over the 9th floor bathrooms to louver screen.
 - M407
 - Delete round ductwork for HFCU.
 - Add square ductwork for added VFCU.
 - Add round ductwork and elbows for relocated exhaust fan.
 - BIM Coordination for MOD 6 - \$5,800
 - Deduct Labor for Piping Revisions – (\$2,920)

Balfour Beatty Construction

Hotel at Marion Square

Request for Change Order # 104-- MOD 6 - Drawing Revisions (ELECTRICAL EXCLUDED)

The additional work for the **MOD 6 - Drawing Revisions (ELECTRICAL EXCLUDED)** by Balfour Beatty Construction is hereby approved:

#	Budget Code	Description	Total
1	400.50991000.40	MOD 6 - Painting Revisions	\$7,738.00
2	400.50925200.40	MOD 6 - Drywall Revisions	\$30,460.00
3	400.51500000.40	MOD 6 - Mechanical Revisions	\$6,998.27

Total Items

~~\$45,196.27~~

Total Markups

~~\$2,190.77~~

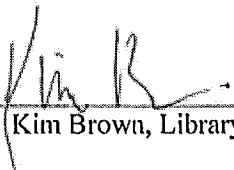
RCO Total

~~\$47,387.04~~

The total Cost to perform the work as described above is an ADD of Forty-seven thousand three hundred eighty-seven (\$47,387.04).

Please indicate your acceptance and approval of this additional work in the space provided below.

Authorization Granted by:


Kim Brown, Library Associates, LLC

Date:

8.31.2017

RCO# 104

Balfour Beatty

Construction

This proposal covers only the changes to the specific work as set fourth in the attached proposal breakout. Changes in the work and associated price adjustments other than those noted in our proposal are not included. Pricing included in this proposal is valid for thirty (30) days.

Please contact me with any questions regarding this request for Change Order.

Sincerely,

Alec Dooley
Assistant Project Manager

cc:

RCO # 104 - File

Balfour Beatty Construction

September 27, 2017

Ms. Kim Brown
Library Associates, LLC
17 Lockwood Drive
Charleston, SC 29401

Project: Hotel at Marion Square

Re: Request for Change Order # 107R4
MOD 7 - Drawing Revisions

Dear Ms. Brown:

We are submitting, herewith, our Request for Change Order # 107R4 in the amount of Eighty-eight thousand nine hundred sixty-five (\$88,965.61) to provide additional work in accordance with the following qualifications:

. This cost specifically includes Electrical, HVAC, Plumbing, Drywall, and Painting Revisions issued in Modification 07. Please see the below accounting summary of the work included in this change order.

- MOD 7 – Painting Revisions
 - Delete Wall Paint – (\$797)
 - Delete dividing walls for expanded guestrooms.
 - Delete sheetrock for new barn doors.
 - Add Paint at Wood Base and Crown Molding - \$1,687
 - Add casing at Patisserie entry door (ID-402)
 - Add casing and paneling at cased opening in Spa Retail (ID-402)
 - Add panel molding to pilasters and headers in Concierge Lounge (ID-410)
 - Add TV box and trim at Concierge Lounge (ID-410)
 - Paint Barn Doors - \$7,929
 - MOD 7 added barn doors to the project as shown on the revised drawings.
 - \$89.09 per door
 - Delete Standard Door Paint – (\$1,303)
 - Doors deleted for expanded guestrooms
 - \$72.39 per door
- MOD 7 – Drywall Revisions
 - Add Barn Door Headers on Guestroom Floors - \$19,075
 - 39 total from the drawings
 - \$490 per door header
 - Added Ceiling Soffits - \$11,331
 - L Shaped Soffits Added in Rooms 640, 740, 840, 606, 706, &806
 - 316 LF of soffit added
 - 35\$ per LF of soffit
 - Demo Spa Retail Wall - \$1,722
 - **Revision 04 – Wall demo reduced from approximately \$3,800 to \$1,722 at the request of the owner.**
 - Clean Up/Material Handling - \$2,100

Balfour Beatty Construction

- Working Foreman - \$1,925
 - Premium Time - \$2,000
 - **Revision 04 – Premium Time removed from change order at request of the owner. Premium Time cost reduced to \$0 from \$2,000.**
 - Parking - \$750
 - Tool Expense - \$270
- MOD 7 – Mechanical Revisions – See attached BBC summary derived from BMCC PCO 052.
 - Add Storm Pump SP-4 - \$40,876
 - Expanded Guestrooms Plumbing Fixtures – (\$28,226)
 - Expanded Guestrooms HVAC – \$10,220
 - Secondary Support Costs - \$1,189
 - **Revision 04 – Secondary support costs reduced by \$497 to offset added labor hours due to estimator (non-field labor).**
 - Secondary Labor Costs - \$5,837
 - **Revision 04 – Secondary labor costs reduced to \$2,173 at request of the owner (remove BIM coordinator)**
 - ****NOTE**** This change order does not include the material and labor costs to offset the hot water return risers as determined in BBC RFI 0701.
- Added Power to Storm Pump SP-4 - \$12,718.14
 - **REVISION 01 – Reduce material pricing in response to WLA Electrical Engineer Comments. Pricing reduced from \$14,819 to \$12,718.**
- MOD 7 – Electrical Revisions
 - Retail Area Lighting - \$400
 - Add lay-in light fixture at new area in Retail Two
 - Spa Retail Area Lighting – (\$760)
 - Delete 3 LU fixtures where new closet has been built in Spa Retail.
 - Expanded Guestrooms Add - \$38,000
 - Field rough-in and pull wire for new guestroom types
 - Install new home run conduit to expanded guestrooms on level 06.
 - Pull wire to new home runs.
 - HVAC is on a separate homerun than guestroom units.
 - Expanded Guestrooms Deduct – (\$3,000)
 - Deduct GFCI and duplex receptacles from eliminated rooms. (12 total devices).
 - Managers Apartment Add – \$4,900
 - Add (4) J5 ceiling fixture mounting and rough in.
 - Add (5) wall sconce rough in and fixtures.
 - Add (2) J/J1 fixtures
 - Add (4) new switches for revised lighting circuit
 - Add (2) duplex receptacles
 - Managers Apartment Deduct – (\$1,320)
 - Delete (9) recessed can light fixtures
 - C3A Guestroom Revisions Add – \$900
 - Add (2) power receptacles
 - One at TV and one in living room
 - Add (2) data chases and boxes for low voltage. Cabling by owner.
 - BIM Coordination - \$750

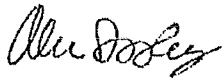
Balfour Beatty Construction

- Mileage - \$1,700
- Consumables - \$200
- Material Tax - \$370
- **Revision 04 – MOD 7 Electrical Revisions removed from change order in its entirety at the request of the owner. MOD 7 Electrical Pricing to be reformatted and submitted at a later date.**

This proposal covers only the changes to the specific work as set fourth in the attached proposal breakout. Changes in the work and associated price adjustments other than those noted in our proposal are not included. Pricing included in this proposal is valid for thirty (30) days.

Please contact me with any questions regarding this request for Change Order.

Sincerely,



Alec Dooley
Assistant Project Manager

cc:

Melissa Pense
Marty Wall
Jim Clements
Jennifer Faulkinberry
Woody Faust
Nick Starcevic
Tim Spano
David Stanton

RCO # 107R4 - File

Balfour Beatty Construction

Hotel at Marion Square

Request for Change Order # 107R4- MOD 7 - Drawing Revisions

The additional work for the **MOD 7 - Drawing Revisions** by Balfour Beatty Construction is hereby approved:

#	Budget Code	Description	Total
1	400.50925200.40	MOD 7 - Drywall Revisions	\$41,435.00
2	400.51600000.40	Provide Power to SP-4	\$14,819.52
3	400.51500000.40	MOD 7 - Mechanical Revisions	\$28,146.00
4	400.50991000.40	MOD 7 - Painting Revision	\$8,945.92
5	400.50925200.40	MOD 7 Drywall - Reduce Demolition Cost at Spa Retail	(\$1,722.00)
6	400.50925200.40	MOD 7 Drywall - Delete Premium Time Cost	(\$2,000.00)
7	400.51500000.40	MOD 7 Mechanical Revisions - Delete BIM Coordinator	(\$2,173.50)
8	400.51500000.40	MOD 7 - Drawing Revisions - Adjust BMCC Secondary Cost Relationship to Labor Hours	(\$496.97)
9	400.51600000.40	MOD 7 - Electrical Pricing	\$42,719.96
10	400.51600000.40	MOD 7 - Electrical Pricing - Tabled Per Owner Request	(\$42,719.96)
11	400.51600000.40	Credit Power to SP-4 Pricing Per WLA	(\$2,101.38)

Total Items \$84,852.59

Total Markups \$4,113.02

RCO Total \$88,965.61

The total Cost to perform the work as described above is an ADD of Eighty-eight thousand nine hundred sixty-five (\$88,965.61).

Please indicate your acceptance and approval of this additional work in the space provided below.

Authorization Granted by: Kim Brown
Kim Brown, Library Associates, LLC

Date: 10-19-2017

RCO# 107R4

Balfour Beatty Construction

June 12, 2017

Ms. Kim Brown
Library Associates, LLC
17 Lockwood Drive
Charleston, SC 29401

Project: Hotel at Marion Square

Re: Request for Change Order # 111
Tub Wells in Guestroom Baths

Dear Ms. Brown:

We are submitting, herewith, our Request for Change Order # 111 in the amount of One hundred forty-one thousand seven hundred ten (\$141,710.00) to provide additional work in accordance with the following qualifications:

\$135,710
Per MOD-8 and Model Room Drawings, provide and install GFRG well. Pricing included additional 4" drop for ceiling, GFRG ceiling well, and paint. GFRG is priced per the attached shop drawings and assumed to painted semi-gloss. Pricing for (2) in place mock up must also be accepted.

[Signature]
~~We reserve our right to evaluate the impact to the schedule for time and general conditions.~~

4/10/17 Pricing revised to include 171 drywall ceiling wells, no trim, and flat paint. No ADA rooms included.

5/19/17 Pricing reduced per owner's meeting.

6/12/17 Pricing combined with RCO 089 for GFRG tub wells at the mock up.

We reserve our right to assess schedule impact from time of approval.

This proposal covers only the changes to the specific work as set fourth in the attached proposal breakout. Changes in the work and associated price adjustments other than those noted in our proposal are not included. Pricing included in this proposal is valid for thirty (30) days.

Please contact me with any questions regarding this request for Change Order.

Sincerely,

Alec Dooley

Alec Dooley
Assistant Project Manager

Balfour Beatty

Construction

cc:

Marty Wall

Melissa Pense

Jim Clements

Jennifer Faulkinberry

Brian Rinehart

Woody Faust

Nick Starcevic

Tim Spano

David Stanton

RCO # 111 - File

Balfour Beatty Construction

Hotel at Marion Square

Request for Change Order # 111-- Tub Wells in Guestroom Baths

The additional work for the **Tub Wells in Guestroom Baths** by Balfour Beatty Construction is hereby approved:

#	Budget Code	Description	Total
1	400.50925200.40	Drywall Tub Well in Guest Bathrooms	\$128,548.00
2	400.50991000.40	Paint Drywall Tub Well in Guest Bathrooms	\$4,114.83
3	400.50925200.40	GFRG Ceiling Wells at Mockup	\$2,496.00

Total Items \$135,158.83

Total Markups \$6,551.17
RCO Total \$141,710.00

The total Cost to perform the work as described above is an ADD of One hundred forty-one thousand seven hundred ten (\$141,710.00).

Please indicate your acceptance and approval of this additional work in the space provided below.

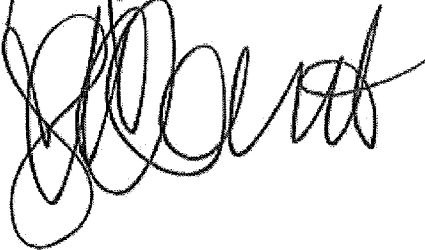
Authorization Granted by:


Kim Brown, Library Associates, LLC

Date:

7/13/2013

RCO# 111



7/13/17

Balfour Beatty
Construction

September 16, 2017

Ms. Kim Brown
Library Associates, LLC
17 Lockwood Drive
Charleston, SC 29401

Project: Hotel at Marion Square

Re: Request for Change Order # 113R1
RFI 0787 - Banquet Kitchen UDS Feed

Dear Ms. Brown:

We are submitting, herewith, our Request for Change Order # 113R1 in the amount of Twelve thousand six hundred fifty-three (\$12,653.00) to provide additional work in accordance with the following qualifications:

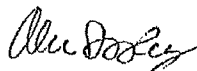
Upsize electrical power feed to Banquet Kitchen UDS from 50A to 350A service. Install (2) sets of 2 ½" conduit with (4) 250 kcmil plus ground from Panel K2 to the Utility Distribution System (UDS) in Kitchen Room 243.

Revision 01 – Revise material and commodity costs in response to WLA Electrical Engineer comments.

This proposal covers only the changes to the specific work as set forth in the attached proposal breakout. Changes in the work and associated price adjustments other than those noted in our proposal are not included. Pricing included in this proposal is valid for thirty (30) days.

Please contact me with any questions regarding this request for Change Order.

Sincerely,



Alec Dooley
Assistant Project Manager

cc:
Melissa Pense
Marty Wall
Jim Clements
Jennifer Faulkinberry
Bill Richardson
Nick Starcevic
Tim Spano
David Stanton

RCO # 113R1 - File

Balfour Beatty
Construction**Hotel at Marion Square**

Request for Change Order # 113R1- RFI 0787 - Banquet Kitchen UDS Feed

The additional work for the **RFI 0787 - Banquet Kitchen UDS Feed** by Balfour Beatty Construction is hereby approved:

#	Budget Code	Description	Total
1	400.51600000.40	RFI 0787 - Banquet Kitchen UDS Feed	\$12,068.23

Total Items \$12,068.23

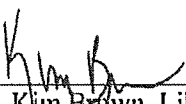
Total Markups \$584.77

RCO Total \$12,653.00

The total Cost to perform the work as described above is an ADD of Twelve thousand six hundred fifty-three (\$12,653.00).

Please indicate your acceptance and approval of this additional work in the space provided below.

Authorization Granted by:


Kim Brown, Library Associates, LLC

Date:

9-21-2017

RCO# 113R1

PROPOSED CHANGE ORDER

Watson Electrical

3215 Fortune Drive, Suite 109
North Charleston, South Carolina 29418

CCN # 43
Date: 9/15/2017
Project Name: Marion Square Hotel
Project Number: 21046
Page Number: 1

Client Address:

Balfour Beatty Construction

306 Meeting Street
Charleston, South Carolina

Work Description

We reserve the right to correct this quote for errors and omissions.

Revision 1:

Update of commodity prices.

Scope:

Install (2) sets of 2-1/2" EMT with (4) 250 kcmil plus ground from Panel K2 to Utility Distribution System (UDS) in Kitchen room 243, 2nd Floor.

Price includes (1) set of feed through lugs for panel K2.

Conduit routing is overhead.

Includes furnishing feeder conduit, wire, hangers, labor to install and terminations at UDS equipment and panel K2. Installation is per engineer sketch (Attached).

Lug kit is approximately a 1 week lead time item.

Subcontractor requests an executed change order prior to supplying material and labor for work.

This quote covers direct costs only and we reserve the right to claim for impact and consequential costs.

This price is good for acceptance within 10 days from the date of receipt.

We request a time extension of 3 days.

We will supply and install all materials, labor, and equipment as per your instructions on <CO 43>.

Itemized Breakdown

Description	Qty	Net Price	U	Total Mat.	Labor	U	Total Hrs.
2 1/2" CONDUIT - EMT	102	297.53	C	303.48	14.20	C	19.26
2 1/2" ELBOW 90 DEG - EMT	6	2,305.00	C	138.30	90.00	C	7.18
2 1/2" CONN COMP STL - EMT	4	6,035.00	C	241.40	75.00	C	3.99
2 1/2" COUPLING COMP STL - EMT	12	3,885.00	C	466.20	105.00	C	16.76
2 1/2" BUSHING - PLASTIC	4	291.14	C	11.65	10.50	C	0.56
2 1/2" SPRING STL CONDUIT CLAMP W/ BOLT	10	159.32	C	15.93	18.60	C	2.47
#250 THHN BLACK	434	5,346.96	M	2,320.58	48.00	M	27.71
#1/0 THHN GREEN	128	2,282.92	M	292.21	33.00	M	5.62
3/8-16 MACHINE SCREW ANCHOR	10	204.83	C	20.48	33.00	C	4.39
3/8" THREADED ROD - PLTD	31	382.15	C	118.47	16.50	C	6.80
3/8-16 HEX NUT - PLTD STL	21	4.30	C	0.90	4.50	C	1.26
Totals	762			3,929.61			96.00

ORIGINAL

R - 3129

PROPOSED CHANGE ORDER

atson Electrical
 3215 Fortune Drive, Suite 109
 North Charleston, South Carolina 29418

Client Address:

Balfour Beatty Construction
 306 Meeting Street
 Charleston, South Carolina

CCN # 43
Date: 9/15/2017
Project Name: Marion Square Hotel
Project Number: 21046
Page Number: 2

Summary

General Materials		3,929.61
DISTRIBUTION		108.00
Material Tax	(@ 9.000 %)	363.38
Material Total		4,400.99
JOURNEYMAN	(96.00 Hrs @ \$52.00)	4,992.00
FOREMAN @ 15%	(14.40 Hrs @ \$55.00)	792.00
MILEAGE	(110.40 @ 0.00 @ \$2.50 + 0.000 % + 0.000 % + 0.000 %)	276.00
CONSUMABLES	(110.40 @ 0.00 @ \$0.30 + 0.000 % + 0.000 % + 0.000 %)	33.12
Subtotal		10,494.11
Overhead/Markup	(@ 15.000 %)	1,574.12
Subtotal		12,068.23
Final Amount		\$12,068.23

CONTRACTOR CERTIFICATION

Name: _____

Date: _____

Signature: _____

I hereby certify that this quotation is complete and accurate based on the information provided.

CLIENT ACCEPTANCE

CCN #: 43

Final Amount: \$12,068.23

Name: _____

Date: _____

Signature: _____

Change Order #: _____

I hereby accept this quotation and authorize the contractor to complete the above described work.

ORIGINAL
 R - 3130

Winovich, Dale

From: Aton, Herbert <Herb.Aton@vallen.com>
Sent: Wednesday, January 04, 2017 7:35 AM
To: Winovich, Dale
Cc: Lewis, Michael
Subject: RE: Quote K2 ECB AND FTB KIT 121616.xlsx

Dale,
The FTLK is \$108 each

Let us know if you would like this ordered.



Herb Aton
Construction Account Representative
(C) 843 991 6832 (O) 843 745 1877
4790 Goer Drive, North Charleston, SC 29406
herbert.aton@vallen.com

We Are VALLEN! (Formerly, Hagemeyer - IDG). Please note my new email address!

From: Winovich, Dale [mailto:DWinovich@watsonelec.com]
Sent: Wednesday, December 21, 2016 1:30 PM
To: Aton, Herbert
Cc: Lewis, Michael
Subject: RE: Quote K2 ECB AND FTB KIT 121616.xlsx

Herb,
We're going to use feed through lugs and feed straight to the equipment.
We'll only need the lugging kit.
Can you provide pricing for the lug kit only? And lead time.
Thanks.

Respectfully,

Dale J Winovich, LEED AP BD & C
Project Manager

dwinovich@watsonelec.com

43-414-0700 Office

3-371-2265-Cell

Watson Electrical Construction Company



From: Aton, Herbert [<mailto:Herb.Aton@vallen.com>]

Sent: Friday, December 16, 2016 5:14 PM

To: Winovich, Dale <DWinovich@watsonelec.com>

Cc: Lewis, Michael <Michael.Lewis@vallen.com>

Subject: Quote K2 ECB AND FTB KIT 121616.xlsx

Dale See attached Quote for the K2 Feed Thru Lug Kit and 350AMP N1 ECB.

Let us know if you have questions.

Thanks,



Herb Aton

Instruction Account Representative

843 991 6832 (O) 843 745 1877

30 Goer Drive, North Charleston, SC 29406

herbert.aton@vallen.com

We Are VALLEN! (Formerly, Hagemeyer - IDG). Please note my new email address!

From: Aton, Herbert

Sent: Friday, December 16, 2016 5:11 PM

To: Aton, Herbert

Subject: Quote K2 ECB AND FTB KIT 121616.xlsx

This email has been scanned for email related threats and delivered safely by Mimecast.
For more information please visit <http://www.mimecast.com>

Balfour Beatty Construction

Request For Information

Project [13026000] - Hotel at Marion Square **Date** 11/22/2016

Balfour Beatty Construction, LLC
1930 Camden Road
Suite 280
Charlotte, NC 28203
Phone: 704-319-4000
Fax: 704-319-4001

RFI No. 0787

Primary Responder	Jennifer Faulkinberry Winford Lindsay Architect 344 West Pike Street Lawrenceville, GA 30046 Phone: 770-407-5786 Fax: 770-407-5817	Date	11/22/2016
CC		Status	Closed
From	Alec Dooley Balfour Beatty Construction, LLC	Resolved Date	
		Reason for Request	Conflict
		Action Requested	Direction
		Probable Cost Effect	T.B.D.
		Probable Time Effect	T.B.D.
		Priority	High
		Response Due	11/29/2016

Subject Banquet Kitchen UDS Power Feed

Drawing No. **Detail No./Paragraph**

CSI Code **Schedule Activity ID**

Information Requested

Drawing E403 shows a 50A 208V 3 phase load for Kitchen Item 225 (Utility Distribution System). Panel schedule K2 circuit 2,4, and 6 shows a 50A 208V 3 phase breaker that feeds the UDS. During the submittal process, the UDS was sized too receive 350 amp 208V 3 phase power (see page 36 of the Kitchen Equipment Shop Drawings). Please advise how contractor is to proceed.

Recommendation

Posted to Drawings

Subcontractor Name

Subcontractor's RFI#

Response Information

Responder	Date	Response
Jennifer Faulkinberry	12/14/2016	Per Owner's direction, Kitchen Equipment shall remain as submitted. See MOD 8 electrical drawings (E402, E403 and E617) for required revisions to accommodate the equipment. 1. DRAWING E402 - EXPANDED KITCHEN PLANS a. Revised power requirements for combi oven/steamer (Item #57.1) b. Added power to convection oven (Item #57) 2. SHEET E403 - EXPANDED KITCHEN PLANS

		a. Revised power requirements and quantity for tilting kettle (Item #221) b. Revised amperage for tilt skillet (Item #222) c. Revised power requirements for combi oven/steamers (Item #224) d. Added power to convection ovens (Item #224A) e. Revised size of UDS (Item #225) f. Added power for fryer battery controls (Item #228.2)
	9. SCHEDULES	DRAWING E617 - ELECTRICAL PANEL
		a. Deleted 20A/1 breaker on panel K1. b. Added two 70A/3 breakers on panel K1 for convection oven and combi oven/steamer c. Revised UDS breaker to a 350A sub feed breaker d. Revised feeder size to UDS"

Disclaimer

The Architect/Engineer and/or Owner has issued the attached information in response to the referenced RFI. Should this result in a change of the Scope of your Work, please provide detailed pricing analysis and schedule impact within seven (7) calendar days of receipt of this letter. Failure to submit timely information will constitute a waiver of your right to a change order for the work and may result in the incorporation of the changed work into your subcontract at no cost.

Authorized Signature

Jennifer Faulkinberry
(Winford Lindsay Architect)

Printed Name

12/14/2016

Date

Supporting documents and attached files

This RFI has the following supporting documents and attached files:

Description	Date	Open as
 Attached file: Reviewed_11_001-02_Kitchen_Equipment_Shop_Drawi... 5884KB		
 Attached file  Supporting document		

Distribution

Recipient	Company	Method	Date
Alec Dooley	Balfour Beatty Construction, LLC	Email: adooley@balfourbeattyus.com	11/22/2016
Dan Ricci	Balfour Beatty Construction, LLC	Email: dricci@balfourbeattyus.com	11/22/2016
Jennifer Faulkinberry	Winford Lindsay Architect	Email: jfaulkinberry@lpbatlanta.com	11/22/2016
Jim Clements	Matrix Program Management Services	Email: jclements@matrixse.com	11/22/2016
John Eldridge	Balfour Beatty Construction, LLC	Email: jeldridge@balfourbeattyus.com	11/22/2016
Kim Brown	Library Associates, LLC	Email: kbrown@bennetthospitality.com	11/22/2016
Marc Cerino	S&ME, Inc	Email: MCerino@smeinc.com	11/22/2016
Marty Dale	Balfour Beatty Construction, LLC	Email: mdale@balfourbeattyus.com	11/22/2016
Nick Starcevic	Balfour Beatty Construction, LLC	Email: nstarcevic@balfourbeattyus.com	11/22/2016
Ryan Ledford	Balfour Beatty Construction, LLC	Email: Rledford@balfourbeattyus.com	11/22/2016
Tim Spano	Balfour Beatty Construction, LLC	Email: timspano@balfourbeattyus.com	11/22/2016

Dooley, Alec

From: Jennifer Faulkinberry <JFaulkinberry@lpbatlanta.com>
Sent: Wednesday, December 14, 2016 1:05 PM
To: Dooley, Alec; Ricci, Daniel; 'jclements@matrixse.com'; Eldridge, Johnny; 'kbrown@bennetthospitality.com'; 'MCerino@smeinc.com'; Dale, Marty; Starcevic, Nicholas; Ledford, Ryan; Spano, Tim
Subject: RE: Hotel at Marion Square - RFI:0787 - Banquet Kitchen UDS Power Feed
Attachments: RFI-0787.0-Banquet_Kitchen_UDS_Power.htm; Attached_file_Reviewed_11_001-02_Kitchen_Equipment_Shop_Drawings.pdf; E402, E403, E617.pdf
Follow Up Flag: Flag for follow up
Flag Status: Flagged

Per Owner's direction, Kitchen Equipment shall remain as submitted. See MOD 8 electrical drawings (E402, E403 and E617) for required revisions to accommodate the equipment.

1. DRAWING E402 - EXPANDED KITCHEN PLANS
 - a. Revised power requirements for combi oven/steamer (Item #57.1)
 - b. Added power to convection oven (Item #57)
2. SHEET E403 - EXPANDED KITCHEN PLANS
 - a. Revised power requirements and quantity for tilting kettle (Item #221)
 - b. Revised amperage for tilt skillet (Item #222)
 - c. Revised power requirements for combi oven/steamers (Item #224)
 - d. Added power to convection ovens (Item #224A)
 - e. Revised size of UDS (Item #225)
 - f. Added power for fryer battery controls (Item #228.2)
9. DRAWING E617 - ELECTRICAL PANEL SCHEDULES
 - a. Deleted 20A/1 breaker on panel K1.
 - b. Added two 70A/3 breakers on panel K1 for convection oven and combi oven/steamer
 - c. Revised UDS breaker to a 350A sub feed breaker
 - d. Revised feeder size to UDS

Jennifer G. Faulkinberry, AIA, NCARB

Winford Lindsay Architect

344 West Pike Street

jfaulkinberry@lpbatlanta.com

direct 770.407.5786 Lawrenceville, GA 30046

cell 770.241.2473

fax 770.407.5817

---Original Message---

From: Alec Dooley [mailto:system@constructware.com]

Sent: Tuesday, November 22, 2016 1:06 PM

To: adooley@balfourbeattyus.com; dricci@balfourbeattyus.com; Jennifer Faulkinberry; jclements@matrixse.com;
aldridge@balfourbeattyus.com; kbrown@bennetthospitality.com; MCerino@smeinc.com;
dale@balfourbeattyus.com; nstarcevic@balfourbeattyus.com; Rledford@balfourbeattyus.com;
mspano@balfourbeattyus.com
Subject: Hotel at Marion Square - RFI:0787 - Banquet Kitchen UDS Power Feed

Jennifer,

Please see the attached RFI for review.

Thank you,

Alec Dooley | Senior Project Engineer
mobile: 704.614.4907 | email: adooley@balfourbeattyus.com Balfour Beatty Construction | 306 Meeting Street, Suite
300, Charleston, SC 29401 | www.balfourbeattyus.com

Dooley, Alec

om: Bill Richardson <BRichardson@lpbatlanta.com>
Sent: Saturday, September 16, 2017 8:09 PM
To: Dooley, Alec; Jennifer Faulkinberry
Cc: kbrown@bennetthospitality.com; Jim Sullivan (jsullivan@hnblaw.com); Melissa Pense; Marty Wall (mwall@bennetthospitality.com); Starcevic, Nicholas; Spano, Tim; Stanton, David
Subject: RE: RCO 113R1 - RFI 0787 - Banquet Kitchen UDS Feed.pdf

Approved

Bill Richardson, P.E., LEED AP
Lindsay Pope Brayfield Clifford
& Associates, Inc.
344 West Pike Street
Lawrenceville, GA 30046
770-407-5756 Direct
678-670-2900 Cell

om: Dooley, Alec [mailto:adooley@balfourbeattyus.com]
Sent: Saturday, September 16, 2017 8:23 AM
To: Jennifer Faulkinberry
Cc: kbrown@bennetthospitality.com; Jim Sullivan (jsullivan@hnblaw.com); Melissa Pense; Marty Wall (mwall@bennetthospitality.com); Starcevic, Nicholas; Spano, Tim; Stanton, David; Bill Richardson
Subject: RCO 113R1 - RFI 0787 - Banquet Kitchen UDS Feed.pdf

Jennifer,

Please see the attached RCO 113R1 for the Banquet Kitchen UDS Feed. This revision is in response to WLA comments on the previous submission. Please have Bill review this week so we can discuss on Thursday with the team.

Thank you,

Alec Dooley | Assistant Project Manager
mobile: 704.614.4907 | email: adooley@balfourbeattyus.com
Balfour Beatty Construction | 306 Meeting Street, Suite 300, Charleston, SC 29401 | www.balfourbeattyus.com

Balfour Beatty
Construction

CHANGE ORDER HAS SINCE BEEN REVISED,
THIS IS ATTACHED FOR COMPARISON PURPOSES

June 5, 2017

Ms. Kim Brown
Library Associates, LLC
17 Lockwood Drive
Charleston, SC 29401

Project: Hotel at Marion Square

Re: Request for Change Order # 113
RFI 0787 - Banquet Kitchen UDS Feed

Dear Ms. Brown:

We are submitting, herewith, our Request for Change Order # 113 in the amount of Eighteen thousand nine hundred four (\$18,904.00) to provide additional work in accordance with the following qualifications:

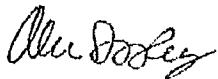
Upsize electrical power feed to Banquet Kitchen UDS from 50A to 350A service. Install (2) sets of 2 1/2" EMT with (4) 250 kcmil plus ground from Panel K2 to the Utility Distribution System (UDS) in Kitchen Room 243.

We reserve our right to assess the schedule impact from time of approval.

This proposal covers only the changes to the specific work as set fourth in the attached proposal breakout. Changes in the work and associated price adjustments other than those noted in our proposal are not included. Pricing included in this proposal is valid for thirty (30) days.

Please contact me with any questions regarding this request for Change Order.

Sincerely,



Alec Dooley
Assistant Project Manager

cc:
Marty Wall
Melissa Pense
Jennifer Faulkinberry
Bill Richardson
Jim Clements
Nick Starcevic
Tim Spano
David Stanton

RCO # 113 - File

Balfour Beatty Construction

August 11, 2017

Ms. Kim Brown
Library Associates, LLC
17 Lockwood Drive
Charleston, SC 29401

Project: Hotel at Marion Square

Re: Request for Change Order # 125R1
Spa Case and Millwork Revisions

Dear Ms. Brown:

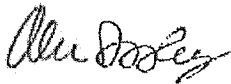
We are submitting, herewith, our Request for Change Order # 125R1 in the amount of Forty-six thousand nine hundred eighteen (\$46,918.00) to provide additional work in accordance with the following qualifications:

- Spa millwork revisions from MOD's 1-8 itemized on the attached cost proposal.
 - **Revision 01 – Remove added costs for Elevator Lobby 212 and Passage 218/219 as directed by DCI.**
 - **Revision 01 – Reduce price of Spa Millwork from \$29,065 to \$22,482.**
- Casework revisions to match the reviewed submittal item 06 400-17.
 - **Revision 01 – Provide itemized cost detail (by area).**
- Change order excludes countertops, paint, wall covering, and elevator doors.

This proposal covers only the changes to the specific work as set fourth in the attached proposal breakout. Changes in the work and associated price adjustments other than those noted in our proposal are not included. Pricing included in this proposal is valid for thirty (30) days.

Please contact me with any questions regarding this request for Change Order.

Sincerely,



Alec Dooley
Assistant Project Manager

cc:
Melissa Pense
Marty Wall
Jim Clements
Jennifer Faulkinberry
Woody Faust
Nick Starcevic
Tim Spano
David Stanton

RCO # 125R1 - File

Balfour Beatty Construction

Hotel at Marion Square

Request for Change Order # 125R1– Spa Case and Millwork Revisions

The additional work for the **Spa Case and Millwork Revisions** by Balfour Beatty Construction is hereby approved:

#	Budget Code	Description	Total
1	400.50640001.40	Spa Casework Revisions	\$22,267.00
2	400.50640001.40	Spa Millwork Revisions	\$22,482.00

Total Items \$44,749.00

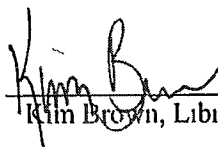
Total Markups \$2,169.00

RCO Total \$46,918.00

The total Cost to perform the work as described above is an ADD of Forty-six thousand nine hundred eighteen (\$46,918.00).

Please indicate your acceptance and approval of this additional work in the space provided below.

Authorization Granted by:



Kim Brown, Library Associates, LLC

Date:

8.31.2017

RCO# 125R1



LOW COUNTRY CASE & MILLWORK
3270 Benchmark Drive
Ladson, SC 29456
(843) 797-0881



AWI ARCHITECTURAL
WOODWORK
INSTITUTE

Page No. 1 of 2

CHANGE ORDER

PROPOSAL SUBMITTED TO Balfour Beatty		TODAY'S DATE 5/25/2017	DATE OF PLANS/PAGE #'S Returned Submittals (4/3)
PHONE NUMBER	FAX NUMBER	SPECIFICATIONS AND ADDENDUMS (include dates) None Provided - See Note 1	
JOB NAME Hotel at Marion Square Common CO - Spa Submittals		JOB LOCATION Charleston, SC	

We propose to furnish material, labor, tools, and equipment to complete the following work in accordance with the plans and specifications:

NOTES

1. If project specifications are not provided, LCCM reserves the right to alter the amount of this proposal.
2. LCCM standard work hours are 8:00 a.m. - 5:00 p.m., Monday - Thursday. Up-charges will apply to any work that is required for any reason to be performed before or after the hours listed.
3. **LCCM standard lead time is 4-6 weeks from receipt of approved submittals and field verified site conditions (field verified site conditions include metal stud walls/soffits framed, plumbing and electrical rough-ins complete). An up-charge of 10% will be added to any jobs that require a lead time of 4 weeks or less.**
4. All millwork is priced per AWI specifications for custom grade.

JOB SPECIFIC NOTES

-Casework change order based on changes from contract documents to final approved submittals from architect

EXCLUSIONS

- Anything not listed on this proposal
- Blocking

SPA

Men & Women Lockers (x2)

- Removed base cabs
 - Added apron
 - Added hardware
- (\$612)

Spa Vestibule 220A & 220B

- Modify cabinets to full height
 - Added hardware
- \$1,137

Spa Treatments (x5)

- Added hardware
- \$3,863

Vestibule 217

- Add base cabinets to view A
 - Change layout of view B to match A
 - Added hardware
- \$3,069

Mani Pedi

-No original elevations provided
 -Added base cabinets
 -Added tall cabinets
 -Added glass
 -Added column covers
 -Added soffit
 -Added hardware
 \$11,340

RAW MATERIAL & MANUFACTURING = \$11,278.00

INSTALL LABOR = \$7,519.00

15% MARK-UP = \$2,819.00

SUBTOTAL = \$21,616.00

AWI FEE (0.5%) = \$108.00

BONDING (2.5%) = \$543.00

TOTAL ADDITIONAL COST = \$22,267.00

We propose hereby to furnish material and labor – complete in accordance with above specifications for the sum of:

THIRTY FIVE THOUSAND EIGHT HUNDRED NINETY NINE AND NO/100 dollars (\$ 35,899.00)**

Payment as follows: Progress payments for stored materials to be billed monthly.
 Balance due upon completion of LCCM's scope.

All material is guaranteed to be as specified. All work to be completed in a substantial workmanlike manner according to specifications submitted, per standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary Insurance. Our workers are fully covered by Workmen's Compensation Insurance. If either party commences legal action to enforce its rights pursuant to this agreement, the prevailing party in said legal action shall be entitled to recover its reasonable attorney's fees and costs of litigation relating to said legal action, as determined by a court of competent jurisdiction.

**Authorized
Signature**

Christian Datz

Note: this proposal may be withdrawn by us
 if not accepted within 30 days.

ACCEPTANCE OF PROPOSAL The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____

Signature _____

Date of Acceptance _____



LOW COUNTRY CASE & MILLWORK
3270 Benchmark Drive
Ladson, SC 29456
(843) 797-0881



Page No. 1 of 2

CHANGE ORDER

PROPOSAL SUBMITTED TO Balfour Beatty		TODAY'S DATE 7/11/2017	DATE OF PLANS/PAGE #'S MOD # 1-8
PHONE NUMBER	FAX NUMBER	SPECIFICATIONS AND ADDENDUMS (Include dates) None Provided - See Note 1	
JOB NAME Hotel at Marion Square CO - Spa Mod Millwork		JOB LOCATION Charleston, SC	

We propose to furnish material, labor, tools, and equipment to complete the following work in accordance with the plans and specifications:

NOTES

1. If project specifications are not provided, LCCM reserves the right to alter the amount of this proposal.
2. LCCM standard work hours are 8:00 a.m. - 5:00 p.m., Monday - Thursday. Up-charges will apply to any work that is required for any reason to be performed before or after the hours listed.
3. **LCCM standard lead time is 4-6 weeks from receipt of approved submittals and field verified site conditions (field verified site conditions include metal stud walls/soffits framed, plumbing and electrical rough-ins complete). An up-charge of 10% will be added to any jobs that require a lead time of 4 weeks or less.**
4. All millwork is priced per AWI specifications for custom grade.

EXCLUSIONS

- Anything not listed on this proposal
- In Wall Blocking
- SF-01 Finish
- Mirrors
- Metal frame
- Upholstery

CHANGE ORDER

Corridor / Vestibule 200Fa - Mod 1

- Add blocking for HVAC crown drop
- \$469

Vestibule 209- Mod 1

- Add clocking for HVAC crown drop
- \$84

Fitness 213A- Mod 1

- Corrected trim profiles (906.5) (previously no profiles given and they were assumed to be similar to hallway)
- \$825

Fitness 213A - Mod 5

- Add panel mold (16/993.1) on ceiling perimeter
- \$798

Mani Pedi 215- Mod 1

- Add WD-06 casing and jambs to cased openings (906.5)
 - Add WD-06 casing and jambs to entry door wing walls (906.5)
 - Add WD-06 crown (906.5)
 - Add blocking for HVAC crown drop
- \$5,939

Bridal Suite 216A- Mod 1

-Add blocking for HVAC crown drop
 -Add crown where soffit was removed
 \$350

Vestibule 217- Mod 1

-Change trim profiles
 (\$1,008)

Passage 218/219- Mod 1

-Remove casing and jambs from cased openings
 -Remove casing and sill from windows
 -Add WD-06 crown
 (\$666)

Treatment Rooms (x5) - Mod 1

-Add WD-06 crown
 \$3,034

Treatment Rooms (x5) - Mod 2

-Change 1 piece crown to 3 piece crown to deflect HVAC (1.993.10)
 \$6,057

Spa Vestibule 220A & 220B- Mod 1

-Add WD-06 crown
 -Add WD-06 casing on 220B closet door (B/906.2)
 \$928

Men's Locker 221 & Women's Locker 222- Mod 1

-Add WD-06 crown on lockers (R/906.4)
 \$364

Spa 225- Mod 1

-Add WD-06 Crown
 \$1,804

RAW MATERIAL & MANUFACTURING = \$11,387.00

INSTALL LABOR = \$7,591.00

15% MARK-UP = \$2,847.00

SUBTOTAL = \$21,825.00

AWI FEE (0.5%) = \$109.00

BONDING (2.5%) = \$548.00

TOTAL ADDITIONAL COST = \$22,482.00

We propose hereby to furnish material and labor - complete in accordance with above specifications for the sum of:
TWENTY TWO THOUSAND FOUR HUNDRED EIGHTY TWO AND NO/100 dollars (**\$22,482.00**)

Payment as follows: Progress payments for stored materials to be billed monthly.
 Balance due upon completion of LCCM's scope.

All material is guaranteed to be as specified. All work to be completed in a substantial workmanlike manner according to specifications submitted, per standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance. If either party commences legal action to enforce its rights pursuant to this agreement, the prevailing party in said legal action shall be entitled to recover its reasonable attorney's fees and costs of litigation relating to said legal action, as determined by a court of competent jurisdiction.

Authorized _____

Note: this proposal may be withdrawn by us

Signature

Christian Datz

if not accepted within 30 days.

ACCEPTANCE OF PROPOSAL The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____

Signature _____

Date of Acceptance _____

Balfour Beatty

Construction

September 21, 2017

Ms. Kim Brown
Library Associates, LLC
17 Lockwood Drive
Charleston, SC 29401

Project: Hotel at Marion Square
Re: Request for Change Order # 127R1
Supplemental Instructions #23

Dear Ms. Brown:

We are submitting, herewith, our Request for Change Order # 127R1 in the amount of Sixty-one thousand one hundred fifty (\$61,150.00) to provide additional work in accordance with the following qualifications:

Delete DWH-3, 4, 5, and 6 (storage type water heaters). Add (2) Aerco Innovation 1060 Instantaneous Water Heaters. Add additional gas and regulator piping for new Instantaneous Water Heaters. Delete CPVC flue piping for storage type DWH 3 and 4. Add 7" Category IV AL29-4C Flue piping for new Instantaneous DWH 3 and 4. Add domestic water piping and insulation for revised domestic water distribution. Revise domestic water storage tanks to be shorter and longer than originally specified as submittal 15 110-01.1.

Revision 01 - Remove project management time and credit secondary costs as requested by Taylor Walker

Revision 02 - Guy and Beatty costs for additional insulation have been tabled due to insufficient back-up.

Revision 03 - BIM coordination time rejected by owner.

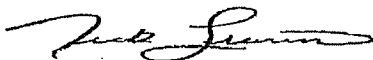
***We reserve our right to pursue costs rejected or removed from this RCO (i.e. BIM Costs)**

This Change Order Request addresses those requests for costs and/or time associated with the Constructive Change Directive and Change Order Request (s) referenced above which are undisputed; however, this Change Order does not resolve related requests for costs and/or time which remain in dispute, and those requests are expressly reserved.

This proposal covers only the changes to the specific work as set forth in the attached proposal breakout. Changes in the work and associated price adjustments other than those noted in our proposal are not included. Pricing included in this proposal is valid for thirty (30) days.

Please contact me with any questions regarding this request for Change Order.

Sincerely,



Balfour Beatty

Construction

Alec Dooley Nick Starcevic
Assistant Project Manager Project Manager

cc:
Melissa Pense
Marty Wall
Jim Clements
Jennifer Faulkinberry
Taylor Walker
Nick Starcevic
Tim Spano
David Stanton

RCO # 127R1 - File

Balfour Beatty

Construction

Hotel at Marion Square

Request for Change Order # 127R1- Supplemental Instructions #23

The additional work for the **Supplemental Instructions #23** by Balfour Beatty Construction is hereby approved:

#	Budget Code	Description	Total
1	400.51500000.40	BMCC PCO 014 SI 023	\$62,193.79
2	400.51500000.40	BMCC PCO 049 - Revised Domestic Water Storage Tanks	\$3,535.15
3	400.51500000.40	PCO 14 - REMOVE BIM (OH&P ALSO INCLUDED)	(\$6,923.00)
4	400.51500000.40	PCO 49 - REMOVE BIM (OH&P ALSO INCLUDED)	(\$483.00)

Total Items \$58,322.94

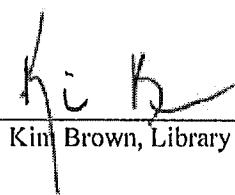
Total Markups \$2,827.06

RCO Total \$61,150.00

The total Cost to perform the work as described above is an ADD of Sixty-one thousand one hundred fifty (\$61,150.00).

Please indicate your acceptance and approval of this additional work in the space provided below.

Authorization Granted by:



Kim Brown, Library Associates, LLC

Date:

9.21.2017

RCO# 127R1

Balfour Beatty Construction

July 20, 2017

Ms. Kim Brown
Library Associates, LLC
17 Lockwood Drive
Charleston, SC 29401

Project: Hotel at Marion Square

Re: Request for Change Order # 135R1
SI 39 - Stair 04 Revisions

Dear Ms. Brown:

We are submitting, herewith, our Request for Change Order # 135R1 in the amount of Twenty-one thousand one hundred thirty-six (\$21,136.75) to provide additional work in accordance with the following qualifications:

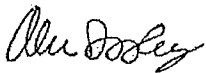
Revision 01 to include drywall, electrical, and stringer revision scopes of work. Millwork, paint and handrail revisions are still to be reconciled.

- Stair 04 Stringer Revision - \$6,856
 - Adjust cut and weld stairs for new layout as shown on A452.
- Stair 04 Drywall Revision - \$6,371
 - Add 24 LF of walls to C2 walls to enclose the stairs as shown on A452
 - Increase size of C1 wall bump outs to close off stair as well as increase new area for future wine cooler.
- Stair 04 Electrical Revisions
 - Add new "tombstone" outlet for future hostess stand - \$3,200
 - Add two new outlets on wall enclosing stair 04. - \$3,600

This proposal covers only the changes to the specific work as set fourth in the attached proposal breakout. Changes in the work and associated price adjustments other than those noted in our proposal are not included. Pricing included in this proposal is valid for thirty (30) days.

Please contact me with any questions regarding this request for Change Order.

Sincerely,



Alec Dooley
Assistant Project Manager

cc:
Jim Clements
Nick Starcevic
Tim Spano
RCO # 135R1 - File

Balfour Beatty Construction

Hotel at Marion Square

Request for Change Order # 135R1- SI 39 - Stair 04 Revisions

The additional work for the **SI 39 - Stair 04 Revisions** by Balfour Beatty Construction is hereby approved:

#	Budget Code	Description	Total
1	400.51600000.40	SI 39 - Stair 04 Electrical Revisions	\$6,932.57
2	400.50925200.40	SI 39 - Stair 04 Drywall Revisions	\$6,371.00
3	400.50512000.40	SI 39 - Stair 04 Stringer Revision	\$6,856.00

Total Items \$20,159.57

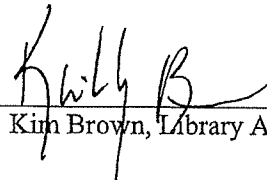
Total Markups \$977.18

RCO Total \$21,136.75

The total Cost to perform the work as described above is an ADD of Twenty-one thousand one hundred thirty-six (\$21,136.75).

Please indicate your acceptance and approval of this additional work in the space provided below.

Authorization Granted by:



Kim Brown, Library Associates, LLC

Date:

8/2/2017

RCO# 135R1

Balfour Beatty Construction

June 22, 2017

Ms. Kim Brown
Library Associates, LLC
17 Lockwood Drive
Charleston, SC 29401

Project: Hotel at Marion Square

Re: Request for Change Order # 137
MOD 2 and 4 Ductwork Revisions

Dear Ms. Brown:

We are submitting, herewith, our Request for Change Order # 137 in the amount of Thirty-six thousand five hundred ten (\$36,510.00) to provide additional work in accordance with the following qualifications:

Furnish labor, material and supervision necessary to complete the ductwork and air distribution revisions in MOD 2 and MOD 4. Please see the below accounting summary for detailed analysis of the revisions.

- MOD 2 Ductwork Revisions
 - Ductwork revisions for discreet HVAC – (\$261.00)
 - Revise air distribution devices on level 01 and 02
 - Material add for added air devices - \$20,571
 - Material credit for deleted air devices – (\$13,054)
 - Labor add for added devices - \$7,744
 - Labor credit for deleted air devices – (\$4,752)
 - Labor add for cable operated dampers at SAR and SAR-1 for discreet diffusers - \$6,380
 - BIM Coordination - \$390
 - Delivery Fees - \$1,144
 - Foreman - \$2,808
 - Per Diem - \$1,700
 - Material Tax - \$1,048
 - Overhead and Profit - \$3,557
- MOD 4 Ductwork Revisions
 - Ductwork revisions – \$1,979
 - Revise ductwork at EF in pool storage room.
 - Extend ductwork for SPF-4 to carry over stair 3 into the relocated air shaft.
 - Air Device Credit - \$66
 - BIM Coordination - \$130
 - Foreman - \$52
 - Per Diem - \$425

Balfour Beatty Construction

This proposal covers only the changes to the specific work as set fourth in the attached proposal breakout. Changes in the work and associated price adjustments other than those noted in our proposal are not included. Pricing included in this proposal is valid for thirty (30) days.

Please contact me with any questions regarding this request for Change Order.

Sincerely,



Alec Dooley
Assistant Project Manager

cc:

Marty Wall
Melissa Pense
Jennifer Faulkinberry
Jim Clements
Taylor Walker
Nick Starcevic
Tim Spano
David Stanton

RCO # 137 - File

Balfour Beatty Construction

Hotel at Marion Square

Request for Change Order # 137- MOD 2 and 4 Ductwork Revisions

The additional work for the **MOD 2 and 4 Ductwork Revisions** by Balfour Beatty Construction is hereby approved:

#	Budget Code	Description	Total
1	400.51500000.40	MOD 2 Ductwork Revisions	\$31,366.25
2	400.51500000.40	MOD 4 Ductwork Revisions	\$3,455.75

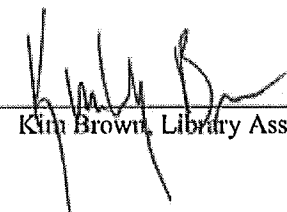
Total Items \$34,822.00

Total Markups \$1,688.00

RCO Total \$36,510.00

The total Cost to perform the work as described above is an ADD of Thirty-six thousand five hundred ten (\$36,510.00).

Please indicate your acceptance and approval of this additional work in the space provided below.

Authorization Granted by: 
Kim Brown, Library Associates, LLC

Date: 9.21.2017

RCO# 137



MCC Mechanical of the Carolinas, LLC

Proposed Change Summary

Project: The Hotel at Marion Square
Location: Charleston, SC

Date: April 11 2016

MCC Job No: 8350248
MCC PCO: 6

Description: Contract Thru MOD 1 to MOD 2

Labor Breakdown

Std Hrs	Prem Hrs		Std Rate	Prem Rate	
73.8	0.0	Project Manager	\$80.00	\$120.00	
41.6	0.0	Superintendent	\$75.00	\$112.50	-\$5,904.00
60.0	0.0	Foreman	\$51.00	\$76.50	-\$3,120.00
290.0	0.0	Journeyman	\$37.00	\$55.50	-\$3,050.00
0.0	0.0	Start-up Technician	\$88.00	\$132.00	-\$10,730.00
48.0	0.0	BIM Coordinator	\$102.00	\$153.00	\$0.00
0.0	0.0	Detailer	\$53.00	\$79.50	-\$1,096.00
166.4	0.0	Laborer	\$23.00	\$34.50	\$0.00
59.0	0.0	Helper	\$21.00	\$31.50	-\$3,827.20
4.0	0.0	Field Engineer	\$51.00	\$76.50	-\$1,239.00
1.0	0.0	Safety	\$95.00	\$142.50	-\$204.00
16.0	0.0	Clean Up	\$21.00	\$31.50	-\$95.00
35.0	0.0	Estimator	\$51.00	\$76.50	-\$534.00
					-\$1,785.00

Subtotal - \$35,196.20

Field Office / Drawings / Copies
Travel & Lodging
Purchasing
Small Tools
Tool Rental
Quality Control
Consumables

-\$250.00

-\$1,065.00

-\$556.92

-\$371.28

-\$1,112.95

-\$1,485.13

-\$536.92

Subtotal \$5,379.10

Overhead & Profit: 15.0% \$6,086.30

Subtotal Labor - \$46,661.60

Material Breakdown	Item Description	Cost	Tax	Net
PVF Materials	Storm Drain Piping	\$10,511.13	\$893.45	-\$11,404.58
Equipment	Solids Interceptor	\$2,450.00	\$208.25	-\$2,658.25
Equipment rental	Scissor Lift	\$621.82	\$52.85	-\$674.67
Parking		\$1,476.80	\$0.00	-\$1,476.80
Permits		\$470.25	\$0.00	-\$470.25
Seismic		\$750.00	\$63.75	-\$813.75
X-Ray/Core Drill		\$0.00	\$0.00	\$0.00
	Total Materials			-\$17,498.30

Tax Rate: 8.50%

Overhead & Profit: 15.0% - \$2,624.75

Subtotal Material & Equipment - \$20,123.05

Subcontract Breakdown	Item Description	Cost		Total
Sheet metal		\$32,299.00		-\$32,299.00
Insulation		\$1,850.00		-\$1,850.00
Temperature Controls		\$0.00		\$0.00
Test & Balance (BY OTHERS)		\$0.00		\$0.00
Fire Caulk		\$635.00		-\$635.00
Med Gas		\$0.00		\$0.00
Locate Services		\$0.00		\$0.00
BIM Coordinator		\$11,050.00		-\$11,050.00
	Subtotal			-\$45,024.00

Overhead & Profit: 15.0% - \$6,753.10 \$4,091.25

Subtotal Subcontractor Costs - \$52,709.10 \$31,366.25

Total Cost - \$119,493.74 \$31,366.25

Schedule Comments: Ten (10) days schedule extension requested for this change, however, we reserve the right to examine the impact of this change on the overall schedule at a later date, and request appropriate time or cost compensation should the accumulative effect of this or other changes warrant.

R - 3155



KNIGHT & WILSON, INC.

www.knightwilson.com

1240 WILLIAMS ST.

MEMPHIS, TENNESSEE 38104

(901) 274-6978

Date: 3/6/2017

To: MCC
Attn: Eric Stoehr / Bob Thorton
Re: Hotel at Marion Square

Price to make changes to ductwork and Air Distribution per the Mod 2 drawings dated 11-20-2015.

Total...\$ 27,275.00

Thank you

*Jerry Petefish
Project Manager/Estimator
Knight and Wilson, Inc*

Knight and Wilson Sheet Metal
1240 Williams
Memphis, TN 38104

6/2/2017

ELECTRONICALLY FILED - 2023 May 12 7:51 PM - CHARLESTON - COMMON PLEAS - CASE#2019CP1001108

Material, equipment and labor itemized below will be provided by: **Knight & Wilson Sheet Metal**

Job Name: **Hotel at Marion Square** Date itemized: **3/1/17**
Project Number: Change Order #:
Description: **Mod 2**

DESCRIPTION	MATERIAL				FABRICATION			FIELD LABOR		
	UNIT	QTY	COST	TOTAL	HOURS	RATE	TOTAL	HOURS	RATE	TOTAL
DEDUCT										
Ductwork	Lbs	-656	0.75	-\$492	-10	\$44	-\$440	-58	\$44	-\$2,552
	SqFt		0.46	\$0	0	\$44	\$0	0	\$44	\$0
purchased duct	lot	-693		-\$4,989		\$44	\$0	-9	\$44	-\$396
Air Distribution	lot	1		-\$13,054		\$44	\$0	-108	\$44	-\$4,752
	Ea			\$0		\$44	\$0	0	\$44	\$0
	lot			\$0		\$44	\$0	0	\$44	\$0
				\$0		\$44	\$0		\$44	\$0
				\$0		\$44	\$0		\$44	\$0
				\$0		\$44	\$0		\$44	\$0
						\$44			\$44	\$0
ADD										
Ductwork	Lbs		0.75	\$0		\$44	\$0		\$44	\$0
Purchased duct	lin ft	1055	7.2	\$7,596		\$44	\$0	23	\$44	\$1,012
Air Distribution	lot	1		\$20,571		\$44	\$0	176	\$44	\$7,744
Cable operated dampers	ea	108				\$44	\$0	145	\$44	\$6,380
BIM Coordination	7					\$44	\$0	6	\$65	\$390
delivery	lot					\$44	\$0	26	\$44	\$1,144
Supervision				\$0		\$44	\$0	54	\$52	\$2,808
lodging	days	20	85	\$1,700						
										\$0
SUBTOTAL				\$11,332			-\$440	255		\$11,778
+ 9.25 TSST				\$1,048						
TOTAL COST				\$23,718						
+ 15 % Overhead /profit				\$3,557						
SUBTOTAL				\$27,275						
TOTAL				\$27,275						



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www.tombarrow.com

QUOTATION

TO: KNIGHT WILSON

ATTN: STEVE WERNER

JOB: MARION SQUARE – MOD#2 – 11-20-2015- rev1 (NO ARCH / WOOD GRILLES)

DATE: 3/6/2017

Notes: Prices are valid for 30 days. (Material costs are subject to escalation if the order does not fall within these time frames. We reserve the right to change our quotation if written intent to purchase is not received in 30 days.) Standard ground freight and lead times are included unless noted otherwise. This quotation does not include sales or use taxes. See www.tombarrow.com for latest terms and conditions.

CHANGES TO SHEETS M401/402/403/404/405/406/407/408/601 ONLY

I. SUMMARY OF CHANGES

DELETE 36 LD-1 linear diffusers - (\$ 3,600)
DELETE 23 LD-2 linear diffusers - (\$ 2,300)
DELETE 7 LD-3 linear diffusers - (\$ 700)
DELETE 43 LD-4 linear diffusers - (\$ 5,375)
DELETE 3 LBD linear diffusers - (\$ 150)
DELETE 1 CD-2 diffuser - (\$ 35)
DELETE 1 ER grille - (\$ 15)
DELETE 33 RAG-1 grilles - (\$ 594)
DELETE 3 FIRE DAMPERS with access doors (\$ 135)
DELETE 6 ACCESS PANELS for sheet rock. (\$ 150)

ADD 47 SD plenums with dampers and surface frames and cable dampers. +
ADD 108 SD-1 plenums with dampers and surface frames and cable dampers.
ADD 3 LBD-2 curved linear diffusers with curved plenums + \$ 3,421
ADD 7 LBD-2 straight continuous diffusers with plenums + \$ 3,100
ADD 7 FIRE DAMPERS with access doors + \$ 1550
ADD 4 ACCESS PANELS for sheet rock. + \$ 100

NOT ALL FIRE
DAMPERS ARE
WORTH THE SAME \$
\$ AMOUNT - THEY
ARE PRICED PER
SIZE AND CONST
FEATURES / SHIP
CYCLES.

TOTAL NET ADD \$ 7,517.00

EXCLUDES: ARCH GRILLES AND WOOD GRILLES

Yours truly,
Jeremy Harris



MCC Mechanical of the Carolinas, LLC

Proposed Change Summary

Project: The Hotel at Marion Square
Location: Charleston, SC

REVISED 2-8-17
Date: May 2, 2016

MCC Job No: 8350248
MCC PCO: 20

Description: MOD #4 Drawing Revisions

Labor Breakdown

Std Hrs	Prem Hrs		Std Rate	Prem Rate	
0.0	0.0	Project Manager	\$80.00	\$120.00	\$0.00
5.4	0.0	Superintendent	\$75.00	\$112.50	-\$405.00
57.3	0.0	Foreman	\$51.00	\$76.50	-\$2,922.30
-53.8	0.0	Foreman	\$51.00	\$76.50	-\$2,745.84
270.5	0.0	Journeyman	\$37.00	\$55.50	\$10,008.50
-269.2	0.0	Journeyman	\$37.00	\$55.50	-\$9,961.33
0.0	0.0	Start-up Technician	\$88.00	\$132.00	\$0.00
40.0	0.0	BIM Coordinator	\$70.00	\$105.00	-\$2,800.00
0.0	0.0	Detailer	\$53.00	\$79.50	\$0.00
26.5	0.0	Laborer	\$23.00	\$34.50	-\$609.50
-24.5	0.0	Laborer	\$23.00	\$34.50	-\$562.93
133.2	0.0	Helper	\$15.00	\$22.50	-\$2,028.00
-132.2	0.0	Helper	\$15.00	\$22.50	-\$1,982.48
6.0	0.0	Field Engineer	\$51.00	\$76.50	-\$206.00
2.0	0.0	Safety	\$64.50	\$96.75	-\$129.00
14.0	0.0	Clean Up	\$15.00	\$22.50	-\$210.00
17.0	0.0	Estimator	\$51.00	\$76.50	-\$667.00
Subtotal					\$5,032.74
Field Office / Drawings / Copies					-\$494.00
Travel & Lodging					-\$65.00
Purchasing					5.0%
Small Tools					-\$251.64
Tool Rental					5.0%
Quality Control					4.5%
Consumables					2.0%
Subtotal					\$2,104.84
Overhead & Profit: 15.0%					-\$1,070.64
Subtotal Labor					-\$8,208.22

Material Breakdown	Item Description	Cost	Tax	Net
PVF Materials		\$7,395.00	\$628.58	-\$8,023.58
PVF Materials Credit		-\$3,312.39	-\$281.55	-\$3,593.94
Equipment		\$1,565.00	\$133.03	-\$1,698.03
Equipment rental		\$0.00	\$0.00	-\$0.00
Parking		\$0.00	\$0.00	-\$0.00
Permits		\$0.00	\$0.00	-\$267.20
Seismic		\$1,150.00	\$97.75	-\$1,247.75
X-Ray/Core Drill		\$0.00	\$0.00	\$0.00
Total Materials				-\$7,658.61

Tax Rate: 8.50%

Overhead & Profit: 15.0% - \$1,148.79

Subtotal Material & Equipment - \$8,807.40

Subcontract Breakdown	Item Description	Cost		Total
Sheet metal		\$3,091.00		-\$3,091.00
Insulation		\$3,225.00		-\$3,225.00
Temperature Controls		\$9,193.00		-\$9,193.00
Test & Balance (BY OTHERS)		\$0.00		-\$0.00
Fire Caulk		\$1,275.00		-\$1,275.00
Med Gas		\$0.00		\$0.00
Locate Services		\$0.00		\$0.00
BIM Coordinator		\$0.00		\$0.00
Subtotal				\$16,784.00

Overhead & Profit: 15.0% - \$2,517.60 \$450.75

Subtotal Subcontractor Costs \$19,301.60 \$3,455.75

Total Cost \$36,317.21 \$3,455.75

Schedule Comments: Three (3) days schedule extension requested for this change, however, we reserve the right to examine the impact of this change on the overall schedule at a later date, and request appropriate time or cost compensation should the accumulative effect of this or other changes warrant.



KNIGHT & WILSON, INC.

www.knightwilson.com

1240 WILLIAMS ST.

MEMPHIS, TENNESSEE 38104

(901) 274-6978

Date 3/28/2017

To: MCC
Attn: Eric Stoehr
Re: Hotel at Marion Square

Modification 4

Eric

Price to make changes to sheetmetal and air distribution per the modification
4 documents.

Total... \$3,005.00

Thank you

*Jerry Petefish
Regional Project Manager
Knight and Wilson, Inc*

Knight and Wilson Sheet Metal
1240 Williams
Memphis, TN 38104

6/7/2017

ELECTRONICALLY FILED - 2023 May 12 7:51 PM - CHARLESTON - COMMON PLEAS - CASE#2019CP1001108

Material, equipment and labor itemized below will be provided by: Knight & Wilson Sheet Metal										
Job Name:		Hotel at Marion Square						Date itemized:		6/7/17
Project Number								Change Order #		
Description		Mod 4								

DESCRIPTION	UNIT	MATERIAL			FABRICATION			FIELD LABOR		
		QTY	COST	TOTAL	HOURS	RATE	TOTAL	HOURS	RATE	TOTAL
DEDUCT										
Ductwork	Lbs	-60	0.75	-\$45	-1	\$44	-\$44	-5	\$44	-\$220
	SqFt		0.46	\$0	0	\$44	\$0	0	\$44	\$0
ceiling diffusers	lot	-2		-\$35		\$44	\$0	-1.5	\$44	-\$66
	lot					\$44	\$0		\$44	\$0
	Ea			\$0		\$44	\$0	0	\$44	\$0
	lot					\$44	\$0	0	\$44	\$0
				\$0		\$44	\$0		\$44	\$0
				\$0		\$44	\$0		\$44	\$0
				\$0		\$44	\$0		\$44	\$0
						\$44			\$44	\$0
ADD										
Ductwork	Lbs	422	0.75	\$317	7	\$44	\$308	33	\$44	\$1,452
Purchased duct	lin ft	11	7.2	\$79		\$44	\$0	3	\$44	\$132
Air Distribution	lot			\$55		\$44	\$0		\$44	
Cable operated dampers	ea					\$44	\$0		\$44	
BIM Coordination	7					\$44	\$0	2	\$65	\$130
delivery	lot					\$44	\$0		\$44	
Supervision				\$0		\$44	\$0	1	\$52	\$52
lodging	days	5	85	\$425						
										\$0
SUBTOTAL				\$796			\$264	32		\$1,480
+ 9.25 TSST				\$74						
TOTAL COST				\$2,613						
+ 15 % Overhead /profit				\$392						
SUBTOTAL				\$3,005						
TOTAL				\$3,005						



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www.tombarrow.com

QUOTATION

TO: KNIGHT WILSON
ATTN: JERRY PETEFISH/ STEVE WERNER
JOB: MARION SQUARE – MOD#4

DATE: 6/6/2017

Notes: Prices are valid for 30 days. (Material costs are subject to escalation if the order does not fall within these time frames. We reserve the right to change our quotation if written intent to purchase is not received in 30 days.) Standard ground freight and lead times are included unless noted otherwise. This quotation does not include sales or use taxes. See www.tombarrow.com for latest terms and conditions.

CHANGES TO SHEETS M402/M411

I. SUMMARY OF CHANGES

DELETE 40 FT OF CONTINOUS LBD-2 grille. – DEDUCT –(\$ 150)

ADD (1) SD-1 PLENUM GRILLE - ADD -\$ 110

ADD (1) DOOR GRILLE - ADD-\$ 95

TOTAL NET ADD \$ 55.00

Yours truly,
Jeremy Harris

Dooley, Alec

From: James Clements <jclements@matrixse.com>
Sent: Friday, August 18, 2017 12:33 PM
To: Taylor Walker
Cc: Jennifer Faulkinberry
Subject: RE: MSH - RCO Review Meeting 8.24

Seems reasonable to me

Thanks

Jim Clements
Matrix Program Management Services, LLC

O. 704-676-9996
C. 704-905-1165
www.matrixse.com

From: Taylor Walker [mailto:TWalker@lpbatlanta.com]
Sent: Thursday, August 17, 2017 5:40 PM
To: James Clements <jclements@matrixse.com>
Cc: Jennifer Faulkinberry <JFaulkinberry@lpbatlanta.com>
Subject: FW: MSH - RCO Review Meeting 8.24

- I'm good with the MOD #2 & MOD #4 ductwork revision costs RCO 137.
- I'm also good with RCO 145, though I do not have any idea how much the scanning & core drilling number should be. Does \$130 per scan & \$93.75 per core drill sound about right?

From: Dooley, Alec [mailto:adooley@balfourbeattyus.com]
Sent: Thursday, August 17, 2017 4:08 PM
To: Kim Brown; James Clements; Jennifer Faulkinberry; Woody Faust; Taylor Walker; Bill Richardson
Cc: Starcevic, Nicholas; Spano, Tim; Stanton, David
Subject: MSH - RCO Review Meeting 8.24

Team,

Please see the attached hit list with outstanding action items for our next RCO meeting. If I have anything labeled incorrectly, or if you have any questions, please feel free to give me a call.

The below link has all the RCO's on this list for easy review.

RCO for Review 8.24
<https://bbcus.egnyte.com/fl/Ob3gOw71lY>

Thanks,

Alec Dooley | Assistant Project Manager
mobile: 704.614.4907 | email: adooley@balfourbeattyus.com
Balfour Beatty Construction | 306 Meeting Street, Suite 300, Charleston, SC 29401 | www.balfourbeattyus.com



1ST FLOOR
MECHANICAL
EXPANDED PLAN

CHAS. W. COOPER

PROJECT NO. 20000

REVISION 9-14

CONTRACT
DOCS

THE HOTEL
AT
MARION
SQUARE
604 4122 STREET
CHARLESTON, SC
29403

RISE MILL
BUILDING
17 LOCKWOOD
DRIVE
CHARLESTON,
SC 29407

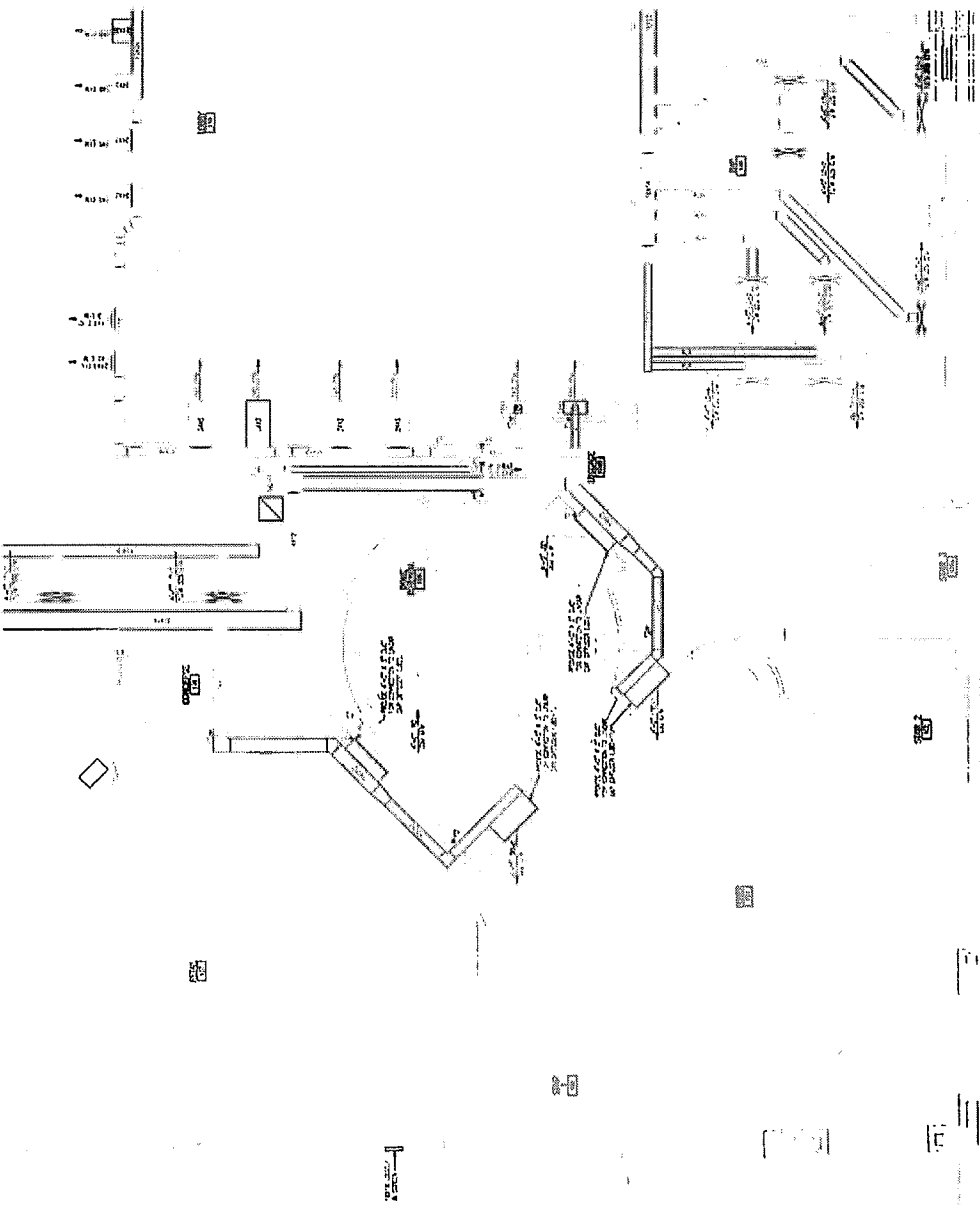


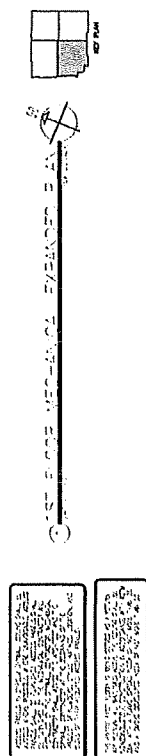
LIBRARY ASSOCIATES, LLC

WINFORD
LINDSEY
ARCHITECT



NOTES:
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL MECHANICAL CODE (IMC) AND THE 2018 INTERNATIONAL PLUMBING AND MECHANICAL CODE (IPMC).
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL ELECTRICAL CODE (IEC) AND THE 2018 INTERNATIONAL FIRE AND ALARM CODE (IFAC).
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL BUILDING CODE (IBC) AND THE 2018 INTERNATIONAL MECHANICAL CODE (IMC).
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL PLUMBING AND MECHANICAL CODE (IPMC) AND THE 2018 INTERNATIONAL ELECTRICAL CODE (IEC).
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL FIRE AND ALARM CODE (IFAC) AND THE 2018 INTERNATIONAL BUILDING CODE (IBC).
6. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL MECHANICAL CODE (IMC) AND THE 2018 INTERNATIONAL PLUMBING AND MECHANICAL CODE (IPMC).
7. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL ELECTRICAL CODE (IEC) AND THE 2018 INTERNATIONAL FIRE AND ALARM CODE (IFAC).
8. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL BUILDING CODE (IBC) AND THE 2018 INTERNATIONAL MECHANICAL CODE (IMC).
9. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL PLUMBING AND MECHANICAL CODE (IPMC) AND THE 2018 INTERNATIONAL ELECTRICAL CODE (IEC).
10. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL FIRE AND ALARM CODE (IFAC) AND THE 2018 INTERNATIONAL BUILDING CODE (IBC).



1ST FLOOR
MECHANICAL
EXPANDED PLAN

THE UNIVERSITY OF CHICAGO

150757-04 123705

RECEIVED 2-2-14
JCO #2 11-23-15

CONCLUSION

454

References

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[illegible]WINFORD
LINDSAY

1

Architectural drawing of the 1st floor mechanical room for the Charleston Marriott Square Charleston. The drawing shows a complex layout of pipes, ducts, and equipment. Key features include a large circular duct in the center, a rectangular duct on the left, and various smaller ducts and pipes throughout the room. The drawing is labeled with dimensions and notes. A north arrow is located in the top right corner, and a scale bar is in the bottom right corner. The drawing is titled '1ST FLOOR MECH. ROOM' and 'R-3165'.

Balfour Beatty Construction

October 19, 2017

Ms. Kim Brown
Library Associates, LLC
17 Lockwood Drive
Charleston, SC 29401

Project: Hotel at Marion Square
Re: Request for Change Order # 138R3
Supplemental Instruction 032

Dear Ms. Brown:

We are submitting, herewith, our Request for Change Order # 138R3 in the amount of Seventy-two thousand one hundred ninety-five (\$72,195.30) to provide additional work in accordance with the following qualifications:

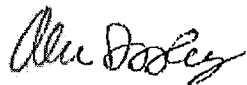
- Provide Storm Pump SP-5
 - Mechanical Revisions
 - Primary Material and Equipment Costs - \$49,060
 - Primary Labor Costs - \$6,736
 - Secondary Material and Equipment Costs - \$3,562
 - Secondary Labor Costs - \$3,968
 - **Revision 02 – Remove BIM Costs at the Owners Request – (\$2,576)**
 - Electrical Revisions
 - Labor, Material, and Distribution Cost to provide power to SP-5 - \$5,306
- Revised Distribution to FCU 1, 2, and 3
 - Electrical Revisions
 - Distribution and core drilling for revised power - \$3,676

This Change Order Request addresses those requests for costs and/or time associated with the Construction Change Directive and Change Order Request(s) referenced above which are undisputed; however, this Change Order does not resolve related requests for costs and/or time which remain in dispute, and those requests are expressly reserved. This proposal covers only the changes to the specific work as set forth in the attached proposal breakout. Changes in the work and associated price adjustments other than those noted in our proposal are not included. Pricing included in this proposal is valid for thirty (30) days.

Balfour Beatty Construction

Please contact me with any questions regarding this request for Change Order.

Sincerely,



Alec Dooley
Assistant Project Manager

cc:

Marty Wall
Melissa Pense
Jim Clements
Jennifer Faulkinberry
Taylor Walker
Bill Richardson
Nick Starcevic
Tim Spano
David Stanton

RCO # 138R3 - File

Balfour Beatty Construction

Hotel at Marion Square

Request for Change Order # 138R3 - Supplemental Instruction 032

The additional work for the **Supplemental Instruction 032** by Balfour Beatty Construction is hereby approved:

#	Budget Code	Description	Total
1	400.51600000.40	Supplemental Instruction 032	\$8,985.00
2	400.51500000.40	Supplemental Instruction 032	\$62,448.60
3	400.51500000.40	Remove BIM Coordinator Costs as Requested by Owner	(\$2,576.00)

Total Items

(AMD)

PRICE REDUCED FOR
CHEAPEST SCISSOR LIFT
OPTION

- 993.00 FOR SCISSOR LIFT

\$68,857.60 \$67,864.60

Total Markups

\$2,337.90 \$3,288.03

RCO Total

\$72,195.30 \$71,152.63

(AMD)

The total Cost to perform the work as described above is an ADD of Seventy-two thousand one hundred ninety-five (\$72,195.30).

Please indicate your acceptance and approval of this additional work in the space provided below.

Authorization Granted by:



Kim Brown, Library Associates, LLC

Date:

10-19-2017

RCO# 138R3

Dooley, Alec

From: Dooley, Alec
Sent: Thursday, August 03, 2017 7:27 AM
To: Eric Stoehr
Cc: Stanton, David; Starcevic, Nicholas; pgarcia@bernhardmcc.com; 'Taylor Walker'; James Clements
Subject: RE: MSH - RCO 138 - Supplemental Instruction 32

Team,

Following up on yesterday's conference call.

- BMCC will remove project manager time from their change order.
- BMCC will provide a summary of the added BIM time for this change order and how they arrived at the 32 hours.
- The team agrees that BMCC has competitively priced this piece of equipment. The pricing for the sump pump will remain.

If I am missing anything else, please let the team know.

Thank you,

Alec Dooley | Assistant Project Manager

Mobile: 704.614.4907 | email: adooley@balfourbeattyus.com

Balfour Beatty Construction | 306 Meeting Street, Suite 300, Charleston, SC 29401 | www.balfourbeattyus.com

From: Dooley, Alec
Sent: Tuesday, July 25, 2017 9:08 PM
To: Eric Stoehr <estoehr@bernhardmcc.com>
Cc: Stanton, David <DStanton@Balfourbeattyus.com>; Starcevic, Nicholas <NStarcevic@Balfourbeattyus.com>; pgarcia@bernhardmcc.com
Subject: Fwd: MSH - RCO 138 - Supplemental Instruction 32

Eric,

Please see below from WLA. Taylor will be onsite tomorrow if you want to discuss in person. I expect him to arrive around 10.

Thanks,

Alec Dooley
 Balfour Beatty Construction
 704-614-4907

Begin forwarded message:

**Plaintiff Balfour Beatty's
Trial Exhibit # 226
(Part 4 of 16)**

From: James Clements <jclements@matrixse.com>
Date: July 25, 2017 at 6:12:42 PM EDT
To: "Alec Dooley" <adooley@Balfourbeattyus.com>
Cc: Taylor Walker <TWalker@lpbatlanta.com>, Jennifer Faulkinberry <JFaulkinberry@lpbatlanta.com>
Subject: FW: MSH - RCO 138 - Supplemental Instruction 32

Alec

Pls see Taylor's comments

Jim Clements
 Matrix Program Management Services, LLC

O. 704-676-9996
 C. 704-905-1165
jclements@matrixse.com
www.matrixse.com

From: Taylor Walker <TWalker@lpbatlanta.com>
Date: Tuesday, July 25, 2017 at 6:05 PM
To: Jennifer Faulkinberry <JFaulkinberry@lpbatlanta.com>
Cc: James Clements <jclements@matrixse.com>
Subject: RE: MSH - RCO 138 - Supplemental Instruction 32

Comments below:

- The eight hours for project manager should not be included as it is part of overhead.
- 32 hours of BIM time is excessive considering the work required. I would think this could be accomplished in less than eight hours.
- This same pump (in terms of capacity) that was submitted in MOD #7 RCO 107 was listed at a cost of \$29,440 and is included at a cost of \$34,700 in RCO #138. That is an 18% increase in material costs. RCO #107 pricing for this pump was dated 5/26/17 and RCO #138 pricing for this pump is dated 11/28/16. I doubt the material costs went down over a six month period. Please recheck these numbers.

From: Jennifer Faulkinberry
Sent: Monday, June 26, 2017 2:39 PM
To: Taylor Walker; Bill Richardson
Subject: FW: MSH - RCO 138 - Supplemental Instruction 32

For input...

From: Dooley, Alec [<mailto:adooley@Balfourbeattyus.com>]
Sent: Monday, June 26, 2017 2:24 PM
To: Jennifer Faulkinberry
Cc: Kim Brown; James Clements; Melissa Pense; Marty Wall (mwall@bennetthospitality.com), Starcevic, Nicholas; Spano, Tim; Taylor Walker; Stanton, David
Subject: MSH - RCO 138 - Supplemental Instruction 32

Jennifer,

Please see the attached Request for Change Order 138 for the revisions in Supplemental Instructions 032. The cost for this change order includes the addition of Storm Pump 05 and the revised distribution to the fan coil units 1,2, and 3 when they were taken off stand by power. If you have any questions or comments please let me know. I have also attached the accounting summaries used to do the cost break out on the cover page of this change order. The accounting summaries are not indicative of the final change order cost, but more so a tool to evaluate the cost.

Thank you,

Alec Dooley | Assistant Project Manager

mobile: 704.614.4907 | email: adooley@balfourbeattyus.com

Balfour Beatty Construction | 306 Meeting Street, Suite 300, Charleston, SC 29401 | www.balfourbeattyus.com

Balfour Beatty

Construction

August 1, 2017

Ms. Kim Brown
Library Associates, LLC
17 Lockwood Drive
Charleston, SC 29401

Project: Hotel at Marion Square

Re: Request for Change Order # 142R2
Hotel Millwork Revisions

Dear Ms. Brown:

We are submitting, herewith, our Request for Change Order # 142R2 in the amount of Two hundred twelve thousand nine hundred thirty-two (\$212,932.19) to provide additional work in accordance with the following qualifications:

Millwork changes to the project including the areas and scope of work specifically defined below.

- Lobby MOD 1-8 Millwork Revisions
- Ballroom MOD 1-8 Millwork Revisions
- Camellia's Lounge MOD 1-8 Millwork Revisions
- Foyer MOD 1-8 Millwork Revisions
- Pre-function MOD 1-8 Millwork Revisions
- Dining Room Pecky Trim
 - Pecky ceiling trim north of stair 04.
- Guestroom Bath Tub Molding
- Added Model Room Corridor
- Guestroom Barn Door Trim
- Guestroom Corridors – Add (2) portals
- Managers Apartment MOD 1-8 Millwork

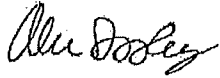
This proposal covers only the changes to the specific work as set fourth in the attached proposal breakout. Changes in the work and associated price adjustments other than those noted in our proposal are not included. Pricing included in this proposal is valid for thirty (30) days.

Balfour Beatty

Construction

Please contact me with any questions regarding this request for Change Order.

Sincerely,



Alec Dooley
Assistant Project Manager

cc:

Marty Wall
Melissa Pense
Jim Clements
Jennifer Faulkinberry
Woody Faust
Tim Spano
David Stanton
Nick Starcevic

RCO # 142R2 - File

Balfour Beatty Construction

Hotel at Marion Square

Request for Change Order # 142R2- Hotel Millwork Revisions

The additional work for the **Hotel Millwork Revisions** by Balfour Beatty Construction is hereby approved:

#	Budget Code	Description	Total
1	400.50640000.40	Lobby MOD 1-8 Millwork Revisions	\$49,269.00
2	400.50640000.40	Ballroom MOD 1-8 Millwork Revision	\$42,228.00
3	400.50640000.40	Camellia's Lounge MOD 1-8 Millwork Revision	\$4,954.00
4	400.50640000.40	Foyer MOD 1-8 Millwork	\$12,359.00
5	400.50640000.40	Prefunction MOD 1-8 Millwork	(\$5,770.00)
6	400.50640000.40	Dining Room Pecky Trim	\$3,765.00
7	400.50640000.40	Guestroom Bath Tub Moulding	\$64,592.00
8	400.50640000.40	Add Model Corridor	\$6,149.00
9	400.50640000.40	Guestroom Barn Door Trim	\$15,708.00
10	400.50640000.40	Guestroom Corridor - Add (2) Portals	\$5,628.00
11	400.50640000.40	Manager Apartment Millwork	\$4,206.00

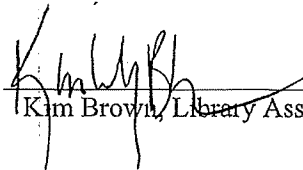
Total Items \$203,088.00

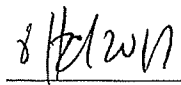
Total Markups \$9,844.19

RCO Total \$212,932.19

The total Cost to perform the work as described above is an ADD of Two hundred twelve thousand nine hundred thirty-two (\$212,932.19).

Please indicate your acceptance and approval of this additional work in the space provided below.

Authorization Granted by: 
Kim Brown, Library Associates, LLC

Date: 

RCO# 142R2

Balfour Beatty Construction

June 30, 2017

Ms. Kim Brown
Library Associates, LLC
17 Lockwood Drive
Charleston, SC 29401

Project: Hotel at Marion Square

Re: Request for Change Order # 145
Domestic Hot Water Riser Offsets

Dear Ms. Brown:

We are submitting, herewith, our Request for Change Order # 145 in the amount of Sixteen thousand nine hundred twenty-six (\$16,926.00) to provide additional work in accordance with the following qualifications:

Due to the implementation of MOD 7 (Expanded Guestrooms) after the 6th floor slab was poured, the Hot Water Return Risers were not able to rise to the 7th floor without being in the middle of the 7th floor guest suites. Balfour Beatty submitted RFI 701 for proposed rerouting of the hot water lines at the fifth floor overhead in order to get into chase walls on the sixth and seventh floor. This change order includes the added pipe, labor, scanning and core drilling for these risers to successfully be installed.

Please see the below break down for the mechanical costs to perform this scope of work.

- Labor Costs - \$6,527.40
 - Superintendent (Additional)
 - Journeyman
 - Laborer
- Primary Material Costs - \$4,149.20
 - Pipe, Valves, and Fittings
- Secondary Labor Costs - \$ 693.78
 - Purchasing
 - Tool Rental
 - Quality Control
 - Consumables and Fuel
- Third Tier Subcontractor Costs - \$4,772.50
 - Insulation
 - Scan and Core Drill

Balfour Beatty Construction

This proposal covers only the changes to the specific work as set fourth in the attached proposal breakout. Changes in the work and associated price adjustments other than those noted in our proposal are not included. Pricing included in this proposal is valid for thirty (30) days.

Please contact me with any questions regarding this request for Change Order.

Sincerely,



Alec Dooley
Assistant Project Manager

cc:

Marty Wall
Melissa Pense
Jim Clements
Jennifer Faulkinberry
Taylor Walker
Nick Starcevic
Tim Spano
David Stanton

RCO # 145 - File

Balfour Beatty Construction

Hotel at Marion Square

Request for Change Order # 145– Domestic Hot Water Riser Offsets

The additional work for the **Domestic Hot Water Riser Offsets** by Balfour Beatty Construction is hereby approved:

#	Budget Code	Description	Total
1	400.51500000.40	Domestic Hot Water Riser Offsets	\$16,143.56

Total Items \$16,143.56

Total Markups \$782.44

RCO Total \$16,926.00

The total Cost to perform the work as described above is an ADD of Sixteen thousand nine hundred twenty-six (\$16,926.00).

Please indicate your acceptance and approval of this additional work in the space provided below.

Authorization Granted by: Kim Brown
Kim Brown, Library Associates, LLC

Date: 8-31-2017

RCO# 145



BERNHARD MCC, L.L.C.

6-29-17
Revised 2

Balfour Beatty Construction
306 Meeting St. /Suite 300
Charleston, SC 29401

Attn: Nicholas Starcevic/Tim Spano

REF: The Hotel at Marion Square
BBC Contract Number: 13026000
BMCC Project Number: 8350248

SUBJ: BMCC PCO No: 53

Gentlemen,

Bernhard MCC has received changes as defined in RFI 0153 Domestic Hot Water Return Risers, and we have confirmed that our scope of work is impacted compared to contract drawings. The attached proposal collectively defines the impact identified in this issuance of this change.

The total costs are \$16,143.56

This PCO pricing is inclusive of the following:

The following clarifications and exclusions apply to this proposal:

1. The cost of this proposal includes only those direct costs for changes which are clearly identified (clouded) on the revised documents. If changes were made but not notated as such, we have not accounted for them and any such costs would be recovered at the point such are identified.
2. This proposal does not include any overtime or provisions for extended general conditions. If any such costs are required, we reserve the right to recover same.
3. Scope quoted herein aligns with the scope defined in our original subcontract and therefore all exclusions, clarifications, etc. apply equally to this proposal.
4. Scanning, X-raying and or concrete coring is included in this change order for the scope of work indicated within the RFI 701, additional scanning /coring was needed for placement of sleeves due to PT cabling.
5. Architectural access door(s)

If you have any questions, please contact us as soon as possible. This proposal remains in effect for 30 days.

Sincerely,

Bernhard MCC, L.L.C.

Eric Stoehr
Project Manager

ES/PG/PA
Attachment

Proposed Change Summary

Project: The Hotel at Marion Square
Location: Charleston, SC

Date: 6-29-17 RVSD 2

BMCC Job # 8350248

BMCC PCO # 53

Description: BMCC RFI 153 DHWR Offsets BBC RFI 701

Labor Breakdown:

Std Hrs	Prem Hrs		Std Rate	Prem Rate	
0.0	0.0	Project Manager	\$80.00	\$120.00	\$0.00
5.0	0.0	Superintendent (Additional)	\$75.00	\$112.50	\$375.00
0.0	0.0	Foreman (Working)	\$51.00	\$76.50	\$0.00
101.0	0.0	Journeyman	\$37.00	\$55.50	\$3,737.00
0.0	0.0	Start-up Technician	\$88.00	\$132.00	\$0.00
0.0	0.0	BIM Coordinator	\$70.00	\$105.00	\$0.00
0.0	0.0	Detailer - Fabrication	\$53.00	\$79.50	\$0.00
68.0	0.0	Laborer	\$23.00	\$34.50	\$1,564.00
0.0	0.0	Helper	\$15.00	\$22.50	\$0.00
0.0	0.0	Field Engineer (Trimble Operator)	\$51.00	\$76.50	\$0.00
0.0	0.0	Safety Manager	\$64.50	\$96.75	\$0.00
0.0	0.0	Clean Up	\$15.00	\$22.50	\$0.00
0.0	0.0	Estimator	\$51.00	\$76.50	\$0.00
					Subtotal
					\$5,676.00

Field Office Expenses: Water purchased for field employees (OSHA)	calculated	
Travel/Lodging/Parking Per-Diem for out-of-town field employees	calculated	
Purchasing/Expediter/Fab-Coordinator On-Site	2.7% of labor cost	\$153.25
Small Tools	0.0% of labor cost	\$0.00
Tool Rental	3.0% of labor cost	\$170.28
Quality Control/Owner Instruction	1.75% of labor cost	\$99.33
Consumables & Fuel	5.0% of material cost	\$180.43
		Subtotal
		\$603.29

Overhead & Profit: 15.0% \$941.89

Subtotal Labor \$7,221.19

Material Breakdown	Item Description	Cost	Tax	Net
Pipe, Valve, Fittings, etc		\$3,325.89	\$282.70	\$3,608.59
Equipment			\$0.00	\$0.00
Equipment rental			\$0.00	\$0.00
Permits & Business License Expense	City of Charleston Fees Structure		\$0.00	\$0.00
Seismic	Chapman		\$0.00	\$0.00
Freight for Prefabricated Assemblies			\$0.00	\$0.00
X-Ray/Core Drill	Excluded (to be Submitted Separately)		\$0.00	\$0.00
				Subtotal
				\$3,608.59

State Sales Tax Rate: 8.50%

Overhead & Profit: 15.0% \$541.29

Subtotal Material & Equipment \$4,149.88

Subcontractor Breakdown	Scope Description	Cost		Total
Sheet metal	Knight & Wilson			\$0.00
Insulation (Piping & Sheetmetal)	Guy M. Beaty	\$1,350.00		\$1,350.00
Temperature Controls	Trane			\$0.00
Guestroom Automated System	ECS			\$0.00
Scan & Core	Penhall	\$2,800.00		\$2,800.00
Fire Caulk	Caulking and Sleeves			\$0.00
				Subtotal
				\$4,150.00

Overhead & Profit: 15.0% \$622.50

Subtotal Subcontractor Costs \$4,772.50

Total Cost \$16,143.56

Schedule Comments: Ten (10) days of schedule extension are necessary as a result of this scope change on Task ID 9744, however we reserve the right to re-examine that impact at a later date and request appropriate time/cost compensation should the cumulative effect with other scope modifications warrant. No cost associated with the schedule extension is included in this proposal. It is assumed that incorporation of schedule modifications into the Master Schedule will be made and issued, at which point we will address any associated cost at that time.

Section	Category	Item Desc	Size	Qty	UOM	Mat Ext	Fld Ext
Section 005: DW A/G - DOMESTIC WTR (L COPPER)	COPPER] L-HARD TUBE - W/HGR		1-1/4"	144	'	607.82	11.52
Section 005: DW A/G - DOMESTIC WTR (L COPPER)	COPPER] 90 ELBOW CxC - 107C		3/4"	-1	ea	-0.83	-0.53
Section 005: DW A/G - DOMESTIC WTR (L COPPER)	COPPER] 90 ELBOW CxC - 107C		1"	13	ea	26.43	8.19
Section 005: DW A/G - DOMESTIC WTR (L COPPER)	COPPER] 90 ELBOW CxC - 107C		1-1/4"	3	ea	9.12	2.1
Section 005: DW A/G - DOMESTIC WTR (L COPPER)	COPPER] COUPLING - 100		1-1/4"	4.46	ea	8.79	3.1248
Section 005: DW A/G - DOMESTIC WTR (L COPPER)	COPPER] TEE - 111		1"	1	ea	4.7	0.92
Section 005: DW A/G - DOMESTIC WTR (L COPPER)	COPPER] RED TEE BRANCH- 111		1" x3/4"	5	ea	23.57	4.25
Section 005: DW A/G - DOMESTIC WTR (L COPPER)	COPPER] JOINT		3/4"	-7	ea	-1.31	0
Section 005: DW A/G - DOMESTIC WTR (L COPPER)	COPPER] JOINT		1"	39	ea	8.58	0
Section 005: DW A/G - DOMESTIC WTR (L COPPER)	COPPER] JOINT		1-1/4"	14	ea	4.16	0
Section 005: DW A/G - DOMESTIC WTR (L COPPER)	COPPER] PIPE CUT		1-1/4"	20.45	ea	0	3.331
Section 005: DW A/G - DOMESTIC WTR (L COPPER)	HANGER CLEVIS #B3100 INSUL		2-1/2"	21	ea	34.52	4.83
Section 005: DW A/G - DOMESTIC WTR (L COPPER)	HANGER 22GA. GALV SHIELD B3151		2-1/2"	21	ea	151.45	0
Section 005: DW A/G - DOMESTIC WTR (L COPPER)	HANGER HANGER ACCESSORIES		3/8"	21	ea	32.11	8.88
Section 005: DW A/G - DOMESTIC WTR (L COPPER)	HANGER INSERT		3/8"	21	ea	84.55	9.06
Section 010: SD A/G - STORM DRAIN (CINH)	C.I. NO H CINH PIPE - W/HGR		3"	186	'	1,039.42	29.76
Section 010: SD A/G - STORM DRAIN (CINH)	C.I. NO H CINH PIPE - W/HGR		4"	109	'	791.01	21.8
Section 010: SD A/G - STORM DRAIN (CINH)	C.I. NO H 1/4 BEND - NH4		3"	19	ea	158.14	11.02
Section 010: SD A/G - STORM DRAIN (CINH)	C.I. NO H 1/4 BEND - NH4		4"	17	ea	209.8	13.26
Section 010: SD A/G - STORM DRAIN (CINH)	C.I. NO H COUPLING		3"	51	ea	184.11	0
Section 010: SD A/G - STORM DRAIN (CINH)	C.I. NO H COUPLING		4"	43	ea	183.42	0
Section 010: SD A/G - STORM DRAIN (CINH)	C.I. NO H REDUCED WYE - NH20		4" x3"	1	ea	15.42	1.03
Section 010: SD A/G - STORM DRAIN (CINH)	C.I. NO H PIPE CUT		3"	26.41	ea	0	6.2147
Section 010: SD A/G - STORM DRAIN (CINH)	C.I. NO H PIPE CUT		4"	15.48	ea	0	4.4824
Section 010: SD A/G - STORM DRAIN (CINH)	HANGER CLEVIS #B3100 N/INSL.		3"	42	ea	85.73	10.08
Section 010: SD A/G - STORM DRAIN (CINH)	HANGER CLEVIS #B3100 N/INSL.		4"	25	ea	61.46	6.25
Section 010: SD A/G - STORM DRAIN (CINH)	HANGER HANGER ACCESSORIES		3/8"	67	ea	102.44	28.14
Section 010: SD A/G - STORM DRAIN (CINH)	HANGER INSERT		3/8"	67	ea	269.74	28.81
Section 017: DW CR - DW (L COPPER)	COPPER] L-HARD TUBE - W/HGR		3/4"	-82	'	-167.03	-4.92
Section 017: DW CR - DW (L COPPER)	COPPER] L-HARD TUBE - W/HGR		1"	-8	'	-23.76	-0.56
Section 017: DW CR - DW (L COPPER)	COPPER] L-HARD TUBE - W/HGR		1-1/2"	-41	'	-223.52	-3.28
Section 017: DW CR - DW (L COPPER)	COPPER] 90 ELBOW CxC - 107C		1-1/2"	-6	ea	-28.45	-4.44

Section	Category	Item Desc	Size	Qty	UOM	Mat Ext	Fld Ext
Section 017: DW CR - DW (L COPPER)	COPPER] COUPLING - 100		3/4"	-2.54	ea	-1.43	-1.3473
Section 017: DW CR - DW (L COPPER)	COPPER] COUPLING - 100		1"	0.25	ea	0.28	0.1562
Section 017: DW CR - DW (L COPPER)	COPPER] COUPLING - 100		1-1/2"	-1.27	ea	-3.31	-0.9405
Section 017: DW CR - DW (L COPPER)	COPPER] TEE - 111		3/4"	-3	ea	-4.56	-2.31
Section 017: DW CR - DW (L COPPER)	COPPER] TEE - 111		1-1/2"	-1	ea	-9.8	-1.09
Section 017: DW CR - DW (L COPPER)	COPPER] RED TEE BRANCH - 111		3/4" x 1/2"	-1	ea	-1.46	-0.69
Section 017: DW CR - DW (L COPPER)	COPPER] RED TEE BRANCH - 111		1-1/2" x 1"	-1	ea	-7.29	-0.97
Section 017: DW CR - DW (L COPPER)	COPPER] JOINT		1/2"	1	ea	0.11	0
Section 017: DW CR - DW (L COPPER)	COPPER] JOINT		3/4"	-16	ea	-2.99	0
Section 017: DW CR - DW (L COPPER)	COPPER] JOINT		1"	2	ea	0.44	0
Section 017: DW CR - DW (L COPPER)	COPPER] JOINT		1-1/2"	-20	ea	-7.26	0
Section 017: DW CR - DW (L COPPER)	COPPER] PIPE CUT		3/4"	-11.64	ea	0	-1.4753
Section 017: DW CR - DW (L COPPER)	COPPER] PIPE CUT		1"	1.14	ea	0	0.1645
Section 017: DW CR - DW (L COPPER)	COPPER] PIPE CUT		1-1/2"	-5.82	ea	0	-1.0538
Section 017: DW CR - DW (L COPPER)	HANGER CLEVIS #B3100 INSUL		1-3/4"	-15	ea	-15.16	-3.159
Section 017: DW CR - DW (L COPPER)	HANGER CLEVIS #B3100 INSUL		2"	2	ea	2.02	0.42
Section 017: DW CR - DW (L COPPER)	HANGER CLEVIS #B3100 INSUL		2-1/2"	-6	ea	-9.86	-1.38
Section 017: DW CR - DW (L COPPER)	HANGER 22GA. GALV SHIELD B3151		1-3/4"	-15	ea	-82.02	0
Section 017: DW CR - DW (L COPPER)	HANGER 22GA. GALV SHIELD B3151		2"	2	ea	10.94	0
Section 017: DW CR - DW (L COPPER)	HANGER 22GA. GALV SHIELD B3151		2-1/2"	-6	ea	-43.27	0
Section 017: DW CR - DW (L COPPER)	HANGER HANGER ACCESSORIES		3/8"	-23	ea	-47.17	-9.36
Section 017: DW CR - DW (L COPPER)	HANGER INSERT		3/8"	-23	ea	-103.91	-10.6
GRAND TOTAL						3325.89	169.6067

3182

Summary(Default)

JOB 4183 55556952: RALEIGH SERV...
ESTIMATE 23 23: MARION CO 4
DATA SET 94 7/1/2015 HARRISON UPDA...

MECHANICAL CONSTRUCTION COMPANY
3001 17TH STREET
METAIRIE, LA 70002
504-833-8291 / 504-831-4760
BCOOPER@BERNHARDMCC.COM

PRINTED 6/22/2017 12:08:25 PM
MATERIAL Primary
LABOR Primary

NOTES

Section	Breakout	Level 2	Cat...	Item...	S...	Qty	UOM	Material	Field Labor
Section : Section 005: DW A/G - DOMESTIC WTR (L COPPER)									
Section 005: DW A/G - DOMESTIC WTR (L COPPER)									
Subtotals for Section : Section 005: DW A/G - DOMESTIC WTR (L COPPER)								997.92	56.6458
Section : Section 010: SD A/G - STORM DRAIN (CINH)									
Section 010: SD A/G - STORM DRAIN (CINH)									
Subtotals for Section : Section 010: SD A/G - STORM DRAIN (CINH)								3,100.69	160.8472
Section : Section 017: DW CR - DW (L COPPER)									
Section 017: DW CR - DW (L COPPER)									
Subtotals for Section : Section 017: DW CR - DW (L COPPER)								772.72	47.8976
Grand Totals								4,871.33	265.3906

\$ 3,325.89

169.6

DIV 22 - PLUMBING: Insulate plumbing pipe per PCO#053 (Revised)				MCC MECHANICAL	
FIXTURES COST:					
Relocate	Relocate tub / drain				\$0
Relocate	Relocate toilet			EA	\$0
Add	Add hi-lo drinking fountain with drainage and air admittance valve to pool deck			EA	\$0
Delete	Remove wall mounted shower at Cabana and replace with one selected by LPBA			EA	\$0
Add	Add shower with integral foot rinse			EA	\$0
Add	Add hose bibbs			EA	\$0
Add	Add foot rinse			EA	\$0
Add	Add LKFRB1 freeze resistance package			EA	\$0
Add	Add TMV-3			EA	\$0
Add	Add NFWH			EA	\$0
PIPING & FITTINGS COST:					
Add	Add piping, fittings, accessories for all changes			LF	\$1,174.00
Delete	Delete natural gas pipe to lanterns, manager's apartment, terrace bar			LF	\$0
Add	Add natural gas piping & stub out to fireplace at Manager's Apartment			LF	\$0
Add	Revised gas flows and pipe sizes			LF	\$0
Delete	Delete sanitary piping			LF	\$0
Add	Add and modify domestic water piping			LF	\$0
Add	Add tempered water			LF	\$0
Delete	Delete vent			LF	\$0
Add	Add backwater valve			EA	\$0
MISCELLANEOUS COST:					
Add	Parking, permit, seismic, field office, drawing, copies		1.0 LS		\$0
Add	Travel & lodging		1.0 LS		\$0
Add	Purchasing, quality control, consumables		1.0 LS		\$0
Add	Equipment rental		1.0 LS		\$0
Add	BIM changes		1.0 LS		\$0
SUB FEES:					
Add	Profit and overhead	15%			\$176
Add	Profit				\$0
				Total	\$1,350

Project: Marion Square			Material: Insulation			System: PLBG		Cost	Hours	Labor
Reference: PCO-053 Revised										
Domestic hot										
Pipe Size	Footage	90	45	TEE	Insulation Type	Insulation Thickness				
1-1/4"	149	3			Fiberglass	1/2"	\$313	15.5	\$407	
3"	490				Duct Wrap	2.2"	\$174	20	\$525	
4"	369				Duct Wrap	2.2"	\$131	16	\$420	
3/4"	87	7				1/2"	-\$161	-8.5	-\$223	
1"	8	13				1/2"	-\$50	-3.5	-\$92	
1-1/2"	41	6				1/2"	-\$112	-6	-\$158	
							\$295	33.5	\$879	
Total									\$1,174	



Concrete Sawing, Drilling, Scanning, and Breaking

PROPOSAL AND AGREEMENT

RFI 701 CHWS/R

Created Date	2/17/2017	Quote Number	00042449
Name	Eric Stoehr	Expire Date	3/19/2017
Account Name	MCC MECHANICAL	Phone	(504) 833-8291
Quote Name	MCC-MarionSq-CD Scan2	Email	estoehr@bernhardmcc.com
Prepared By	Shawn Conners	Address	3170 B Stanton Court
Phone	(843) 767-1881		North Charleston, South Carolina 29418
Mobile	(843) 708-9332		United States
Email	sconners@penhall.com		

Thank you for the opportunity to submit this proposal for your consideration. Listed below is a scope of work outlining what is included in the quoted price. Please contact me with any questions.

SCOPE OF WORK

Scanning services on 3 floors in 10 locations	\$1300
Core Drill 16 holes ranging from 3"-10"	\$1500
TOTAL	\$2800

- Customer to provide clear layout of all cut lines.
- Night & weekend work add 25%.

Standby Charges \$150.00
Per Hour
Minimum Charge \$550.00

EXCLUSIONS

- * Protection of surrounding areas including walls, floors, finishes, furniture, fixtures and equipment
- * Detailed cleaning, except vacuuming slurry and removal of concrete (if included in proposal)
- * Covering of holes and openings
- * Night, weekend, and holiday work
- * Layout, access, protecting public from harms way, shoring and bracing, traffic control and barricades, and locating, cutting, capping, and protection of utilities
- * Patching and painting of adjacent surfaces
- * Permits and inspections
- * Removal of any hazardous materials or generated debris
- * Temporary lighting and power
- * Testing of any hazardous materials

R - 3186

Balfour Beatty Construction

Request For Information

Project [13026000] - Hotel at Marion Square **Date** 9/14/2016

Balfour Beatty Construction, LLC
1930 Camden Road
Suite 280
Charlotte, NC 28203
Phone: 704-319-4000
Fax: 704-319-4001

RFI No. 0701

Primary Responder	Jennifer Faulkinberry Winford Lindsay Architect 344 West Pike Street Lawrenceville, GA 30046 Phone: 770-407-5786 Fax: 770-407-5817	Date	9/14/2016
		Status	Closed
CC From	Alec Dooley Balfour Beatty Construction, LLC	Resolved Date	
		Reason for Request	Other
		Action Requested	Confirmation
		Probable Cost Effect	T.B.D.
		Probable Time Effect	T.B.D.
		Priority	
		Response Due	9/21/2016

Subject Domestic Hot Water Risers to Seventh Floor Return

Drawing No. **Detail No./Paragraph**

CSI Code **Schedule Activity ID**

Information Requested

Due to the step in the building and the expanded guestrooms, there are domestic hot water risers that will be sticking in the center of the rooms or missing walls. Please see the attached Level 05 and 06 piping plans and the post tensioned cable layout. Please advise how contractor is to proceed.

Recommendation

Posted to Drawings

Subcontractor Name BMCC

Subcontractor's RFI# 153

Response Information

Responder	Date	Response
Jennifer Faulkinberry	9/19/2016	See the attached email response.

Disclaimer

The Architect/Engineer and/or Owner has issued the attached information in response to the referenced RFI. Should this result in a change of the Scope of your Work, please provide detailed pricing analysis and schedule impact within seven (7) calendar days of receipt of this letter. Failure to submit timely information will constitute a waiver of your right to a change order for the work and may result in the incorporation of the changed work into your subcontract at no cost.

Jennifer Faulkinberry (Winford Lindsay Architect) 9/19/2016

Authorized Signature

Printed Name

Date

Supporting documents and attached files

This RFI has the following supporting documents and attached files:

	Description	Date	Open as
	Attached file: Fifth_and_Sixth_Floor_Domestic_Water_Lines.pdf 3934KB		 
	Attached file: Reviewed_03_381-14- 6th_Floor_PT_Shop_Drawings.pdf 2397KB		 

 Attached file  Supporting document

Distribution

Recipient	Company	Method	Date
Alec Dooley	Balfour Beatty Construction, LLC	Email: adooley@balfourbeattyus.com	9/14/2016
Brandon Denney	Balfour Beatty Construction, LLC	Email: bdenney@balfourbeattyus.com	9/14/2016
Dan Ricci	Balfour Beatty Construction, LLC	Email: dricci@balfourbeattyus.com	9/14/2016
Jennifer Faulkinberry	Winford Lindsay Architect	Email: jfaulkinberry@lpbatlanta.com	9/14/2016
Jim Clements	Matrix Program Management Services	Email: jclements@matrixse.com	9/14/2016
John Eldridge	Balfour Beatty Construction, LLC	Email: jeldridge@balfourbeattyus.com	9/14/2016
Kim Brown	Library Associates, LLC	Email: kbrown@bennetthospitality.com	9/14/2016
Marc Cerino	S&ME, Inc	Email: MCerino@smelnc.com	9/14/2016
Marty Dale	Balfour Beatty Construction, LLC	Email: mdale@balfourbeattyus.com	9/14/2016
Nick Starcevic	Balfour Beatty Construction, LLC	Email: nstarcevic@balfourbeattyus.com	9/14/2016
Ryan Ledford	Balfour Beatty Construction, LLC	Email: Rledford@balfourbeattyus.com	9/14/2016
Tim Spano	Balfour Beatty Construction, LLC	Email: timspano@balfourbeattyus.com	9/14/2016

Dooley, Alec

From: Jennifer Faulkinberry <JFaulkinberry@lpbatlanta.com>
Sent: Monday, September 19, 2016 1:39 PM
To: Dooley, Alec; Denney, Brandon; Ricci, Daniel; jclements@matrixse.com; Eldridge, Johnny; kbrown@bennetthospitality.com; MCerino@smeinc.com; Dale, Marty; Starcevic, Nicholas; Ledford, Ryan; Spano, Tim
Subject: RE: Hotel at Marion Square - RFI:0701 - Domestic Hot Water Risers to Seventh Floor Return
Attachments: RFI-0701.0-Domestic_Hot_Water_Risers.htm; RE: MSH - 6th Floor overhead - 7th floor added sleeves
Follow Up Flag: Follow up
Flag Status: Flagged

See attached email for response.

Jennifer G. Faulkinberry, AIA, NCARB
 Winford Lindsay Architect
 344 West Pike Street direct 770.407.5786 Lawrenceville, GA 30046 fax 770.407.5817
 jfaulkinberry@lpbatlanta.com cell 770.241.2473

---Original Message-----

From: Alec Dooley [mailto:system@constructware.com]
Sent: Wednesday, September 14, 2016 12:42 PM
To: adooley@balfourbeattyus.com; bdenney@balfourbeattyus.com; dricci@balfourbeattyus.com; Jennifer Faulkinberry; jclements@matrixse.com; jeldridge@balfourbeattyus.com; kbrown@bennetthospitality.com; MCerino@smeinc.com; mdale@balfourbeattyus.com; nstarcevic@balfourbeattyus.com; Rledford@balfourbeattyus.com; timspano@balfourbeattyus.com
Subject: Hotel at Marion Square - RFI:0701 - Domestic Hot Water Risers to Seventh Floor Return

Jennifer,

Please see the attached RFI for review.

Thank you,

Alec Dooley | Senior Project Engineer
 mobile: 704.614.4907 | email: adooley@balfourbeattyus.com Balfour Beatty Construction | 306 Meeting Street, Suite 300, Charlston, SC 29401 | www.balfourbeattyus.com

Dooley, Alec

From: Jennifer Faulkinberry <JFaulkinberry@lpmatlanta.com>
Sent: Friday, September 16, 2016 4:54 PM
To: Ricci, Daniel
Cc: jclements@matrixse.com; Dorantes, Paola; Starcevic, Nicholas; Taylor Walker; Dooley, Alec; Ryan J. Shephard (rjshephard@bernhardmcc.com)
Subject: RE: MSH - 6th Floor overhead - 7th floor added sleeves
Attachments: Bootleg Sketch for added sleeves.pdf; 7 west location #1.pdf; 7 west locations #2 & #3.pdf; 7 east locations #1 & #2.pdf; 7 east locations #3-#4-#5.pdf

Dan,

See attached for dimensioned sleeves as requested.

Jennifer G. Faulkinberry, AIA, NCARB
Winford Lindsay Architect

344 West Pike Street direct 770.407 5786
 Lawrenceville, GA 30046 fax 770.407 5817
jfaulkinberry@lpmatlanta.com cell 770.241.2473

From: Taylor Walker
Sent: Wednesday, September 14, 2016 7:29 PM
To: 'Dooley, Alec'
Cc: jclements@matrixse.com; Ricci, Daniel; Dorantes, Paola; Starcevic, Nicholas; Jennifer Faulkinberry
Subject: RE: MSH - 6th Floor PT Drawings

See attached hand sketch bootleg of the hot water recirculation pipe suggested routing.

From: Dooley, Alec [<mailto:adooley@balfourbeattyus.com>]
Sent: Wednesday, September 14, 2016 10:44 AM
To: Taylor Walker
Cc: jclements@matrixse.com; Ricci, Daniel; Dorantes, Paola; Starcevic, Nicholas
Subject: MSH - 6th Floor PT Drawings

Taylor,

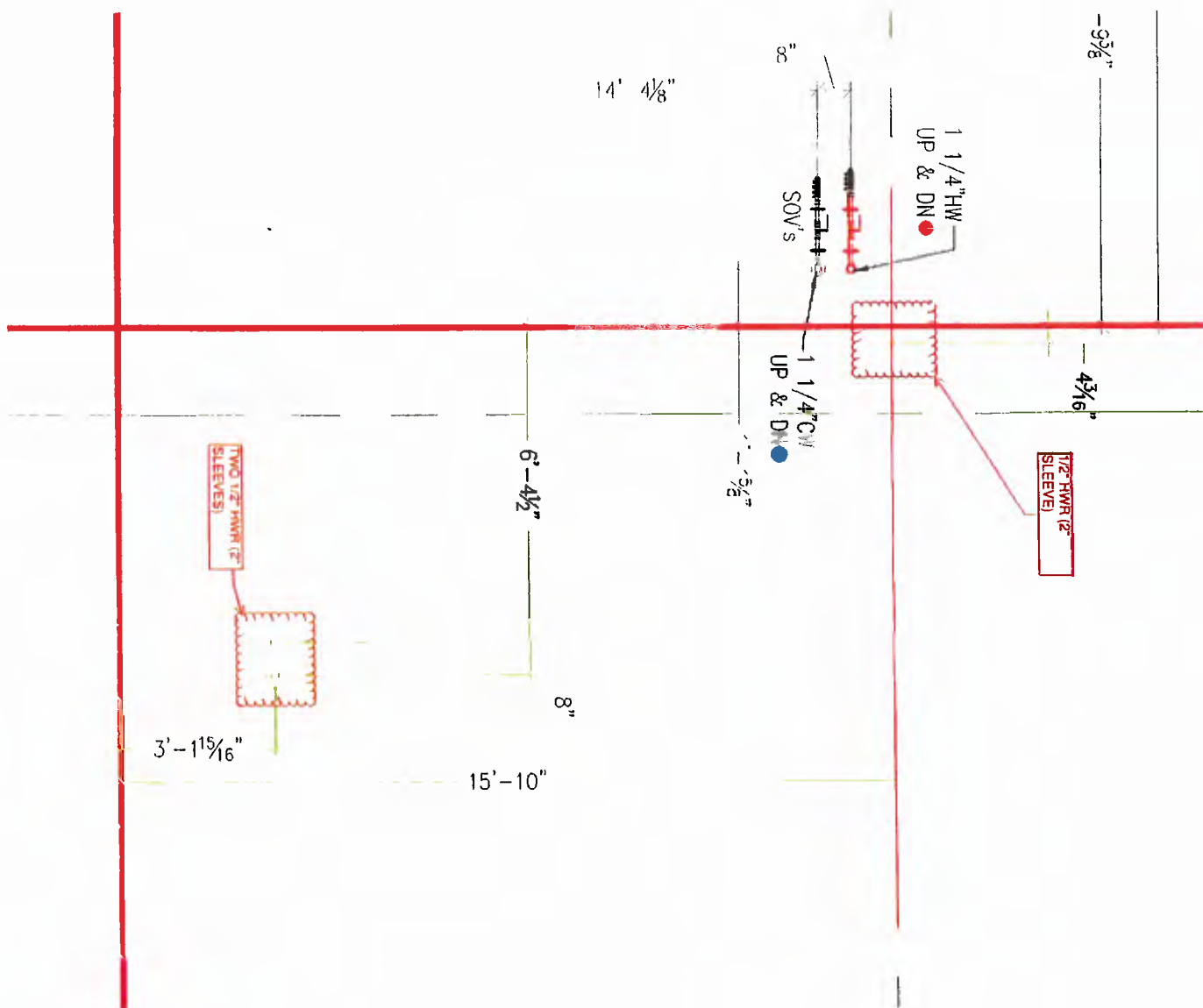
As discussed, please see the attached post tensioned cable drawings.

Thanks,

Alec Dooley | Senior Project Engineer
 mobile: 704.614.4907 | email: adooley@balfourbeattyus.com
 Balfour Beatty Construction | 306 Meeting Street, Suite 300, Charleston, SC 29401 | www.balfourbeattyus.com

Balfour Beatty
 Construction

Build to Last
 Lean. Expert. Trusted. Safe.



Dooley, Alec

From: James Clements <jclements@matrixse.com>
Sent: Friday, August 18, 2017 12:33 PM
To: Taylor Walker
Cc: Jennifer Faulkinberry
Subject: RE: MSH - RCO Review Meeting 8.24

Seems reasonable to me

Thanks

Jim Clements
 Matrix Program Management Services, LLC

O. 704-676-9996
 C. 704-905-1165
www.matrixse.com

From: Taylor Walker [mailto:TWalker@lpbatlanta.com]
Sent: Thursday, August 17, 2017 5:40 PM
To: James Clements <jclements@matrixse.com>
Cc: Jennifer Faulkinberry <JFaulkinberry@lpbatlanta.com>
Subject: FW: MSH - RCO Review Meeting 8.24

- I'm good with the MOD #2 & MOD #4 ductwork revision costs RCO 137
- I'm also good with RCO 145, though I do not have any idea how much the scanning & core drilling number should be. Does \$130 per scan & \$93.75 per core drill sound about right?

From: Dooley, Alec [mailto:adooley@balfourbeattyus.com]
Sent: Thursday, August 17, 2017 4:08 PM
To: Kim Brown; James Clements; Jennifer Faulkinberry; Woody Faust; Taylor Walker; Bill Richardson
Cc: Starcevic, Nicholas; Spano, Tim; Stanton, David
Subject: MSH - RCO Review Meeting 8.24

Team,

Please see the attached hit list with outstanding action items for our next RCO meeting. If I have anything labeled incorrectly, or if you have any questions, please feel free to give me a call.

The below link has all the RCO's on this list for easy review.

RCO for Review 8.24
<https://bbcus.egnyte.com/fl/Ob3gOw71IY>

Thanks,

Alec Dooley | Assistant Project Manager
 mobile: 704.614.4907 | email: adooley@balfourbeattyus.com
 Balfour Beatty Construction | 306 Meeting Street, Suite 300, Charleston, SC 29401 | www.balfourbeattyus.com

Balfour Beatty Construction

July 7, 2017

Ms. Kim Brown
Library Associates, LLC
17 Lockwood Drive
Charleston, SC 29401

Project: Hotel at Marion Square

Re: Request for Change Order # 147
RFI 0682 and 1006 Condensate Pumps

Dear Ms. Brown:

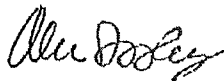
We are submitting, herewith, our Request for Change Order # 147 in the amount of Four thousand seven hundred fifty-six (\$4,756.00) to provide additional work in accordance with the following qualifications:

Per RFI 0682, (8) condensate pumps were added to the project. This change order covers the cost for material, equipment, and labor to install (8) condensate pumps.

This proposal covers only the changes to the specific work as set fourth in the attached proposal breakout. Changes in the work and associated price adjustments other than those noted in our proposal are not included. Pricing included in this proposal is valid for thirty (30) days. We reserve our right to assess schedule impact from time of approval.

Please contact me with any questions regarding this request for Change Order.

Sincerely,



Alec Dooley
Assistant Project Manager

cc:
Marty Wall
Melissa Pense
Jim Clements
Jennifer Faulkinberry
Taylor Walker
Bill Richardson
Nick Starcevic
Tim Spano
David Stanton

RCO # 147 - File

Balfour Beatty Construction

Hotel at Marion Square

Request for Change Order # 147 ±RFI 0682 and 1006 Condensate Pumps

The additional work for the **RFI 0682 and 1006 Condensate Pumps** by Balfour Beatty Construction is hereby approved:

#	Budget Code	Description	Total
1	400.51500000.40	BMCC - Furnish and install condensate pumps.	\$2,112.59
2	400.51600000.40	Watson - Provide power to added condensate pumps.	\$2,423.50

Total Items \$4,536.09

Total Markups \$219.91

RCO Total \$4,756.00

The total Cost to perform the work as described above is an ADD of Four thousand seven hundred fifty-six (\$4,756.00).

Please indicate your acceptance and approval of this additional work in the space provided below.

Authorization Granted by: 
Kim Brown, Library Associates, LLC

Date:

8/31/2017
8/31/17

RCO# 147



PROPOSED CHANGE ORDER

Watson Electrical

3215 Fortune Drive, Suite 109
North Charleston, South Carolina 29418

CCN # 114
Date: 7/7/2017
Project Name: Marion Square Hotel
Project Number: 21046
Page Number: 1

Client Address:

Balfour Beatty Construction

306 Meeting Street
Charleston, South Carolina

Work Description

We reserve the right to correct this quote for errors and omissions.

Circuiting per RFI 1006 for condensate pumps related to RFI 682

As directed the power source is to be the closests available 120 volt circuit with capacity for related condensate pump.

This quote covers direct costs only and we reserve the right to claim for impact and consequential costs.

This price is good for acceptance within 30 days from the date of receipt.

We request a time extension of 3 days.

We will supply and install all materials, labor, and equipment as per your instructions on <CO 114>.

Itemized Breakdown

Description	Qty	Net Price	U	Total Mat.	Labor	U	Total Hrs.
12/2 MC CABLE WITH GROUND	317	417.74	M	132.42	45.00	M	14.27
3/8" CONN SADDLEGRIP DC FOR FLEX / AC-90 / MC	16	76.44	C	12.23	9.00	C	1.44
3/8" CBL SNAP CLOSE CLIP - BTM MNT ON 1/4" FLNG	48	121.11	C	58.13	10.06	C	4.83
WIRE CONN RED	24	10.26	C	2.46	9.00	C	2.16
4x 1 1/2" SQ BOX COMB KO	8	46.67	C	3.73	40.00	C	3.20
4" SQ BLANK COVER	8	16.67	C	1.33	10.00	C	0.80
1/4-20x 3/8 P/H SLOT/PHILLIPS MACHINE SCREW	16	3.06	C	0.49	8.40	C	1.34
HAMMER-ON CLIP TO 1/4" FLANGE W/ 1/4-20 HOLE	16	38.00	C	6.08	9.00	C	1.44
Totals	453			216.89			29.48

Summary

General Materials		216.89
Material Tax (@ 9.000 %)		19.52
Material Total		236.41
JOURNEYMAN (29.48 Hrs @ \$52.00)		1,532.96
FOREMAN @ 15% (4.42 Hrs @ \$55.00)		243.10
MILEAGE (33.90 @ 0.00 @ \$2.50 + 0.000 % + 0.000 % + 0.000 %)		84.75
CONSUMABLES (33.90 @ 0.00 @ \$0.30 + 0.000 % + 0.000 % + 0.000 %)		10.17
Subtotal		2,107.39
Overhead/Markup (@ 15.000 %)		316.11
Subtotal		2,423.50
Final Amount		\$2,423.50

ORIGINAL
R - 3195

PROPOSED CHANGE ORDER

Client Address:

Jatson Electrical

3215 Fortune Drive, Suite 109
North Charleston, South Carolina 29418

Balfour Beatty Construction

306 Meeting Street
Charleston, South Carolina

CCN #

114

Date:

7/7/2017

Project Name:

Marion Square Hotel

Project Number:

21046

Page Number:

2

CONTRACTOR CERTIFICATION

Name: _____

Date: _____

Signature: _____

I hereby certify that this quotation is complete and accurate based on the information provided.

CLIENT ACCEPTANCE

CCN #: 114

Final Amount: \$2,423.50

Name: _____

Date: _____

Signature: _____

Change Order #: _____

I hereby accept this quotation and authorize the contractor to complete the above described work.

**ORIGINAL
R - 3196**

Proposed Change Summary

Project: The Hotel at Marion Square
Location: Charleston, SC

Date: 6/6/17

BMCC Job # 8350248

BMCC PCO # 51

Description: RFI 682 Condensate Pumps

Labor Breakdown:

Std Hrs	Prem Hrs		Std Rate	Prem Rate	
0.0	0.0	Project Manager	\$80.00	\$120.00	\$0.00
0.0	0.0	Superintendent (Additional)	\$75.00	\$112.50	\$0.00
0.0	0.0	Foreman (Working)	\$51.00	\$76.50	\$0.00
8.0	0.0	Journeyman	\$37.00	\$55.50	\$296.00
0.0	0.0	Start-up Technician	\$88.00	\$132.00	\$0.00
0.0	0.0	BIM Coordinator	\$70.00	\$105.00	\$0.00
0.0	0.0	Detailer - Fabrication	\$53.00	\$79.50	\$0.00
0.0	0.0	Laborer	\$23.00	\$34.50	\$0.00
0.0	0.0	Helper	\$15.00	\$22.50	\$0.00
0.0	0.0	Field Engineer (Trimble Operator)	\$51.00	\$76.50	\$0.00
0.0	0.0	Safety Manager	\$64.50	\$96.75	\$0.00
0.0	0.0	Clean Up	\$15.00	\$22.50	\$0.00
0.0	0.0	Estimator	\$51.00	\$76.50	\$0.00
					Subtotal
					\$296.00

Field Office Expenses: Water purchased for field employees (OSHIA)	calculated	
Travel/Lodging/Parking Per-Diem for out-of-town field employees	calculated	
Purchasing/Expediter/Fab-Coordinator On-Site	2.7% of labor cost	\$7.99
Small Tools	0.0% of labor cost	\$0.00
Tool Rental	3.0% of labor cost	\$8.88
Quality Control/Owner Instruction	1.75% of labor cost	\$5.18
Consumables & Fuel	5.0% of material cost	\$0.00
		Subtotal
		\$22.05

Overhead & Profit: 15.0% \$47.71

Subtotal Labor \$365.76

Material Breakdown	Item Description	Cost	Tax	Net
Pipe, Valve, Fittings, etc			\$0.00	\$0.00
Equipment		\$1,408.00	\$119.68	\$1,527.68
Equipment rental			\$0.00	\$0.00
Permits & Business License Expense	City of Charleston Fees Structure		\$0.00	\$0.00
Seismic	Chapman		\$0.00	\$0.00
Freight for Prefabricated Assemblies			\$0.00	\$0.00
X-Ray/Core Drill	Excluded (to be Submitted Separately)		\$0.00	\$0.00
				Subtotal
				\$1,527.68

State Sales Tax Rate: 8.50%

Overhead & Profit: 15.0% \$229.15

Subtotal Material & Equipment \$1,756.83

Subcontractor Breakdown	Scope Description	Cost		Total
Sheet metal	Knight & Wilson			\$0.00
Insulation (Piping & Sheetmetal)	Guy M. Beatty			\$0.00
Temperature Controls	Trane			\$0.00
Guestroom Automated System	ECS			\$0.00
Test & Balance	By Others			\$0.00
Fire Caulk	Caulking and Sleeves			\$0.00
				Subtotal
				\$0.00

Overhead & Profit: 15.0% \$0.00

Subtotal Subcontractor Costs \$0.00

Total Cost \$2,122.59

Schedule Comments: Twenty Two (22) days of schedule extension are necessary as a result of this scope change, however we reserve the right to re-examine that impact at a later date and request appropriate time/cost compensation should the cumulative effect with other scope modifications warrant. No cost associated with the schedule extension is included in this proposal. It is assumed that incorporation of schedule modifications into the Master Schedule will be made and issued, at which point we will address any associated cost at that time.

Balfour Beatty Construction

Request For Information

Project [13026000] - Hotel at Marion Square **Date** 9/8/2016

Balfour Beatty Construction, LLC
1930 Camden Road
Suite 280
Charlotte, NC 28203
Phone: 704-319-4000
Fax: 704-319-4001

RFI No. 0682

Primary Responder	Jennifer Faulkinberry Winford Lindsay Architect 344 West Pike Street Lawrenceville, GA 30046 Phone: 770-407-5786 Fax: 770-407-5817	Date	9/8/2016
		Status	Closed
CC From	Alec Dooley Balfour Beatty Construction, LLC	Resolved Date	
		Reason for Request	Confirming
		Action Requested	Confirmation
		Probable Cost Effect	T.B.D.
		Probable Time Effect	T.B.D.
		Priority	Medium
		Response Due	9/15/2016

Subject Condensate Pumps Added in BIM Process
Drawing No. M106A, M107A, M108A **Detail No./Paragraph**
CSI Code **Schedule Activity ID**

Information Requested

MOD 6 calls for a EDC International (or Equal) MicroPump II condensate pump with excess water alarm in base of drain pan for the VFCU-2 in the concierge lounge. Due to BIM coordination, condensate pumps will need to be added to

- Concierge Dining HFCU-26
- Food Prep HFCU-27
- Sixth Floor Linen Storage HFCU-10
- Sixth Floor Manager's Apartment VFCU-34
- Sixth Floor Manager's Apartment VFCU-31
- Seventh Floor Manager's Apartment VFCU-31
- Eighth Floor Linen Storage HFCU-12
- Room 848 HFCU-4

Please confirm that adding these condensate pumps is necessary. Please confirm that these new condensate pumps are to be EDC International MicroPump II condensate pumps with an excess water alarm in the base of the drain pan to match the condensate pump for VFCU-2 in the concierge lounge.

Recommendation

Posted to Drawings

Subcontractor Name BMCC
Subcontractor's RFI# 155

Response Information

Responder	Date	Response
Jennifer Faulkinberry	9/9/2016	Confirmed.

Disclaimer

Jennifer Faulkinberry (Winford Lindsay Architect) 9/9/2016

Distribution

Recipient	Company	Method	Date
Alec Dooley	Balfour Beatty Construction, LLC	Email: adooley@balfourbeattyus.com	9/8/2016
Brandon Denney	Balfour Beatty Construction, LLC	Email: bdenney@balfourbeattyus.com	9/8/2016
Dan Ricci	Balfour Beatty Construction, LLC	Email: dricci@balfourbeattyus.com	9/8/2016
Jennifer Faulkinberry	Winford Lindsay Architect	Email: jfaulkinberry@lpbatlanta.com	9/8/2016
Jim Clements	Matrix Program Management Services	Email: jclements@matrixse.com	9/8/2016
John Eldridge	Balfour Beatty Construction, LLC	Email: jeldridge@balfourbeattyus.com	9/8/2016
Kim Brown	Library Associates, LLC	Email: kbrown@bennetthospitality.com	9/8/2016
Marc Cerino	S&ME, Inc	Email: MCerino@smeinc.com	9/8/2016
Marty Dale	Balfour Beatty Construction, LLC	Email: mdale@balfourbeattyus.com	9/8/2016
Nick Starcevic	Balfour Beatty Construction, LLC	Email: nstarcevic@balfourbeattyus.com	9/8/2016
Ryan Ledford	Balfour Beatty Construction, LLC	Email: Rledford@balfourbeattyus.com	9/8/2016
Tim Spano	Balfour Beatty Construction, LLC	Email: timspano@balfourbeattyus.com	9/8/2016

Dooley, Alec

From: Jennifer Faulkinberry <JFaulkinberry@lpbatlanta.com>
Sent: Friday, September 09, 2016 2:12 PM
To: Dooley, Alec; Denney, Brandon; Ricci, Daniel; jclements@matrixse.com; Eldridge, Johnny; kbrown@bennetthospitality.com; MCerino@smeinc.com; Dale, Marty; Starcevic, Nicholas; Ledford, Ryan; Spano, Tim
Subject: RE: Hotel at Marion Square - RFI:0682 - Condensate Pumps Added in BIM Process
Attachments: RFI-0682.0-Condensate_Pumps_Added_in.htm
Follow Up Flag: Follow up
Flag Status: Flagged

Confirmed.

Jennifer G. Faulkinberry, AIA, NCARB
 Winford Lindsay Architect
 344 West Pike Street direct 770.407.5786 Lawrenceville, GA 30046 fax 770.407.5817
 jfaulkinberry@lpbatlanta.com cell 770.241.2473

---Original Message-----

From: Alec Dooley [mailto:system@constructware.com]
Sent: Thursday, September 08, 2016 4:04 PM
To: adooley@balfourbeattyus.com; bdenney@balfourbeattyus.com; dricci@balfourbeattyus.com; Jennifer Faulkinberry; jclements@matrixse.com; jeldridge@balfourbeattyus.com; kbrown@bennetthospitality.com; MCerino@smeinc.com; mdale@balfourbeattyus.com; nstarcevic@balfourbeattyus.com; Rledford@balfourbeattyus.com; timsmano@balfourbeattyus.com
Subject: Hotel at Marion Square - RFI:0682 - Condensate Pumps Added in BIM Process

Jennifer,

Please see the attached RFI for review.

Thank you,

Alec Dooley | Senior Project Engineer
 mobile: 704.614.4907 | email: adooley@balfourbeattyus.com Balfour Beatty Construction | 306 Meeting Street, Suite 300, Charleston, SC 29401 | www.balfourbeattyus.com



EDC International
315 Riggs Street
Oxford, CT 06478
(888) 883-5332 (toll free)
www.edcinternational.com

Paul Amend



133 Southcenter Ct, Suite 1000
Morrisville, NC 27560

Paul,

As requested. The PAN.6000.0 is a 2 piece pump system. This design allows much more flexibility in all installations, particularly where space and orientation can be an issue. I reviewed the cut sheets from Trane. The vertical units will be well served by this type of condensate pump especially noted, if the vertical fan coils are not using the optional base. If this is a sound sensitive area, I highly recommend the acoustic jacket. This accessory will make the pump nearly inaudible.

PAN.6000.0 "Panther" \$135.00

Optional acoustic Jacket P/N ACC.0056.0 \$27.00

Inline condensate filter, P/N ACC.0038.0 \$14.00

John Staber
National Sales Manager

Pieniak, Shanti

From: Dooley, Alec
Sent: Thursday, August 3, 2017 7:48 AM
To: Pieniak, Shanti
Cc: Starcevic, Nicholas
Subject: FW: 209007

Please save this in the folder for the RCO's mentioned below

Thank you!

Alec Dooley | Assistant Project Manager
mobile: 704.614.4907 | email: adooley@balfourbeattyus.com
Balfour Beatty Construction | 306 Meeting Street, Suite 300, Charleston, SC 29401 | www.balfourbeattyus.com

From: Jennifer Faulkinberry [mailto:JFaulkinberry@lpbatlanta.com]
Sent: Tuesday, August 01, 2017 7:36 PM
To: Jim Clements <jclements@matrixse.com>; Dooley, Alec <adooley@Balfourbeattyus.com>
Subject: Fwd: 209007

Fyi...

Jennifer Faulkinberry
Sent via the Samsung Galaxy Note9 4

----- Original message -----

From: Bill Richardson <BRichardson@lpbatlanta.com>
Date: 8/1/17 7:32 PM (GMT-05:00)
To: Jennifer Faulkinberry <JFaulkinberry@lpbatlanta.com>
Cc: Brandon Perkins <BPerkins@lpbatlanta.com>
Subject: 209007

Jennifer,
RCO-136 and 147 are approved.
Thanks

Bill Richardson, P.E., LEED AP
Lindsay Pope Brayfield Clifford
& Associates, Inc.
344 West Pike Street
Lawrenceville, GA 30046
770-407-5756 Direct
78-670-2900 Cell

Balfour Beatty

Construction

August 1, 2017

Ms. Kim Brown
Library Associates, LLC
17 Lockwood Drive
Charleston, SC 29401

Project: Hotel at Marion Square
Re: Request for Change Order # 149R2
Supplemental Instruction 40

Dear Ms. Brown:

We are submitting, herewith, our Request for Change Order # 149R2 in the amount of Seventy-one thousand three hundred forty-one (\$71,341.33) to provide additional work in accordance with the following qualifications:

- Drywall Revisions
 - Add framing for coffered millwork ceiling
 - Add soffits over bar
 - Add thickened wall for new TV location
 - REVISION 01 – Credit sheetrock walls at sidelights around expanded storefront doors.
 - REVISION 01 – Drywall price reduced from \$7,361 to \$7,109
 - REVISION 02 – PWI has eliminated parking and reduced foreman time as requested.
 - Drywall price reduced from \$7,109 to \$6,876.
- Electrical Revisions
 - Add (2) floor boxes
 - Add (3) LZ Light Fixtures
 - Add (7) LZ1 Light Fixtures
 - Add (1) LN type fixtures – 24 LF of fixture
 - Add (21) LZ3 type fixtures
 - Delete (2) DW-23 OFCI Wall Sconces
 - Delete (47) T1, T2, T3 track heads and 110 feet of associated track lighting
 - Delete (2) DC-33 OFCI ceiling fixtures
 - Add (2) duplex receptacles to existing circuit
 - Add (6) low voltage data chases and boxes
 - REVISION 02 – As requested, Watson has gone back to their vendor for a better price of the LN light fixture.
 - Electrical price reduced from \$32,311 to \$29,317.
- Millwork Revisions
 - Remove ceiling planks and beams
 - Add paint grade crown to ceiling wells
 - Add casing and plinths around cased openings.
 - Add paint grade paneling and trim to cased openings.
 - Add paint grade wall paneling and trim to banquet walls and back bar
 - Add paint grade T&G ceiling panels
 - Add paint grade S4S beam cap to ceiling.

Balfour Beatty

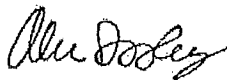
Construction

- Sprinkler Revisions
 - Add 23 sprinkler heads in Roof Bar area due to ceiling change.
- Bar Equipment Changes
 - Delete 60" long refrigeration unit with black vinyl doors and exterior.
 - Add 108" long refrigeration unit with s/s glass doors and s/s exterior.
 - **REVISION 01 – Delete items R-23 (Storage Container), R-24 (Hand Sink), and R-34 (Work Center).**
 - **REVISION 01 – Pricing reduced from \$7,300 to \$5,972.**
- Painting Revisions
 - Added prep and paint at new ceiling coffers.
 - Added prep and paint at BB ceilings
 - Added prep and paint at additional running trim and wall trim.
- Glazing Revisions
 - Add mall style storefront entrance. (D/ID913)
 - Add 9" x 9" clear mirror in wall molding (2/ID993.14)
 - Add ¾" clear tempered shelves.
 - Add Beveled mirror columns and ceiling connectors (ID993.14)
 - Add bronze mirror (8/ID993.14B)
- Brick Veneer Revisions
 - Credit Brick-it veneer at rooftop bar.
 - **REVISION 01 – Increase credit from (\$10,556) to (\$16,810)**
- Fireplace Allowance Reconciliation
 - Credit to close rooftop bar fireplace allowance.

This proposal covers only the changes to the specific work as set fourth in the attached proposal breakout. Changes in the work and associated price adjustments other than those noted in our proposal are not included. Pricing included in this proposal is valid for thirty (30) days.

Please contact me with any questions regarding this request for Change Order.

Sincerely,



Alec Dooley
Assistant Project Manager

cc:

Marty Wall
Melissa Pense
Jim Clements
Jennifer Faulkinberry
Woody Faust
Nick Starcevic
Tim Spano
David Stanton

RCO # 149R2 - File

Balfour Beatty Construction

Hotel at Marion Square

Request for Change Order # 149R2-- Supplemental Instruction 40

The additional work for the **Supplemental Instruction 40** by Balfour Beatty Construction is hereby approved:

#	Budget Code	Description	Total
1	400.50925200.40	Supplemental Instruction 40 - Drywall Revisions	\$6,876.00
2	400.51600000.40	Supplemental Instruction 40 - Electrical Revisions	\$29,317.48
3	400.50640000.40	Supplemental Instruction 40 - Millwork Revisions	\$14,759.00
4	400.51550000.40	Supplemental Instruction 40 - Fire Sprinkler	\$3,876.00
5	400.51141000.40	Roof Top Bar Equipment Changes	\$5,383.00
6	400.50991000.40	Supplemental Instruction 40 - Painting Revisions	\$5,972.00
7	400.50880000.40	Supplemental Instruction 40 - Glass and Storefront Revisions	\$32,199.00
8	400.50932000.40	Supplemental Instruction 40	(\$16,810.00)
9	200.62000050.65	Credit Allowance for Rooftop Fireplace	(\$15,000.00)

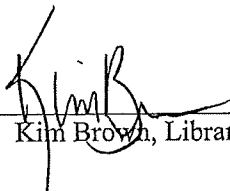
Total Items \$66,572.48

Total Markups \$4,768.85

RCO Total \$71,341.33

The total Cost to perform the work as described above is an ADD of Seventy-one thousand three hundred forty-one (\$71,341.33).

Please indicate your acceptance and approval of this additional work in the space provided below.

Authorization Granted by: 
Kim Brown, Library Associates, LLC

Date: 8/21/17

RCO# 149R2

Balfour Beatty Construction

July 14, 2017

Ms. Kim Brown
Library Associates, LLC
17 Lockwood Drive
Charleston, SC 29401

Project: Hotel at Marion Square
Re: Request for Change Order # 150
Delete Parking Lift for Storm Pump

Dear Ms. Brown:

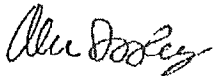
We are submitting, herewith, our Request for Change Order # 150 in the amount of Negative Seven thousand five hundred fifty-eight (\$7,558.00) to provide additional work in accordance with the following qualifications:

MOD 7 and RFI 0635 added a storm pump at the north side of the basement. Due to space constrictions, one of the parking lifts has been removed from the project. This change order provides a credit for (1) Park Plus parking lift and associated tax.

This proposal covers only the changes to the specific work as set fourth in the attached proposal breakout. Changes in the work and associated price adjustments other than those noted in our proposal are not included. Pricing included in this proposal is valid for thirty (30) days.

Please contact me with any questions regarding this request for Change Order.

Sincerely,



Alec Dooley
Assistant Project Manager

cc:
Marty Wall
Melissa Pense
Jim Clements
Jennifer Faulkinberry
Nick Starcevic
Tim Spano
David Stanton

RCO # 150 - File

Balfour Beatty Construction

Hotel at Marion Square

Request for Change Order # 150- Delete Parking Lift for Storm Pump

The additional work for the **Delete Parking Lift for Storm Pump** by Balfour Beatty Construction is hereby approved:

#	Budget Code	Description	Total
1	400.51445000.40	Delete Parking Lift for Storm Pump	(\$7,558.00)

Total Items (\$7,558.00)

Total Markups

RCO Total (\$7,558.00)

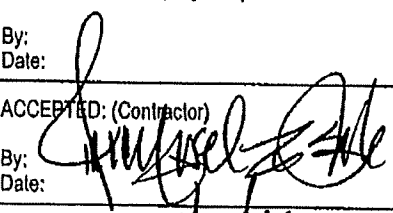
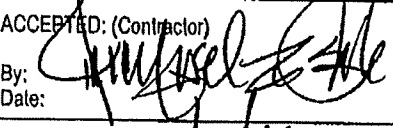
The total Cost to perform the work as described above is an ADD of Negative Seven thousand five hundred fifty-eight ((\$7,558.00)).

Please indicate your acceptance and approval of this additional work in the space provided below.

Authorization Granted by: 
Kim Brown, Library Associates, LLC

Date: 10.19.2017

RCO# 150

CONTRACT CHANGE ORDER	
CONTRACTOR: Park Plus, Inc. 83 BROAD AVE FAIRVIEW, N.J. 07022	CHANGE ORDER No. 1 PROJECT: MARION SQUARE HOTEL PROJECT No. 13026000
OWNER: BALFOUR BEATTY Const. 1930 CAMDEN ROAD CHARLOTTE, N.C. 28203	OWNER SUB # 13026000-028
DATE OF ISSUE: 2/18/2015	EFFECTIVE DATE: 9/27/16
The Contractor is hereby directed to make the following changes in the Contract Documents. Description: Remove 1 x DPO03 Double Stacker Price for Stacker (#7,558) includes Sales Tax. Reason for Change Order: INSTALLATION of Storm Water Sump Pump in space #d 23/24. Attachments: (List documents supporting change and justifying cost and time) NONE	
CHANGE IN CONTRACT PRICE:	CHANGE IN CONTRACT TIMES:
Original Contract Price: \$ 453,512.00	Original Contract Times: (calendar days or dates)
Net changes from previous C. O.'s No. ____ to ____ \$ 0	Net changes from previous C. O.'s No. ____ to ____ (calendar days)
Contract Price Prior to this Change Order: \$ 453,512.00	Contract Times prior to this Change Order: (calendar days or dates)
Net Change (decrease) of this Change Order: \$ 7558.00	Net Increase (decrease) of this Change Order: (calendar days)
Contract Price with all Approved Change Orders: \$ # 445,954	Contract Times with all Approved Change Orders: (calendar days or dates)
RECOMMENDED: (Engineer)	APPROVED: (Owner)
By:  Date:	By: Date:
ACCEPTED: (Contractor)	REVIEWED: (Funding Agency)
By:  Date: 9/27/16.	By: Date:

Balfour Beatty Construction

August 10, 2017

Ms. Kim Brown
Library Associates, LLC
17 Lockwood Drive
Charleston, SC 29401

Project: Hotel at Marion Square

Re: Request for Change Order # 153
Bathroom Accessory Reconciliation

Dear Ms. Brown:

We are submitting, herewith, our Request for Change Order # 153 in the amount of Negative Fourteen thousand four hundred seventy-eight (\$14,478.00) to provide additional work in accordance with the following qualifications:

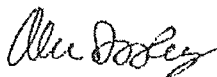
Reconcile toilet accessories from reviewed submittal 10 001-07.1. Please see the below summary of the provided credits for the final toilet accessory package.

- MOD 7 -- Deduct toilet accessories from 6 restrooms for expanded guestrooms -- (\$2,438)
- SI 43 -- Remove grab bars from ADA bathrooms and showers -- (\$5,090)
- SI 43 -- Change grab bars to Winget model in lieu of Kohler -- (\$2,575)
- SI 37 -- Remove toilet accessories in linen bathrooms 400J, 600J, 700J, and 800J -- (\$6,478)
- RFI 0991 -- Add grab bars back to ADA bath tubs -- \$2,103

This proposal covers only the changes to the specific work as set fourth in the attached proposal breakout. Changes in the work and associated price adjustments other than those noted in our proposal are not included. Pricing included in this proposal is valid for thirty (30) days.

Please contact me with any questions regarding this request for Change Order.

Sincerely,



Alec Dooley
Assistant Project Manager

cc:
Melissa Pense
Marty Wall
Jim Clements
Jennifer Faulkinberry
Nick Starcevic
Tim Spano
David Stanton

RCO # 153 - File

Balfour Beatty Construction

Hotel at Marion Square

Request for Change Order # 153– Bathroom Accessory Reconciliation

The additional work for the **Bathroom Accessory Reconciliation** by Balfour Beatty Construction is hereby approved:

#	Budget Code	Description	Total
1	400.51000000.40	MOD 7 Toilet Accessory Credit	(\$2,438.00)
2	400.51000000.40	Guestroom Tub Accessory Submittal Reconciliation	(\$12,040.00)

Total Items (\$14,478.00)

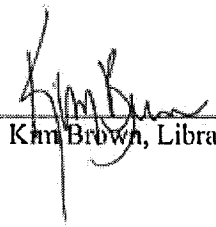
Total Markups

RCO Total (\$14,478.00)

The total Cost to perform the work as described above is an ADD of Negative Fourteen thousand four hundred seventy-eight ((\$14,478.00)).

Please indicate your acceptance and approval of this additional work in the space provided below.

Authorization Granted by:


Kim Brown, Library Associates, LLC

Date:

8.31.2017

RCO# 153



3910 Stuart Andrew Blvd
Charlotte, North Carolina 28217
{704} 521 5200 Fax {704} 521 5199

Change Order Request

15-15827 – Hotel @ Marion Square

COR Subject: Final Change Order for Accessories

To Alec Dooley
Balfour Beatty Construction

COR Number: 15-15827-14
COR Revision Number: 0

COR Date: 7/20/2017

Work Type : Price / Proceed

Return To Nick Peak
Warco Construction, Inc.
3910 Stuart Andrew Blvd.
Charlotte, North Carolina 28217
7045215200
7045215200
npeak@warcoconstruction.com

Valid for 5 Days.

Details

Line No	Code	Description	Type	Cost / Rate	Qty / Hrs	Workers	Ext
001		DELETED: (8) 12", 24", 30" and 36" grab bars, (8) tub caddies, (8) curved shower rods. ADDED: (1) 18" towel bar, (8) straight shower curtain rods	Other	(\$5,090.00)	1.00	-	(\$5,090.00)
From SI #43 dated 5/3/17							
002		To provide Winget grab bars and shower rods in lieu of Kohler in the Spa, Public Restrooms and in Guest Suite Restrooms	Other	(\$2,575.00)	1.00	-	(\$2,575.00)
From SI #43 dated 5/3/17							

Line No	Code	Description	Type	Cost / Rate	Qty / Hrs	Workers	Ext
003		To delete the toilet accessories in restrooms 400J, 600J, 700J and 800J per SI 43 Revision	Other	(\$6,478.00)	1.00	-	(\$6,478.00)
	From Change Order dated 5/18/17						
004		To add (6) 36", 30", 24" and 12" grab bars to ADA rooms 327, 427, 527, 627, 727 and 827 per email on 6-7-17	Other	\$2,103.00	1.00	-	\$2,103.00
	From Change Order dated 6/14/17						

Breakout

Other : (\$12,040.00)

Total: (\$12,040.00)

Reservation of Rights

This COR does not include any amount for impacts such as interference, disruptions, rescheduling, changes in the sequence of work, delays and/or associated acceleration. We expressly reserve the right to submit our request for any of these items.

Signed By: _____

Dated: 7/20/2017



3910 Stuart Andrew Blvd
Charlotte, North Carolina 28217
(704) 521 5200 Fax (704) 521 5199

Change Order Request

15-15827 – Hotel @ Marion Square

COR Subject: MOD7

To Alec Dooley
Balfour Beatty Construction

COR Number: **15-15827-17**
COR Revision Number: 0

COR Date: 8/9/2017

Return To Nick Peak
Warco Construction, Inc.
3910 Stuart Andrew Blvd.
Charlotte, North Carolina 28217
Phone No: 7045215200
Mobile: 7045215200
npeak@warcoconstruction.com

Work Type : Price / Proceed

Valid for 5 Days.

Details

Line No	Code	Description	Type	Cost / Rate	Qty / Hrs	Workers	Ext
001		Per MOD7 deletion of 6 restrooms	Other	(\$2,438.00)	1.00	-	(\$2,438.00)

Breakout

Other : (\$2,438.00)

Total: (\$2,438.00)

Reservation of Rights

This COR does not include any amount for impacts such as interference, disruptions, rescheduling, changes in the sequence of work, delays and/or associated acceleration. We expressly reserve the right to submit our request for any of these items.

Signed By: _____

Dated: 8/9/2017

R - 3213

ELECTRONICALLY FILED - 2023 May 12 7:51 PM - CHARLESTON - COMMON PLEAS - CASE#2019CP1001108

Balfour Beatty Construction

July 31, 2017

Ms. Kim Brown
Library Associates, LLC
17 Lockwood Drive
Charleston, SC 29401

Project: Hotel at Marion Square
Re: Request for Change Order # 155
Break Metal Window Panels at Foyer

Dear Ms. Brown:

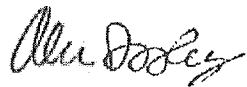
We are submitting, herewith, our Request for Change Order # 155 in the amount of One thousand eighty-one (\$1,081.00) to provide additional work in accordance with the following qualifications:

Contractor to provide and install black break metal panels to cover Graham Windows at the entry foyer.
Change order provides window covers as shown on the attached plan view.

This proposal covers only the changes to the specific work as set forth in the attached proposal breakout. Changes in the work and associated price adjustments other than those noted in our proposal are not included. Pricing included in this proposal is valid for thirty (30) days.

Please contact me with any questions regarding this request for Change Order.

Sincerely,



Alec Dooley
Assistant Project Manager

cc:
Marty Wall
Melissa Pense
Jennifer Faulkinberry
Jim Clements
Nick Starcevic
Tim Spano
David Stanton

RCO # 155 - File

Balfour Beatty Construction

Hotel at Marion Square

Request for Change Order # 155– Break Metal Window Panels at Foyer

The additional work for the **Break Metal Window Panels at Foyer** by Balfour Beatty Construction is hereby approved:

#	Budget Code	Description	Total
1	400.50880000.40	Break Metal Window Panels at Foyer	\$1,031.00

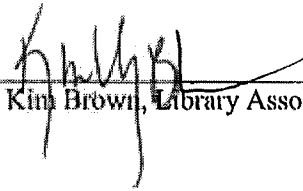
Total Items \$1,031.00

Total Markups \$50.00

RCO Total \$1,081.00

The total Cost to perform the work as described above is an ADD of One thousand eighty-one (\$1,081.00).

Please indicate your acceptance and approval of this additional work in the space provided below.

Authorization Granted by: 
Kim Brown, Library Associates, LLC

Date: 8.31.2017

RCO# 155

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**Change Order
Request****Change Order
Request**

3221-A Westwood Industrial Drive, Monroe, NC – Phone: 704-291-7711 – Fax: 704-291-7011

Submit To:**Change Order Request Number: 0000**

Name: Tim Spano		Date: 7/27/17
Company: Balfour Beatty		Fax:
Address:		
City: Charleston	State: SC	Zip:
Reference:		

Due to adjustments and/or at the customers' request, 1st Choice Glass, Inc. deems it necessary to adjust the agreed upon Job Proposal/Contract as noted per the Warranty & Disclaimer footnote. 1st Choice Glass reserves the right to alter contract in conjunction with customer negotiation to complete and/or vary from the described task. Note that adjustment with description and explanation shall be documented with approval below. Please note, that the requested work can not begin until Change Order Request is Signed and Approved, or Contractor Change Order is Issued.

DESCRIPTION OF WORK	LABOR	MATERIALS	OTHER
2 break metal closure pieces to obscure view through windows	\$ 225.00	\$ 625.00	
SUB-TOTAL:	\$ 225.00	\$ 625.00	\$ -
Time Impact: Y/N			
Length of Impact: Days/Weeks			
SALES TAX:		\$ 53.13	
5% O/H:	\$ 11.25	\$ 31.25	\$ -
10% Profit:	\$ 22.50	\$ 62.50	\$ -
BONDING if Required:	\$ -	\$ -	\$ -
TOTAL:	\$ 258.75	\$ 771.88	\$ -
TOTAL AMOUNT OF APPROVED CHANGE ORDER:	\$1,031		

Customer Acceptance Signature X _____

1" Choice Glass Warranty & Disclaimer:

(1) **Reliability of Quoted Costs.** Labor costs and material costs are firm for thirty (30) days from the date of proposal stated above. If the time between the proposal date and installation exceeds thirty (30) days, 1" Choice Glass, Inc. reserves the right to amend the proposal and to add any surcharges and/or additional costs to any and all labor and/or materials.

(2) **Warranty.** Unless otherwise agreed in writing, 1" Choice Glass, Inc. warrants that all application and labor completed by 1" Choice Glass, Inc. shall be free from defect for one (1) year following its completion. Said warranty does not include (1) damage arising from abnormal use, negligence, misuse, or accident, which occurs as a result of no fault of 1" Choice Glass, Inc. or (2) material damaged by tear-out, re-fit, or remodel. 1" Choice Glass, Inc. reserves the right to respond to such warranty claims by first making repairs to the defect; such repairs shall be subject to the satisfaction of the customer. 1" Choice Glass, Inc. does not warrant raw material or manufacturers' products; any warranty for such materials or products shall be limited to the manufacturer's warranty. 1" CHOICE GLASS, INC. EXPRESSLY DISCLAIMS ANY IMPLIED WARRANTY OF MERCHANTABILITY or IMPLIED WARRANTY OF FITNESS FOR A PARTICULAR PURPOSE.

(3) **Estimate of Work Required & Changes.** The work proposed herein is based on initial estimates and may require changes, alterations, and/or adjustments to complete the job as described, agreed or required by applicable codes and/or government inspections; if such changes or alterations are necessary, customer agrees to execute a written change order which shall indicate the change in the work to be completed or the materials to be used and the agreed upon price for such work and/or materials; such change order shall become an amendment to the contract and the customer shall pay all additional charges agreed upon in the change order at the time the change order is delivered by the customer to 1" Choice Glass, Inc.

(4) **Specifications.** Unless otherwise specified, all systems are designed to the governing codes (i.e. International Building Codes) for the location where the work is to be completed. A maximum deflection of L/175 - 1/4" shall apply for units less than 13'-6" in height and a maximum deflection of L/240 - 1/4" shall apply for units exceeding 13'-6" in height, but less than 40'-0" in height. Individual glass lite deflection shall be limited to .75" of the glass edge.

(5) **Time Frame.** A minimum of two (2) weeks from the date that all shop drawings and submittals are approved is required for delivery. Installation shall be completed within a minimum of two (2) weeks after the delivery of materials if the project schedule does not delay installation.

(6) **Deposit & Payment.** A deposit or joint supplier payment(s) may be required at the discretion of 1" Choice Glass, Inc. and may be due to 1" Choice Glass, Inc. prior to startup. Once ordered, any and all nonrefundable special order material costs are the sole liability of the customer and shall be payable on demand. Payments of retainage are due no later than sixty (60) days from the final invoice unless otherwise agreed upon in writing. All other payments are due in net thirty (30) unless otherwise agreed in writing.

(7) **Inclusions & Exclusions.** All proposals include indicated labor, materials, and applicable taxes. Exclusions from this proposal include, but are not limited to, any cleaning, protection or sealing of glass or metal, any and all "Wood Blocking" required on plans or necessary for system warranty, and additional glass, metals, labor, shop drawings, or miscellaneous materials not listed on proposed shop drawings, or addendums to such shop drawings or this proposal. All Inclusions and Exclusions contained within this Paragraph shall supersede any and all requirements related to the same identified in bid drawings, construction documents, specifications, clarifications, contracts, and any attachments, exhibits, or addendums thereto.

(8) **Binding Contract.** This proposal shall be considered a valid and binding contract upon 1" Choice Glass, Inc. and the customer upon the signing of all parties. Once signed by the parties, this contract and any addendums and exhibits attached hereto comprise the entire agreement between the parties hereto and supersede all prior negotiations. This contract may only be amended by a written instrument signed by both parties hereto.

(9) **Headings.** The headings of the paragraphs herein are for convenience only and shall not affect the meaning or interpretation of the contents thereof.

(10) **Authority.** Each party signing this proposal represents to the other that the terms of this proposal are accepted, and that the resulting contract, the rights and obligations contemplated herein, and the execution and delivery hereof are authorized or have been duly authorized by all necessary limited liability company or corporate proceedings and actions, as applicable, pursuant to applicable law.

ACCEPTED:

1st Choice Glass, Inc.

Customer Name:

By: _____

By: _____

Mike Tsiukes

Title: President

Title: _____

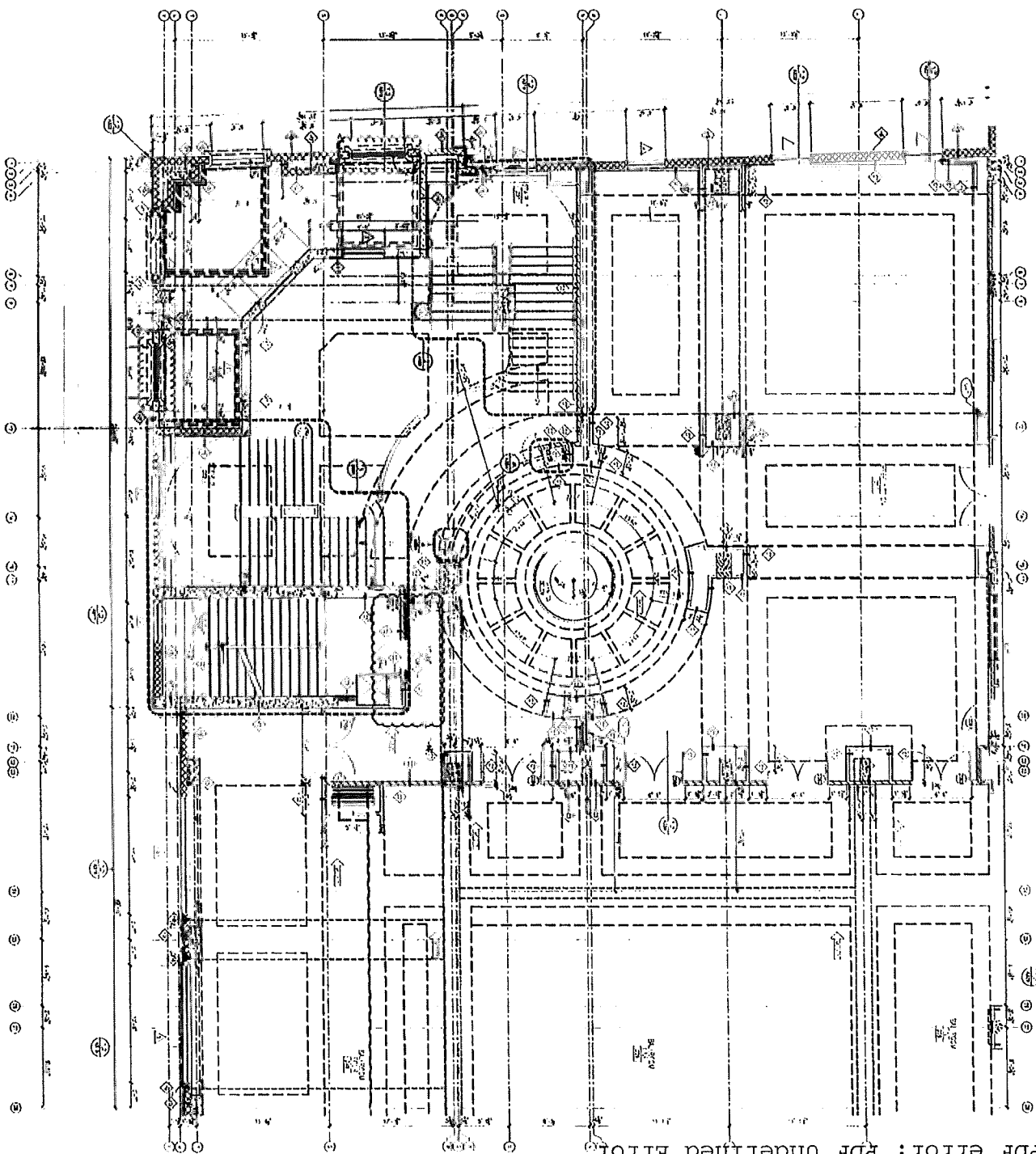
Date: _____

Date: _____

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GENERAL NOTES	
1	ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
2	ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
3	ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE APPROVED BY THE ARCHITECT.
4	ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
5	ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
6	ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
7	ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
8	ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
9	ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
10	ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
PARTITION LEGEND	
1	1/2" Gypsum Board on Steel Studs
2	5/8" Gypsum Board on Steel Studs
3	1" Gypsum Board on Steel Studs
4	1 1/2" Gypsum Board on Steel Studs
5	2" Gypsum Board on Steel Studs
6	2 1/2" Gypsum Board on Steel Studs
7	3" Gypsum Board on Steel Studs
8	3 1/2" Gypsum Board on Steel Studs
9	4" Gypsum Board on Steel Studs
10	4 1/2" Gypsum Board on Steel Studs
11	5" Gypsum Board on Steel Studs
12	5 1/2" Gypsum Board on Steel Studs
13	6" Gypsum Board on Steel Studs
14	6 1/2" Gypsum Board on Steel Studs
15	7" Gypsum Board on Steel Studs
16	7 1/2" Gypsum Board on Steel Studs
17	8" Gypsum Board on Steel Studs
18	8 1/2" Gypsum Board on Steel Studs
19	9" Gypsum Board on Steel Studs
20	9 1/2" Gypsum Board on Steel Studs
FLOOR PLAN KEY INDICATORS	
1	1/2" Gypsum Board on Steel Studs
2	5/8" Gypsum Board on Steel Studs
3	1" Gypsum Board on Steel Studs
4	1 1/2" Gypsum Board on Steel Studs
5	2" Gypsum Board on Steel Studs
6	2 1/2" Gypsum Board on Steel Studs
7	3" Gypsum Board on Steel Studs
8	3 1/2" Gypsum Board on Steel Studs
9	4" Gypsum Board on Steel Studs
10	4 1/2" Gypsum Board on Steel Studs
11	5" Gypsum Board on Steel Studs
12	5 1/2" Gypsum Board on Steel Studs
13	6" Gypsum Board on Steel Studs
14	6 1/2" Gypsum Board on Steel Studs
15	7" Gypsum Board on Steel Studs
16	7 1/2" Gypsum Board on Steel Studs
17	8" Gypsum Board on Steel Studs
18	8 1/2" Gypsum Board on Steel Studs
19	9" Gypsum Board on Steel Studs
20	9 1/2" Gypsum Board on Steel Studs



EXPANDED 2ND FLOOR PLAN

Balfour Beatty Construction

September 26, 2017

Ms. Kim Brown
Library Associates, LLC
17 Lockwood Drive
Charleston, SC 29401

Project: Hotel at Marion Square

Re: Request for Change Order # 165
SI 48 Spa Treatment Room Shower

Dear Ms. Brown:

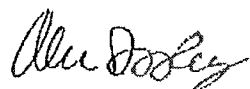
We are submitting, herewith, our Request for Change Order # 165 in the amount of Twenty-one thousand eight hundred fifty-one (\$21,851.22) to provide additional work in accordance with the following qualifications:

- SI 48 – Additional Shower Plumbing - \$6,249
 - Provide domestic water and waste piping for added shower in Spa Treatment rooms.
 - Install ST-4 trim at new shower.
 - Contractor to provide standard shower drain typical of all guestroom bathrooms.
- SI 48 – Framing and Drywall - \$4,997
 - Demolish wall to build alcove for new shower.
 - Install new wall at alcove with tile backer board.
 - Demolish and replace existing walls for new tile board.
- SI 48 – Spa Shower Tile - \$7,495
 - Provide shower tile for new treatment room shower.
 - Install mud bed for new shower drain.
- SI 48 – Glass Revisions - \$1,300
 - Provide fixed shower glass at new shower
- ~~SI 48 – New Toilet Accessories - \$2,820 (REMOVED)~~
 - ~~Provide toilet accessories as indicated on sheet ID 993.21.~~
- SI 48 – Added Shower Blocking - \$150
 - Blocking to for added toilet accessories and future glass door.
- Ceiling Replacement Allowance - \$500
 - Allowance to replace ceiling grid in Patisserie to make connection for waste line.
- Scan and Core Drill for Added Waste Line - \$150

This proposal covers only the changes to the specific work as set fourth in the attached proposal breakout. Changes in the work and associated price adjustments other than those noted in our proposal are not included. Pricing included in this proposal is valid for thirty (30) days.

Please contact me with any questions regarding this request for Change Order.

Sincerely,



Balfour Beatty

Construction

Alec Dooley
Assistant Project Manager

cc:

RCO # 165 - File

Balfour Beatty Construction

Hotel at Marion Square

Request for Change Order # 165-- SI 48 Spa Treatment Room Shower

The additional work for the **SI 48 Spa Treatment Room Shower** by Balfour Beatty Construction is hereby approved:

#	Budget Code	Description	Total
1	400.51500000.40	SI 48 Additional Spa Shower Plumbing	\$6,249.00
2	400.50925200.40	SI 48 Spa Shower Framing and Drywall	\$4,997.00
3	400.50880000.40	SI 48 Spa Shower Glass	\$1,300.00
4	400.50932000.40	SI 48 Spa Shower Tile	\$7,495.00
5	100.10100050.10	Add Blocking for Future Shower Door	\$150.00
6	400.50925200.40	Allowance to Repair Ceiling Grid at Patisserie	\$500.00
7	400.10142200.35	Scan and Core Drill	\$150.00

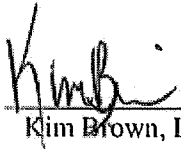
Total Items \$20,841.00

Total Markups \$1,010.22

RCO Total \$21,851.22

The total Cost to perform the work as described above is an ADD of Twenty-one thousand eight hundred fifty-one (\$21,851.22).

Please indicate your acceptance and approval of this additional work in the space provided below.

Authorization Granted by: 
Kim Brown, Library Associates, LLC

Date: 10-19-2017

RCO# 165

Balfour Beatty Construction

October 9, 2017

Ms. Kim Brown
Library Associates, LLC
17 Lockwood Drive
Charleston, SC 29401

Project: Hotel at Marion Square
Re: Request for Change Order # 170
Barn Doors - Doors, Hardware, and Installation

Dear Ms. Brown:

Dear Ms. Brown:

We are submitting, herewith, our Request for Change Order # 170 in the amount of Two hundred fifty-eight thousand twenty-five (\$258,025.97) to provide additional work in accordance with the following qualifications:

- Includes (82) sets of doors and hardware for the barn doors.
 - o If additional are needed, BBC will price accordingly and all lead times apply.
- Hardware is to match shower door hardware
 - o US Horizon HX-8BTB-BN
- 1/8" Mirrors included on doors, both sides.
- Installation included
- All other items (headers, paint, credit for the opening, etc) excluded.

This Change Order Request addresses those requests for costs and/or time associated with the Construction Change Directive and Change Order Request(s) referenced above which are undisputed; however, this Change Order does not resolve related requests for costs and/or time which remain in dispute, and those requests are expressly reserved. This proposal covers only the changes to the specific work as set forth in the attached proposal breakout. Changes in the work and associated price adjustments other than those noted in our proposal are not included. Pricing included in this proposal is valid for thirty (30) days.

Please contact me with any questions regarding this request for Change Order.

Sincerely,



Nick Starcevic
Project Manager

Balfour Beatty Construction

cc:

Jennifer Faulkinberry

Marty Wall

Jim Clements

Woody Faust

David Stanton

Tim Spano

Alec Dooley

RCO # 170 - File

Balfour Beatty Construction

Hotel at Marion Square

Request for Change Order # 170– Barn Doors - Doors, Hardware, and Installation

The additional work for the **Barn Doors - Doors, Hardware, and Installation** by Balfour Beatty Construction is hereby approved:

#	Budget Code	Description	Total
1	400.50810060.45	82 Sets of Barn Doors	\$228,221.03
2	400.50880000.40	164 Pulls and Installation	\$17,876.00

Total Items \$246,097.03

Total Markups \$11,928.94

RCO Total \$258,025.97

The total Cost to perform the work as described above is an ADD of Two hundred fifty-eight thousand twenty-five (\$258,025.97).

Please indicate your acceptance and approval of this additional work in the space provided below.

Authorization Granted by: Kim Brown
Kim Brown, Library Associates, LLC

Date: 10-19-2017

RCO# 170

Balfour Beatty Construction

September 26, 2017

Ms. Kim Brown
Library Associates, LLC
17 Lockwood Drive
Charleston, SC 29401

Project: Hotel at Marion Square

Re: Request for Change Order # 173
Sixth Floor Parapet Stucco Band Color Change

Dear Ms. Brown:

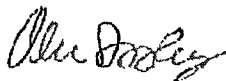
We are submitting, herewith, our Request for Change Order # 173 in the amount of Six thousand eight hundred fifty-four (\$6,854.13) to provide additional work in accordance with the following qualifications:

Furnish material, labor and equipment to change stucco band between sixth floor parapet cast stone cap and sixth floor cast stone cornice from Water Chestnut to Antique White. Specific location of rework is shown on the attached elevation views of the building.

This Change Order Request addresses those requests for costs and/or time associated with the Construction Change Directive and Change Order Request(s) referenced above which are undisputed; however, this Change Order does not resolve related requests for costs and/or time which remain in dispute, and those requests are expressly reserved. This proposal covers only the changes to the specific work as set forth in the attached proposal breakout. Changes in the work and associated price adjustments other than those noted in our proposal are not included. Pricing included in this proposal is valid for thirty (30) days.

Please contact me with any questions regarding this request for Change Order.

Sincerely,



Alec Dooley
Assistant Project Manager

cc:
Melissa Pense
Marty Wall
Jim Clements
Jennifer Faulkinberry
Nick Starcevic
Tim Spano
David Stanton

RCO # 173 - File

Balfour Beatty Construction

Hotel at Marion Square

Request for Change Order # 173- Sixth Floor Parapet Stucco Band Color Change

The additional work for the **Sixth Floor Parapet Stucco Band Color Change** by Balfour Beatty Construction is hereby approved:

#	Budget Code	Description	Total
1	400.50922050.40	Sixth Floor Parapet Stucco Band Color Change	\$6,537.25

Total Items

Total Markups

RCO Total

~~CREDIT MONITOR~~ -1247.76 (AMD)
CREDIT ROOM LIFT \$0,537.25 \$5,289.49
FOR MONTHLY PRO-RATE

~~\$316.88~~ + 256.49
~~\$6,854.13~~ \$5,545.89 (AMD)

The total Cost to perform the work as described above is an ADD of Six thousand eight hundred fifty-four (\$6,854.13).

Please indicate your acceptance and approval of this additional work in the space provided below.

Authorization Granted by:


Kim Brown, Library Associates, LLC

Date:

10.17.2017

RCO# 173

PREMIER EXTERIORS LLC

STUCCO EIFS SIDING | STONE

Trade: **Stucco**
Sub's Name: **Premier Exteriors, LLC**
Project: **Marion Sq**
Date: **9/14/2017**

if below equipment does not reach entire parapet, additional access is not included in this price

[illegible]

1. All change orders need to be approved before work can commence via written letter or email.

Total
 8.5%
 233.00
684.00
 5,289.19

WINFORD
LINDSAY
ARCHITECT

ARCHITECT
100 WEST KING STREET
CHARLESTON, SC 29401



LIBRARY
ASSOCIAT
L.L.C.

RICE MILL
177 LOGANWOOD
DRIVE
CHARLESTON,
SC 29401

THE HOT
AT
MARION
SQUARE
405 KING STREET
CHARLESTON,
SC 29401

PROJECT NO. 2023-05
DATE: 05/12/2023
DRAWN BY: JLL

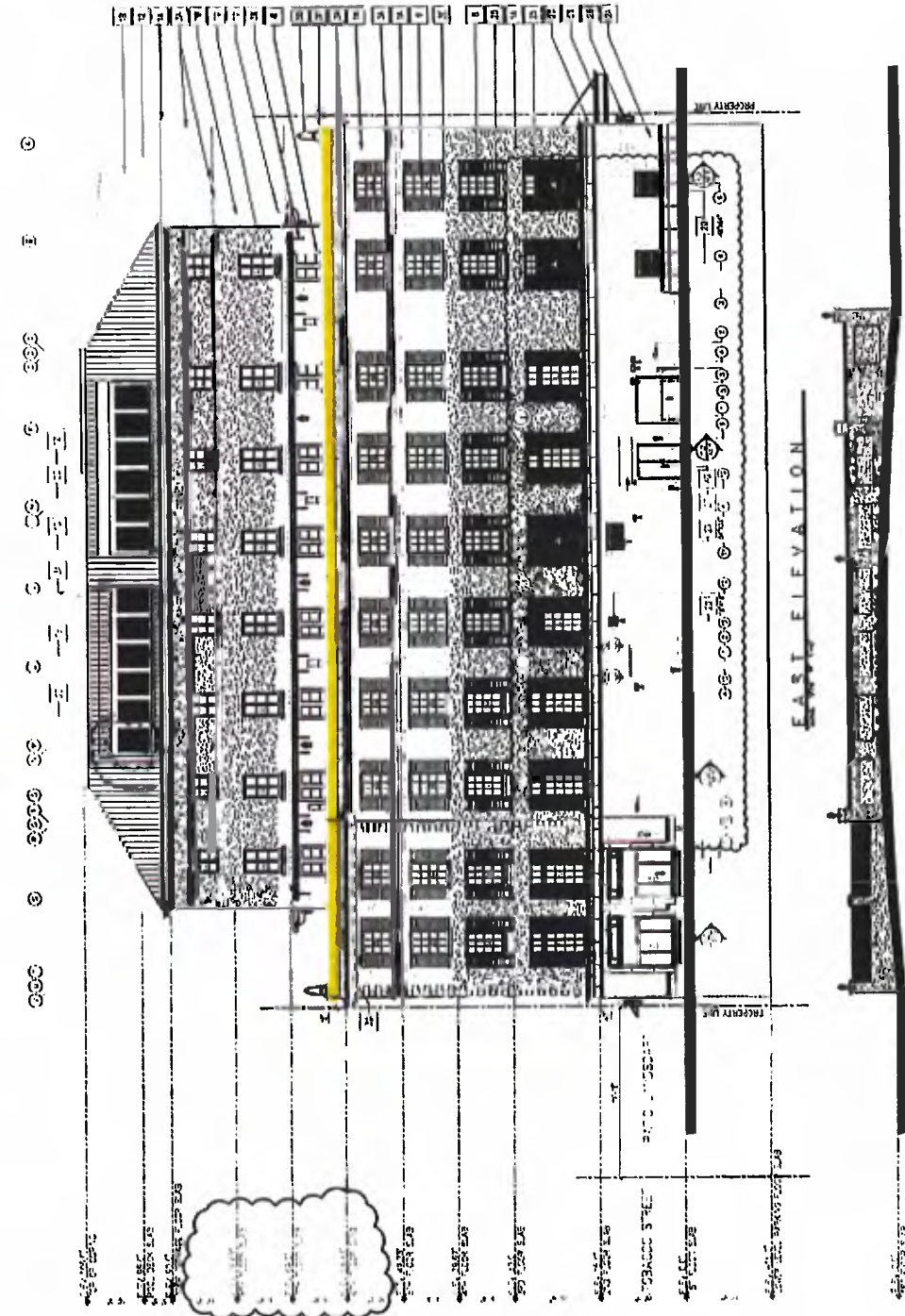
PROJECT NO. 2023-05
DATE: 05/12/2023
DRAWN BY: JLL

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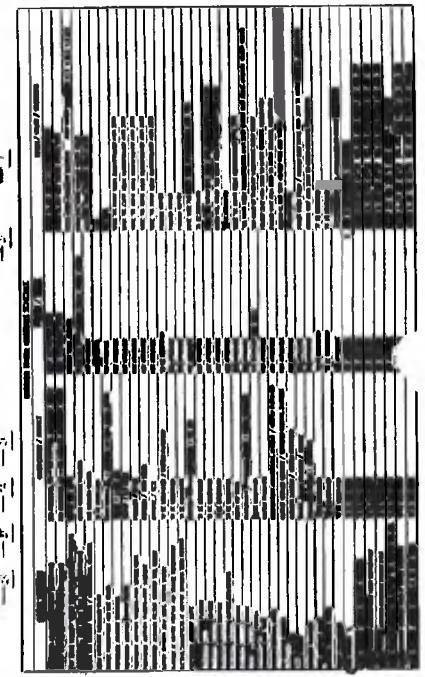
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DATE: 05/12/2023
DRAWN BY: JLL

PROJECT NO. 2023-05
DATE: 05/12/2023
DRAWN BY: JLL



NOTES - ALL FINISHES TO MATCH EXISTING	
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KEYED ELEVATION NOTES	
1. STUCCO - COLOR 1	2. STUCCO - COLOR 2
3. CAST STONE MASONRY VENEER FIELD VENEER	4. CAST STONE MASONRY VENEER CORNERS
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EXTERIOR FINISH MATERIALS LEGEND	
STUCCO COLOR 1 (MATCHED TO 100 3001 62/127 WATER CHESTNUT)	
STUCCO COLOR 2 (MATCHED TO 100 4301 78/055 ANTIQUE WHITE)	
CAST STONE MASONRY VENEER FIELD UNITS COLOR: UNRESTORED DIMENSIONS: 11 1/2" x 23 1/2" x 3 1/2"	

VINFORD
LINDSAY
ARCHITECT

LIBRARY
ASSOCIAT
LLC.

RICE HALL
BUILDING
1100
BLACKWOC
CHARLESTON
SC 29401

THE HOF
AT
MARION
SQUARE

404 KING ST
CHARLESTON
29403

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KEYED ELEVATION NOTES	
1A. STUCCO - COLOR 1	1B. STUCCO - COLOR 2
2A. CAST STONE MASONRY VENEER FIELD VENEER	2B. CAST STONE MASONRY VENEER CORNERS
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R - 3230

[illegible]

Owner Change Order

Owner	☒
Architect	☒
Contractor	☒
Field	☐
Other	☐

Project:
Hotel at Marion Square

Change Order Number: 009

To Contractor: (Name and address):
Balfour Beatty Construction, LLC
1930 Camden Road
Suite 280
Charlotte, NC 28203

Change Order Date: 2/2/2018

Architect's Project No: Owner Agreement
Contract Date:

The Contract is changed as follows:

RCO 018, 100R4, 112, 126, 129, 143, 146R3, 158, 160R1, 162, 164, 169R1, 171.1, 174, 175R1, 176, 179, 180, 181, 183, 185, 186, 188, 189R1, 190, 191, 195, 196, 202, 203R1, 207, 214, 218, 220. are included in this OCO for execution.

RCO 018	Shower Door Revisions from Submittal Response	\$27,757.27
RCO 100R4	MOD 5 Electrical Revisions (Cost Only)	\$14,725.70
RCO 112	Carolina Lantern – Revised Bracket	\$14,292.44
RCO 126	MOD 2 Glass Revisions	\$6,933.55
RCO 129	Ballroom Vaulted Ceiling MEP Chaseway	\$3,864.67
RCO 143	Patisserie Door Frame	\$629.30
RCO 146R3	MOD 8 Drawing Revisions (Cost Only)	\$32,767.00
RCO 158	RFI 0922 Add Bulkhead in 435	\$1,021.00
RCO 160R1	SI 54 Managers Apartment Coffered Ceiling	\$5,352.13
RCO 162	RFI 1060 Guestroom 510 Soffit	\$983.00
RCO 164	Guestroom Window Casing	\$102,614.00
RCO 169	MOD 6, MOD 7, and SI 42 Electrical Revisions (Cost Only)	\$67,635.88
RCO 171.1	Private Dining Millwork Revisions – Mozambique	\$17,009.37
RCO 174	Furr Out Fitness Room West Wall	\$3,258.65
RCO 175R1	Fire Damper in Room 533	\$2,699.70
RCO 176	Concierge Lounge Case and Millwork	\$18,335.69
RCO 179	Boardroom Vestibule 209 Alcove Revision	\$3,267.04
RCO 180	Patisserie Casework Revisions	\$8,083.72
RCO 181	Lower Soffits in Concierge Alcove	\$2,378.98
RCO 183	Guestroom Window Valances	\$47,619.53
RCO 185	RFI 1121 - Add Soffit in Room 719	\$1,624.08
RCO 186	Won Door Submittal Revisions	(\$7,900.00)
RCO 188	Added Crown at Rotunda for Wallcovering	\$1,464.71
RCO 189R1	Add FRP at Concierge Lounge Kitchen	\$2,653.68
RCO 190	RFI 1160 – Provide Floor Drain at Pool Storage Room	\$2,629.06
RCO 191	Pile Integrity Testing Credit	(\$14,432.40)
RCO 195	Remobilization for DC-04 Mounting	\$4,036.62
RCO 196	REI Additional Inspections	(\$3,180.00)
RCO 202	SI 53 – Electrical Pricing	\$1,850.66
RCO 203	RFI-1068 Camellia's Lounge Bar Wall	\$3,274.38
RCO 207	Lobby Reception Desk Stand By Power	\$557.83

1 | 2

The Hotel at Marion Square – Owner Change Order 009

RCO 214	SI 59 Added Wood Flooring	\$41,570.88
RCO 218	Tint Windows at Dining	\$1,445.14
RCO 220	Level 09 Attic Access	(\$57,153.71)

The original Contract Sum was	\$59,344,747.00
Net change by previously authorized Change Orders	\$4,401,253.32
The Contract Sum prior to this Change Order was	\$63,746,000.32
The Contract Sum will be increased by this Change Order in the amount of	\$359,669.55
The new Contract Sum including this Change Order will be	\$64,105,669.87
The Contract Time will be increased / decreased	0 days

The date of Substantial Completion as of the date of this Change Order therefore is 8/19/2017

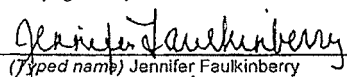
NOTE: This Change Order addresses those requests for costs and/or time associated with the Construction Change Directive and Request for Change (RCO) referenced above which are undisputed; however, this change order does not resolve related requests for costs and/or time which remain in dispute, and those request are strictly reserved.

NOTE: This summary does not reflect changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which have been authorized by Construction Change Directive.

ARCHITECT (Firm name)
Winford Lindsay Architect
344 West Pike Street
Lawrenceville, GA 30046

ADDRESS

BY (Signature)

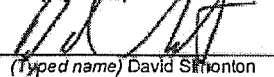

(Typed name) Jennifer Faulkinberry

DATE 2/22/18

CONTRACTOR (Firm name)
Balfour Beatty Construction, LLC
1930 Camden Road Suite 280
Charlotte, NC 28203

ADDRESS

BY (Signature)


(Typed name) David Simonon

DATE 2/2/2018

OWNER (Firm name)
Library Associates, LLC
17 Lockwood Drive
Charleston, SC 29401

ADDRESS

BY (Signature)


(Typed name) Kim Brown

DATE 2/22/18

Balfour Beatty Construction

February 15, 2017

Ms. Kim Brown
Library Associates, I.L.C
17 Lockwood Drive
Charleston, SC 29401

Project: Hotel at Marion Square

Re: Request for Change Order # 018
Shower Door Revisions from Submittal Response

Dear Ms. Brown:

We are submitting, herewith, our Request for Change Order # 018 in the amount of Twenty-seven thousand seven hundred fifty-seven (\$27,757.27) to provide additional work in accordance with the following qualifications:

Grow shower and toilet doors by 3", includes energy surcharge.
Provide 178 metal thresholds ILO plastic sweep
Add (2) clamps to each shower sidelight
Add 356 Door Stops

This proposal covers only the changes to the specific work as set fourth in the attached proposal breakout. Changes in the work and associated price adjustments other than those noted in our proposal are not included. Pricing included in this proposal is valid for thirty (30) days.

Please contact me with any questions regarding this request for Change Order.

Sincerely,



Nick Starcevic
Project Manager

cc:
Marty Wall
Jim Clements
Jennifer Faulkinberry
Brian Rinehart
Tim Spano
Alec Dooley

RCO # 018 - File

Balfour Beatty Construction

Hotel at Marion Square

Request for Change Order # 018— Shower Door Revisions from Submittal Response

The additional work for the **Shower Door Revisions from Submittal Response** by Balfour Beatty Construction is hereby approved:

#	Budget Code	Description	Total
1	400.50880000.40	Shower Door Revisions from Submittal Response	\$26,474.00

Total Items \$26,474.00

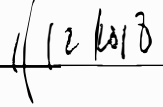
Total Markups \$1,283.27

RCO Total \$27,757.27

The total Cost to perform the work as described above is an ADD of Twenty-seven thousand seven hundred fifty-seven (\$27,757.27).

Please indicate your acceptance and approval of this additional work in the space provided below.

Authorization Granted by: 
Kim Brown, Library Associates, LLC

Date: 

RCO# 018

Change Order Request



Change Order Request

3221-A Westwood Industrial Drive, Monroe, NC -- Phone: 704-291-7711 -- Fax: 704-291-7011

Submit To:

Change Order Request Number: 0001

Name: Tim Spano		Date: 10/29/2015
Company: Balfor Beatty Construction		Fax:
Address: 306 Meeting St. Suite 300		
City: Charleston	State: SC	Zip: 29401
Reference:		

Due to adjustments and/or at the customers' request, 1st Choice Glass, Inc. deems it necessary to adjust the agreed upon Job Proposal/Contract as noted per the Warranty & Disclaimer footnote. 1st Choice Glass reserves the right to alter contract in conjunction with customer negotiation to complete and/or vary from the described task. Note that adjustment with description and explanation shall be documented with approval below. Please note, that the requested work can not begin until Change Order Request is Signed and Approved, or Contractor Change Order is Issued.

DESCRIPTION OF WORK		LABOR	MATERIALS	OTHER
Cost to grow all toilet, and shower doors 3" in height including		\$ -		
energy surcharge			\$ 3,938.00	
The cost for 178 metal thresholds in lieu of plastic sweep.			\$ 3,298.00	
The cost to add 2 clamps to every shower sidelight.			\$ 7,933.37	
The cost to add 356 door stops.			\$ 6,267.00	
SUB-TOTAL:		\$ -	\$ 21,436.37	\$ -
Time Impact: N				
Length of Impact: Days/Weeks				
SALES TAX:			\$ 1,822.09	
10%	O/H:	\$ -	\$ 2,143.64	\$ -
5%	Profit:	\$ -	\$ 1,071.82	\$ -
BONDING if Required:		\$ -	\$ -	\$ -
TOTAL:		\$ -	\$ 26,473.92	\$ -
TOTAL AMOUNT OF APPROVED CHANGE ORDER:		\$26,474		

Customer Acceptance Signature X _____

1st Choice Glass Warranty & Disclaimer

(1) Reliability of Quoted Costs. Labor costs and material costs are firm for thirty (30) days from the date of proposal stated above. If the time between the proposal date and installation exceeds thirty (30) days, 1st Choice Glass, Inc. reserves the right to amend the proposal and to add any surcharges and/or additional cost to any and all labor and/or materials.

(2) Warranty. Unless otherwise agreed in writing, 1st Choice Glass, Inc. warrants that all application and labor completed by 1st Choice Glass, Inc. shall be free from defect for one (1) year following its completion. Said warranty does not include (1) damage arising from abnormal use, negligence, misuse, or accident, which occurs as a result of no fault of 1st Choice Glass, Inc. or (2) material damaged by tear-out, retrofit, or remodel. 1st Choice Glass, Inc. reserves the right to respond to such warranty claims by first making repairs to the defect; such repairs shall be subject to the satisfaction of the customer. 1st Choice Glass, Inc. does not warrant raw material or manufacturer's products; any warranty for such materials or products shall be limited to the manufacturer's warranty. 1st CHOICE GLASS, INC. EXPRESSLY DISCLAIMS ANY IMPLIED WARRANTY OF MERCHANTABILITY OR IMPLIED WARRANTY OF FITNESS FOR A PARTICULAR PURPOSE.

(3) Validity of Work Requested & Changes. The work proposed herein is based on initial estimates and may require changes, alterations, and/or adjustments to complete the job as described, agreed or required by applicable codes and/or government inspections; if such changes or alterations are necessary, customer agrees to execute a written change order which shall indicate the change in the work to be completed or the materials to be used and the agreed upon price for such work and/or materials; such change order shall become an amendment to the contract and the customer shall pay all additional charges agreed upon in the change order at the time the change order is delivered by the customer to 1st Choice Glass, Inc.

(4) Specifications. Unless otherwise specified, all systems are designed to the governing codes (ie: International Building Codes) for the location where the work is to be completed. A maximum deflection of 1/175 L/4 shall apply for units less than 13'-6" in height and a maximum deflection of 1/420 L/4 shall apply for units exceeding 13'-6" in height, but less than 40'-0" in height. Individual glass lite deflection shall be limited to .75" of the glass edge.

(5) Time Frame. A minimum of two (2) weeks from the date that all shop drawings and submittals are approved is required for delivery. Installation shall be completed within a minimum of two (2) weeks after the delivery of materials if the project schedule does not delay installation.

(6) Deposit & Payment. A deposit or joint supplier payment(s) may be required at the discretion of 1st Choice Glass, Inc. and may be due to 1st ChoiceGlass, Inc. prior to startup. Once ordered, any and all nonrefundable special order material costs are the sole liability of the customer and shall be payable on demand. Payments of retainage are due no later than sixty (60) days from the final invoice unless otherwise agreed upon in writing. All other payments are due in net thirty (30) unless otherwise agreed in writing.

(7) Inclusions & Exclusions. All proposals include indicated labor, materials, and applicable taxes. Exclusions from this proposal include, but are not limited to, any cleaning, protection or sealing of glass or metal, any and all "Wind Blocking" required on plans or necessary for systems warranty, and additional glass, metals, labor, shop drawings, or miscellaneous materials not listed on proposed shop drawings, or addendums to such shop drawings or this proposal. All Inclusions and Exclusions contained within this Paragraph shall supersede any and all requirements related to the same identified in bid drawings, construction documents, specifications, clarifications, contracts, and any attachments, exhibits, or addendums thereto.

(8) Binding Contract. This proposal shall be considered a valid and binding contract upon 1st Choice Glass, Inc. and the customer upon the signing of all parties. Once signed by the parties, this contract and any addendums and exhibits attached hereto comprise the entire agreement between the parties hereto and supersede all prior negotiations. This contract may only be amended by a written instrument signed by both parties hereto.

(9) Headings. The headings of the paragraphs herein are for convenience only and shall not affect the meaning or interpretation of the contents thereof.

(10) Authority. Each party signing this proposal represents to the other that the terms of this proposal are accepted, and that the resulting contract, the rights and obligations contemplated herein and the execution and delivery hereof are authorized or have been duly authorized by all necessary limited liability company or corporate proceedings and actions, as applicable, pursuant to applicable law.

ACCEPTED:

1st Choice Glass, Inc.

Customer Name:

By: _____

By: _____

Mike Tsiukes

Title: President

Title: _____

Date: _____

Date: _____

Balfour Beatty Construction

November 17, 2017

Ms. Kim Brown
Library Associates, LLC
17 Lockwood Drive
Charleston, SC 29401

Project: Hotel at Marion Square

Re: Request for Change Order # 100R4
MOD 5 Electrical Revisions

Dear Ms. Brown:

We are submitting, herewith, our Request for Change Order # 100R4 in the amount of Fourteen thousand seven hundred twenty-five (\$14,725.70) to provide additional work in accordance with the following qualifications:

- Added receptacles at the third floor guestroom terraces. (\$6,220)
- Delete VFCU's in Concierge Lounge (-\$8200) **2733**
- HVAC Equipment – Add HFCU 26 and 27, Add VFCU 28, 29, and 33. (\$13,180)
 - **Revision 04 – Deduct \$5,272 from this line item to remove charge to power VFCU 28 and 29.**
- Added receptacles in IDF rooms. (\$1,690)
- Buffet counter receptacles in Concierge Lounge. (\$8,760)
- Deduct GFCI in Toilet Room 600C. (-\$375)
- Delete (4) Electric Heaters (electrical only). (-\$4,960)
- Lighting Revisions at Concierge Lounge (credit). (-\$375)
- Lighting Revisions at Concierge Lounge (add). (\$8,800)
- Terrace Lighting Revisions (\$2,160)
- Mileage (\$840)
- Consumables (\$100)
- Credit Food Prep Receptacles (-\$8,500)

Balfour Beatty Construction

This Change Order Request addresses those requests for costs and/or time associated with the Construction Change Directive and Change Order Request(s) referenced above which are undisputed; however, this Change Order does not resolve related requests for costs and/or time which remain in dispute, and those requests are expressly reserved. This proposal covers only the changes to the specific work as set fourth in the attached proposal breakout. Changes in the work and associated price adjustments other than those noted in our proposal are not included. Pricing included in this proposal is valid for thirty (30) days.

Please contact me with any questions regarding this request for Change Order.

Sincerely,

Alec Dooley
Assistant Project Manager

cc:
Melissa Pense
Marty Wall
Jim Clements
Jennifer Faulkinberry
Bill Richardson
Nick Starcevic
Tim Spano
David Stanton

RCO # 100R4 - File

Balfour Beatty Construction

Hotel at Marion Square

Request for Change Order # 100R4-- MOD 5 Electrical Revisions

The additional work for the **MOD 5 Electrical Revisions** by Balfour Beatty Construction is hereby approved:

#	Budget Code	Description	Total
1	400.51600000.40	MOD 5 Electrical Pricing	\$19,316.91
2	400.51600000.40	Remove Costs for Added VFCU 28 and 29	(\$5,272.00)

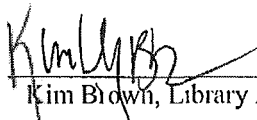
Total Items \$14,044.91

Total Markups \$680.79

RCO Total \$14,725.70

The total Cost to perform the work as described above is an ADD of Fourteen thousand seven hundred twenty-five (\$14,725.70).

Please indicate your acceptance and approval of this additional work in the space provided below.

Authorization Granted by: 
Kim Brown, Library Associates, LLC

Date: 1/13/12

RCO# 100R4

Balfour Beatty
Construction

May 8, 2017

Ms. Kim Brown
Library Associates, LLC
17 Lockwood Drive
Charleston, SC 29401

Project: Hotel at Marion Square

Re: Request for Change Order # 112
Carolina Lantern - Revised Bracket

Dear Ms. Brown:

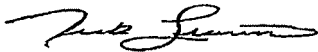
We are submitting, herewith, our Request for Change Order # 112 in the amount of Fourteen thousand two hundred ninety-two (\$14,292.44) to provide additional work in accordance with the following qualifications:

Revised custom mounting bracket for Carolina Lanterns CC1, CC2, and CC3 per BAR mock up review and owner direction.

This proposal covers only the changes to the specific work as set fourth in the attached proposal breakout. Changes in the work and associated price adjustments other than those noted in our proposal are not included. Pricing included in this proposal is valid for thirty (30) days.

Please contact me with any questions regarding this request for Change Order.

Sincerely,



Nick Starcevic
Project Manager

cc:
Jennifer Faulkinberry
Marty Wall
Jim Clements
David Stanton
Tim Spano
Alec Dooley

RCO # 112 - File

Balfour Beatty

Construction

Hotel at Marion Square

Request for Change Order # 112- Carolina Lantern - Revised Bracket

The additional work for the **Carolina Lantern - Revised Bracket** by Balfour Beatty Construction is hereby approved:

#	Budget Code	Description	Total
1	400.51600000.40	Carolina Lantern Bracket Revision	\$13,631.67

Total Items \$13,631.67

Total Markups \$660.77

RCO Total \$14,292.44

The total Cost to perform the work as described above is an ADD of Fourteen thousand two hundred ninety-two (\$14,292.44).

Please indicate your acceptance and approval of this additional work in the space provided below.

Authorization Granted by:


Kim Brown, Library Associates, LLC

Date:

1/12/2018

RCO# 112

PROPOSED CHANGE ORDER

Watson Electrical
3215 Fortune Drive, Suite 109
North Charleston, South Carolina 29418

CCN # 29
Date: 3/17/2017
Project Name: Marion Square Hotel
Project Number: 21046
Page Number: 1

Client Address:

Balfour Beatty Construction
306 Meeting Street
Charleston, South Carolina

Work Description

We reserve the right to correct this quote for errors and omissions.

REV 1

Includes \$800 credit for fixture mounting bracket change.

This proposal is for the new Carolina Lantern mounting brackets.
The new bracket will be released after receipt of executed change order.
Written confirmation of acceptance of new brackets is required prior to release.

This quote covers direct costs only and we reserve the right to claim for impact and consequential costs.
This price is good for acceptance within 10 days from the date of receipt.
We request a time extension of 0 days.
We will supply and install all materials, labor, and equipment.

Itemized Breakdown

Summary

LIGHTING FIXTURES		11,725.00
BRACKET CREDIT		-800.00
Material Tax	(@ 8.500 %)	928.63
Material Total		11,853.63
Subtotal		11,853.63
Overhead/Markup	(@ 15.000 %)	1,778.04
Subtotal		13,631.67
Final Amount		\$13,631.67

CONTRACTOR CERTIFICATION

Name: _____

Date: _____

Signature: _____

I hereby certify that this quotation is complete and accurate based on the information provided.

ORIGINAL

R - 3243

PROPOSED CHANGE ORDER

Watson Electrical
215 Fortune Drive, Suite 109
North Charleston, South Carolina 29418

Client Address:

Balfour Beatty Construction
306 Meeting Street
Charleston, South Carolina

CCN # 29
Date: 3/17/2017
Project Name: Marion Square Hotel
Project Number: 21046
Page Number: 2

CLIENT ACCEPTANCE

CCN #: 29

Final Amount: \$13,631.67

Name:

Date:

Signature:

Change Order #:

I hereby accept this quotation and authorize the contractor to complete the above described work.

ORIGINAL

R - 3244

1491 Highway 13 North
Columbia, MS 39429

Date	Credit No.
2/27/2017	17170

Customer
CAROLINA LANTERNS PO BOX 317 MT PLEASANT, SC 29465 843-881-4170

[illegible]

R - 3245



ORDER ACKNOWLEDGEMENT QUOTE ORDER

Phone:(843)879-0232
www.shealyelectrical.com

Cust. #: 18398

Ship To: WATSON ELECT CONST CHARLESTON
HOTEL AT MARION SQUARE
404 KING STREET
CHARLESTON, SC 29403

Correspondence To: **Shealy - Ladson**
10009 Highway 78
Ladson, SC 29456

Bill To: WATSON ELECT CONST CHARLESTON
PO BOX 40697
Charleston, SC 29418

(843)879-0232

Order #	8210112-00
Date	10/26/16
PO #	QUOTE - MARION
UPC Vendor	
Page #	1
Ship Point	Shealy - Ladson
Ship Via	Best way
Shipped Date	
Terms	Passalong

Instructions

Ln#	Product # Description	Quantity Ordered	Quantity Backordered	Quantity Shipped	Qty UM	Unit Price	Price UM	Discount Multiplier	Net Amount
***** CONTACT: KEITH HERRIN 843-323-0908 *****									
1	CUSTOM - CS 00000 WALL BRACKET FOR LARGE LANTERN	26		26	each	285.00	each	0.00	7410.00
2	CUSTOM - CS 00000 WALL BRACKET FOR SMALL LANTERN	14		14	each	285.00	each	0.00	3990.00
3	CAROLINA LANTERN 00000 10TOR FREIGHT	1		1	each	300.00	each	0.00	300.00
3	Lines Total		Quantity Total	41				Total	11700.00
								Emergency Ch	25.00
								Taxes	996.63
								Invoice Total	12721.63

Balfour Beatty Construction

June 2, 2017

Ms. Kim Brown
Library Associates, LLC
17 Lockwood Drive
Charleston, SC 29401

Project: Hotel at Marion Square

Re: Request for Change Order # 126
MOD 2 - Glass Revisions

Dear Ms. Brown:

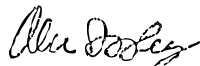
We are submitting, herewith, our Request for Change Order # 126 in the amount of Six thousand nine hundred thirty-four (\$6,934.00) to provide additional work in accordance with the following qualifications:

Provide antique mirror in ceilings of Dining 146 per ID-504/ID-933.16 as issued in MOD 2.

This proposal covers only the changes to the specific work as set fourth in the attached proposal breakout. Changes in the work and associated price adjustments other than those noted in our proposal are not included. Pricing included in this proposal is valid for thirty (30) days.

Please contact me with any questions regarding this request for Change Order.

Sincerely,



Alec Dooley
Assistant Project Manager

cc:
Marty Wall
Jim Clements
Jennifer Faulkinberry
Brian Rinehart
Nick Starcevic
Tim Spano
David Stanton

RCO # 126 - File

Balfour Beatty
Construction**Hotel at Marion Square**

Request for Change Order # 126- MOD 2 - Glass Revisions

The additional work for the **MOD 2 - Glass Revisions** by Balfour Beatty Construction is hereby approved:

#	Budget Code	Description	Total
1	400.50880000.40	MOD 2 - Glass Revisions	\$6,613.00

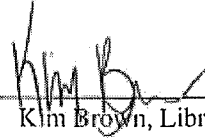
Total Items \$6,613.00

Total Markups \$321.00

RCO Total \$6,934.00

The total Cost to perform the work as described above is an ADD of Six thousand nine hundred thirty-four (\$6,934.00).

Please indicate your acceptance and approval of this additional work in the space provided below.

Authorization Granted by: 
Kim Brown, Library Associates, LLC

Date: 7/30/27

RCO# 126

Change Order Request



Change Order Request

3221-A Westwood Industrial Drive, Monroe, NC – Phone: 704-291-7711 – Fax: 704-291-7011

Submit To:

Change Order Request Number: 0000

Name: Tim Spano		Date: 6/1/2017
Company: Balfour Beatty		Fax:
Address:		
City:	State:	Zip:
Reference: MOD 2 Drawings		

Due to adjustments and/or at the customers' request, 1st Choice Glass, Inc. deems it necessary to adjust the agreed upon Job Proposal/Contract as noted per the Warranty & Disclaimer footnote. 1st Choice Glass reserves the right to alter contract in conjunction with customer negotiation to complete and/or vary from the described task. Note that adjustment with description and explanation shall be documented with approval below. Please note, that the requested work can not begin until Change Order Request is Signed and Approved, or Contractor Change Order is Issued.

DESCRIPTION OF WORK		LABOR	MATERIALS	OTHER
Additional 160 sq. ft. of mirror in ceilings of restruant ID-504/ID-933.16		\$ 2,500.00	\$ 2,980.00	\$ 50.00
SUB-TOTAL:		\$ 2,500.00	\$ 2,980.00	\$ 50.00
Time Impact:	Y/N			
Length of Impact:	Days/Weeks	SALES TAX:	\$ 253.30	
5%	O/H:	\$ 125.00	\$ 149.00	\$ 2.50
10%	Profit:	\$ 250.00	\$ 298.00	\$ 5.00
BONDING if Required:		\$ -	\$ -	\$ -
TOTAL:		\$ 2,875.00	\$ 3,680.30	\$ 57.50
TOTAL AMOUNT OF APPROVED CHANGE ORDER:		\$6,613		

Customer Acceptance Signature X

Choice Glass Warranty & Disclaimer

(1) **Reliability of Quoted Costs.** Labor costs and material costs are firm for thirty (30) days from the date of proposal stated above. If the time between the proposal date and installation exceeds thirty (30) days, 1st Choice Glass, Inc. reserves the right to amend the proposal and to add any surcharges and/or additional costs to any and all labor and/or materials.

(2) **Warranty.** Unless otherwise agreed in writing, 1st Choice Glass, Inc. warrants that all application and labor completed by 1st Choice Glass, Inc. shall be free from defect for one (1) year following its completion. Said warranty does not include (1) damage arising from abnormal use, negligence, misuse, or accident, which occurs as a result of an fault of 1st Choice Glass, Inc. or (2) material damaged by tear-out, retrofit, or remodel. 1st Choice Glass, Inc. reserves the right to respond to such warranty claims by first making repairs to the defect; such repairs shall be subject to the satisfaction of the customer. 1st Choice Glass, Inc. does not warrant nor material or manufacturers' products; any warranty for such materials or products shall be limited to the manufacturer's warranty. 1ST CHOICE GLASS, INC. EXPRESSLY DISCLAIMS ANY IMPLIED WARRANTY OF MERCHANTABILITY OR IMPLIED WARRANTY OF FITNESS FOR A PARTICULAR PURPOSE.

(3) **Estimate of Work Required & Changes.** The work proposed herein is based on initial estimates and may require changes, alterations, and/or adjustments to complete the job as described, agreed or required by applicable codes and/or government inspectors; if such changes or alterations are necessary, customer agrees to execute a written change order which shall indicate the change in the work to be completed or the materials to be used and the agreed upon price for such work and/or materials; such change order shall become an amendment to the contract and the customer shall pay all additional charges agreed upon in the change order at the time the change order is delivered by the customer to 1st Choice Glass, Inc.

(4) **Specifications.** Unless otherwise specified, all systems are designed to the governing codes (ie: International Building Codes) for the location where the work is to be completed. A maximum deflection of $1/175 \pm 1/1$ shall apply for units less than 13'6" in height and a maximum deflection of $1/210 \pm 1/1$ shall apply for units exceeding 13'6" in height, but less than 40'0" in height. Individual glass lite deflection shall be limited to .75" of the glass edge.

(5) **Time Frame.** A minimum of two (2) weeks from the date that all shop drawings and submittals are approved is required for delivery. Installation shall be completed within a minimum of two (2) weeks after the delivery of materials if the project schedule does not delay installation.

(6) **Deposit & Payment.** A deposit or joint supplier payment(s) may be required at the discretion of 1st Choice Glass, Inc. and may be due to 1st Choice Glass, Inc. prior to startup. Once ordered, any and all nonrefundable special order material costs are the sole liability of the customer and shall be payable on demand. Payments of retainage are due no later than sixty (60) days from the final invoice unless otherwise agreed upon in writing. All other payments are due in net thirty (30) unless otherwise agreed in writing.

(7) **Inclusions & Exclusions.** All proposals include indicated labor, materials, and applicable taxes. Exclusions from this proposal include, but are not limited to, any cleaning, protection or sealing of glass or metal, any and all "Wood Bleeding" required on plans or necessary for systems warranty, and additional glass, metals, labor, shop drawings, or miscellaneous materials not listed on proposed shop drawings, or addendums to such shop drawings or this. All Inclusions and Exclusions contained within this Paragraph shall supersede any and all requirements related to the same identified in bid drawings, construction documents, specifications, clarifications, contracts, and any mts, exhibits, or addendums thereto.

(8) **Binding Contract.** This proposal shall be considered a valid and binding contract upon 1st Choice Glass, Inc. and the customer upon the signing of all parties. Once signed by the parties, this contract and any addendums and exhibits attached hereto comprise the entire agreement between the parties hereto and supersede all prior negotiations. This contract may only be amended by a written instrument signed by both parties hereto.

(9) **Headings.** The headings of the paragraphs herein are for convenience only and shall not affect the meaning or interpretation of the contents thereof.

(10) **Authority.** Each party signing this proposal represents to the other that the terms of this proposal are accepted, and that the resulting contract, the rights and obligations contemplated herein, and the execution and delivery hereof are authorized or have been duly authorized by all necessary limited liability company or corporate proceedings and actions, as applicable, pursuant to applicable law.

ACCEPTED:

1st Choice Glass, Inc.

Customer Name: _____

By: _____

By: _____

Mike Tsiukes

Title: President

Title: _____

Date: _____

Date: _____

Balfour Beatty Construction

June 6, 2017

Ms. Kim Brown
Library Associates, LLC
17 Lockwood Drive
Charleston, SC 29401

Project: Hotel at Marion Square

Re: Request for Change Order # 129
RFI 0927 - Ballroom Vaulted Ceiling MEP Chaseway

Dear Ms. Brown:

We are submitting, herewith, our Request for Change Order # 129 in the amount of Three thousand eight hundred sixty-four (\$3,864.67) to provide additional work in accordance with the following qualifications:

RFI 0927 requested a chase wall to be built to conceal electrical conduit and sprinkler pipe as it traveled from the second floor ceiling to above the ballroom barrel vault. The direction given onsite by DCI was to build out the east and west exterior wall to flush out with the soffit below. This change order covers the cost to extend the metal framing along the east and west wall to align with the soffit below as requested. Please advise how we are to proceed.

We reserve our right to assess schedule impact from time of approval.

This proposal covers only the changes to the specific work as set fourth in the attached proposal breakout. Changes in the work and associated price adjustments other than those noted in our proposal are not included. Pricing included in this proposal is valid for thirty (30) days.

Please contact me with any questions regarding this request for Change Order.

Sincerely,



Alce Dooley
Assistant Project Manager

cc:
Marty Wall
Melissa Pense
Jim Clements
Jennifer Faulkinberry
Brian Rinchart
Woody Faust
Nick Starcevic
Tim Spano
David Stanton

RCO # 129 - File

Balfour Beatty Construction

Hotel at Marion Square

Request for Change Order # 129- RFI 0927 - Ballroom Vaulted Ceiling MEP Chaseway

The additional work for the **RFI 0927 - Ballroom Vaulted Ceiling MEP Chaseway** by Balfour Beatty Construction is hereby approved:

#	Budget Code	Description	Total
1	400.50925200.40	RFI 0927 - Ballroom Vaulted Ceiling MEP Chaseway	\$3,686.00

Total Items \$3,686.00

Total Markups \$178.67

RCO Total \$3,864.67

The total Cost to perform the work as described above is an ADD of Three thousand eight hundred sixty-four (\$3,864.67).

Please indicate your acceptance and approval of this additional work in the space provided below.

Authorization Granted by:


Kim Brown, Library Associates, LLC

Date:

11/25/2018

RCO# 129

**REQUEST FOR CHANGE ORDER**

Ref.# CO-18368

GC #

Date May 15, 2017

Job # 14-1278

To: Balfour Beatty Construction
406 S McDowell Street, Suite 200
Raleigh, NC 27601
Phone: (919)233-5001

Project: Hotel @ Marion Square
404 King Street
Charleston, SC 29403

Description: Flush out gap above ballroom soffit and barrel vault ceiling per BBC

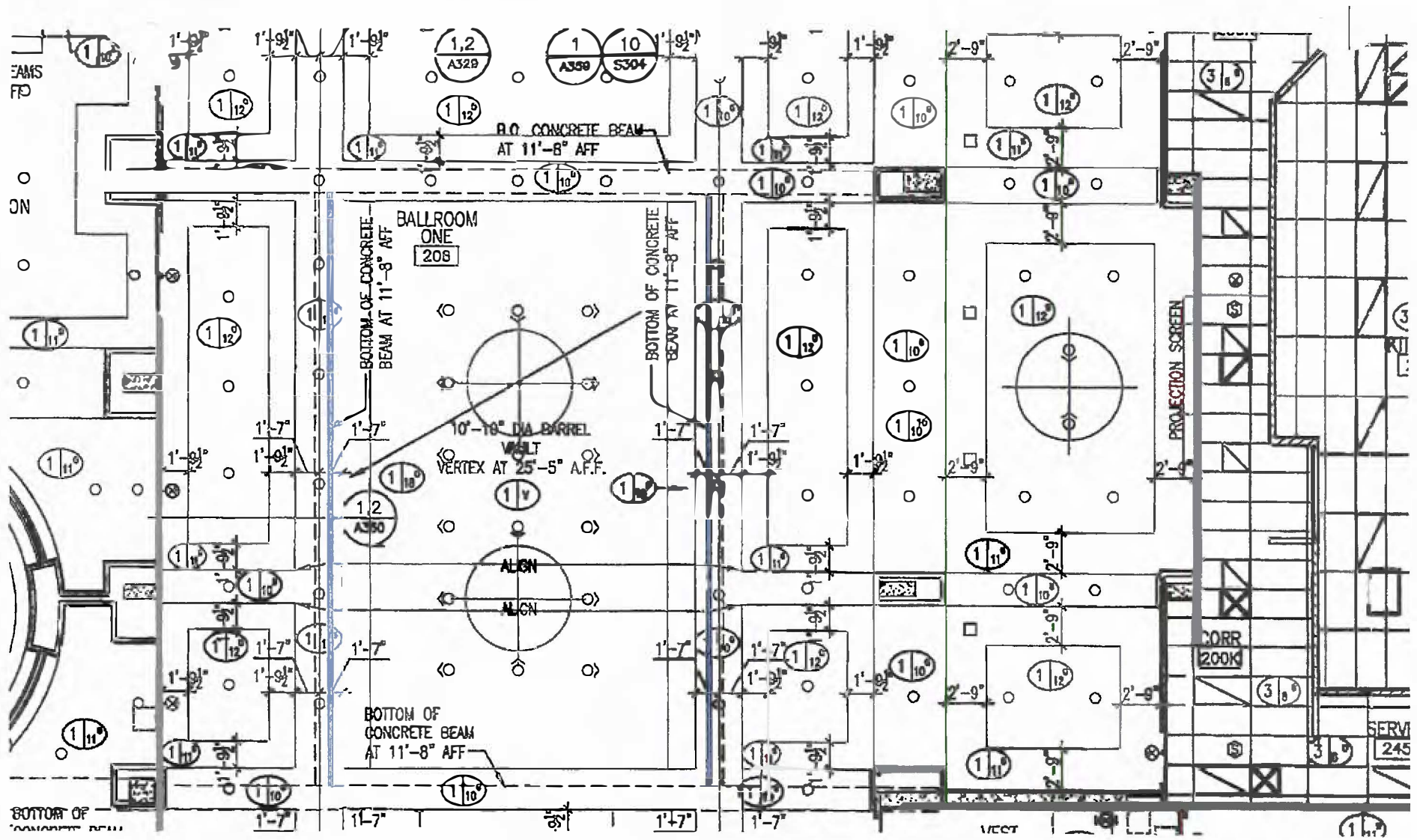
Labor		Total Hrs	Rate	Total
Frame-Soffits/Bulkheads		32.00	63.00	\$2,016.00
Working Foreman		16.00	72.50	\$1,160.00
		Total Labor		\$3,176.00
Material	Size	Quantity UOM	Unit Price	Total
METAL FRAMING		1.00 EA	193.40 EA	\$193.40
FASTENERS		1.00 EA	18.72 EA	\$18.72
		Total Material		\$212.12
Equipment		Quantity UOM	Unit Price	Total
19' SCISSOR LIFT-2WD ELEC - JLG 1930ES - Genie GS-1930		0.50 EA	350.00 EA	\$175.00
		Total Equipment		\$175.00
Subtotal for Detail				\$3,563.12
Miscellaneous				Total
Freight and Delivery Expense				\$0.00
Tool & Equipment Expense 10%				\$21.21
Total Miscellaneous Charges				\$21.21
Adjustments				Total
ROUNDING				\$0.50
Total Adjustments				\$0.50

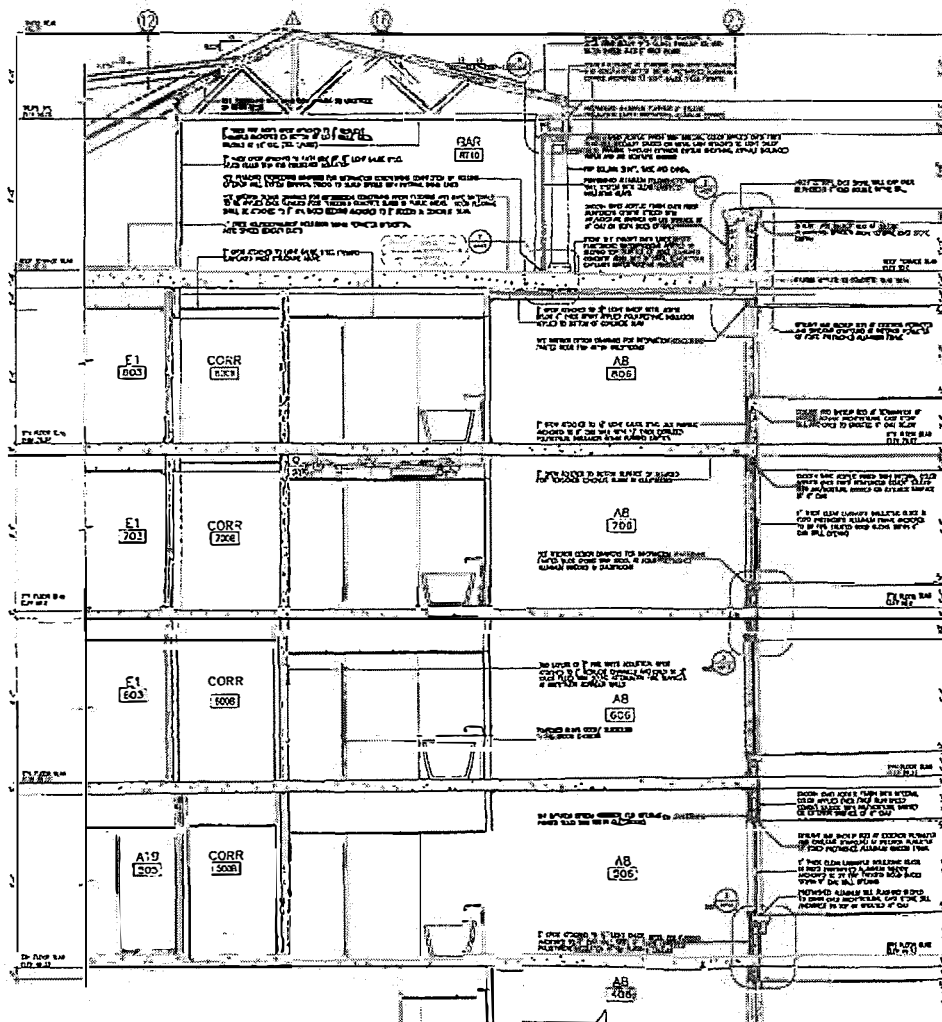
Notes: Furnish and install additional framing at ballroom soffits to flush out soffit where an inset is shown.
All work will be completed on overtime after 40 hour work week is complete. Please reference attached take off and marked up drawing.

- Prices firm for 7 days and based on current job conditions
- Contract time extension of: 0 days
- Material delivery time of: 0 days
- We will not proceed with this work without a written Change Order

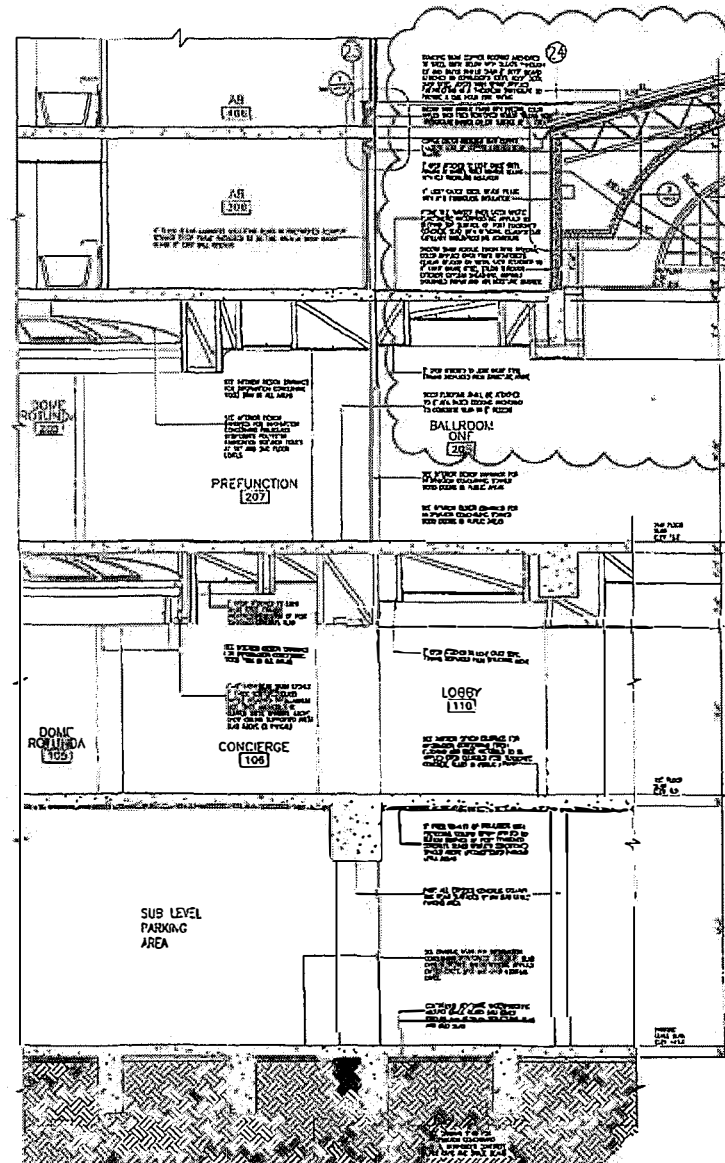

Michael Thomas Zinna
Project Manager

Adjustments Total:	\$0.50
Sub Total:	\$3,584.83
Sales Tax on Materials:	\$34.71 8.50%
OH&P (Material & Equipment):	\$66.46 15.00%
Sub Total:	\$3,686.00
Total:	\$3,686.00





① EAST WALL SECTION (UPPER)
SCALE 3/8" = 1'-0"



② EAST WALL SECTION (LOWER)
SCALE 3/8" = 1'-0"

WINFORD
LINDSAY
ARCHITECT

LIBRARY ASSOCIATES, LLC.

RICE HILL
BUILDING
17 LOCKWOOD
DRIVE
CHARLESTON,
SC 29405

THE HOTEL
AT MARION
SQUARE

436 KING STREET
CHARLESTON, SC
29403

PROJECTED 2007
DATE: 11-15-11
MOD: 11-15-11

PROJECTED 2007
DATE: 11-15-11
MOD: 11-15-11

WALL SECTION

A330

Balfour Beatty Construction

Request For Information

Project [13026000] - Hotel at Marion Square **Date** 3/27/2017

Balfour Beatty Construction, LLC
1930 Camden Road
Suite 280
Charlotte, NC 28203
Phone: 704-319-4000
Fax: 704-319-4001

RFI No. 0927

Primary Responder	Jennifer Faulkinberry Winford Lindsay Architect 344 West Pike Street Lawrenceville, GA 30046 Phone: 770-407-5786 Fax: 770-407-5817	Date	3/27/2017
		Status	Open
CC From	Alec Dooley Balfour Beatty Construction, LLC	Resolved Date	
		Reason for Request	Conflict Resolution
		Action Requested	Confirmation
		Probable Cost Effect	T.B.D.
		Probable Time Effect	T.B.D.
		Priority	Medium
		Response Due	4/3/2017

Subject Ballroom Vaulted Ceiling MEP Chaseway
Drawing No. **Detail No./Paragraph**
CSI Code **Schedule Activity ID**

Information Requested

Per WLA's 3/23 site visit, we need a chase to come up the corners of the ballroom ceiling to allow for sprinkler piping to provide coverage of the barrel vault ceiling. Contractor proposes building a standwall above the soffit and below the spring line for the vaulted ceiling. Please see the attached photo. We would build this out on all four corners to match. Please confirm that this is acceptable.

Recommendation

BBC will consult DCI during their 3/28 visit for exact dimensions.

Posted to Drawings

Subcontractor Name

Subcontractor's RFI#

Response Information

Responder	Date	Response
Jennifer Faulkinberry		

Disclaimer

Jennifer Faulkinberry (Winford Lindsay Architect)

Authorized Signature

Printed Name

Date

Supporting documents and attached files

This RFI has the following supporting documents and attached files:

Description	Date	Open as
 Attached file: Ballroom_Corner_Image.pdf 1267KB		

Attached file Supporting document

Distribution

Recipient	Company	Method	Date
Alec Dooley	Balfour Beatty Construction, LLC	Email: adooley@balfourbeattyus.com	3/27/2017
Jennifer Faulkinberry	Winford Lindsay Architect	Email: jfaulkinberry@lpbatlanta.com	3/27/2017
Jeno Cossette	Balfour Beatty Construction, LLC	Email: jcossette@balfourbeattyus.com	3/27/2017
Jim Clements	Matrix Program Management Services	Email: jclements@matrixse.com	3/27/2017
John Eldridge	Balfour Beatty Construction, LLC	Email: jeldridge@balfourbeattyus.com	3/27/2017
Kim Brown	Library Associates, LLC	Email: kbrown@bennetthospitality.com	3/27/2017
Marc Cerino	S&ME, Inc	Email: MCerino@smeinc.com	3/27/2017
Marty Dale	Balfour Beatty Construction, LLC	Email: mdale@balfourbeattyus.com	3/27/2017
Nick Starcevic	Balfour Beatty Construction, LLC	Email: nstarcevic@balfourbeattyus.com	3/27/2017
Peter Waterfield	Balfour Beatty Construction, LLC	Email: pwaterfield@balfourbeattyus.com	3/27/2017
Ryan Ledford	Balfour Beatty Construction, LLC	Email: Rledford@balfourbeattyus.com	3/27/2017
Tim Spano	Balfour Beatty Construction, LLC	Email: timspano@balfourbeattyus.com	3/27/2017

Dooley, Alec

From: James Clements <jclements@matrixse.com>
Sent: Monday, June 26, 2017 3:27 PM
To: Dooley, Alec
Cc: Kim Brown; Marty Wall (mwall@bennetthospitality.com); Melissa Pense; Brian Rinehart; Woody Faust; Stanton, David; Spano, Tim; Starcevic, Nicholas; Jennifer Faulkinberry
Subject: Re: MSH - RCO 129 - RFI 0927 - Ballroom Vaulted Ceiling MEP Chaseway

Follow Up Flag: Follow up
Flag Status: Flagged

Alec

Having reviewed this RCO with both Jennifer and Woody for BBC's entitlement as well as the need to conceal the sprinkler lines, please proceed with this scope of work.

Jim Clements
 Matrix Program Management Services, LLC

. 704-676-9996
 C. 704-905-1165
jclements@matrixse.com
www.matrixse.com

From: Alec Dooley <adooley@Balfourbeattyus.com>
Date: Tuesday, June 6, 2017 at 6:42 PM
To: Jennifer Faulkinberry <JFaulkinberry@lpbatlanta.com>
Cc: Kim Brown <kbrown@bennetthospitality.com>, James Clements <jclements@matrixse.com>, Marty Wall <mwall@bennetthospitality.com>, Melissa Pense <melissa@bennetthospitality.com>, Brian Rinehart <brinehart@designcontinuuminc.com>, Woody Faust <wfaust@designcontinuuminc.com>, David Stanton <DStanton@Balfourbeattyus.com>, Tim Spano <tims Spano@Balfourbeattyus.com>, Nick Starcevic <NStarcevic@Balfourbeattyus.com>
Subject: MSH - RCO 129 - RFI 0927 - Ballroom Vaulted Ceiling MEP Chaseway

Jennifer,

Please see the attached RCO 129 – Ballroom Vaulted Ceiling MEP Chaseway. RFI 0927 requested how to conceal MEP that needed to be above the barrel vault ceiling. This RFI has not been formally responded to but verbal direction has been given by DCI to extend the exterior wall framing flush with the soffit below. Please advise how we are to proceed.

Thank you,

Alec Dooley | Assistant Project Manager

mobile: 704.614.4907 | email: adooley@balfourbeattyus.com

Balfour Beatty Construction | 306 Meeting Street, Suite 300, Charleston, SC 29401 | www.balfourbeattyus.com

Balfour Beatty
Construction

June 28, 2017

Ms. Kim Brown
Library Associates, LLC
17 Lockwood Drive
Charleston, SC 29401

Project: Hotel at Marion Square

Re: Request for Change Order # 143
Change in Door and Frame Size in Patisserie

Dear Ms. Brown:

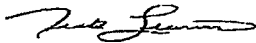
We are submitting, herewith, our Request for Change Order # 143 in the amount of Six hundred twenty-nine (\$629.30) to provide additional work in accordance with the following qualifications:

Revised opening 115C4 to a 4'0" opening. Includes (1) 4' knockdown frame, (1) 4' door, and credit for (1) 3' 5" door. No additional costs for installation"

This proposal covers only the changes to the specific work as set fourth in the attached proposal breakout. Changes in the work and associated price adjustments other than those noted in our proposal are not included. Pricing included in this proposal is valid for thirty (30) days.

Please contact me with any questions regarding this request for Change Order.

Sincerely,



Nick Starcevic
Project Manager

cc:
Jennifer Faulkinberry
Jim Clements
Marty Wall
Woody Faust
Tim Spano
David Stanton
Alec Dooley

RCO # 143 - File

Balfour Beatty Construction

Hotel at Marion Square

Request for Change Order # 143 ±Change in Door and Frame Size in Patisserie

The additional work for the **Change in Door and Frame Size in Patisserie** by Balfour Beatty Construction is hereby approved:

#	Budget Code	Description	Total
1	400.50810060.45	Door Size Change in Patisserie	\$260.41
2	400.50810060.45	Door Frame Size Change in Patisserie	\$368.89

Total Items \$629.30

Total Markups

RCO Total \$629.30

The total Cost to perform the work as described above is an ADD of Six hundred twenty-nine (\$629.30).

Please indicate your acceptance and approval of this additional work in the space provided below.

Authorization Granted by: Kim B.
Kim Brown, Library Associates, LLC

Date: 1/25/2018

RCO# 143



COOK & BOARDMAN

A DIVISION OF THE COOK & BOARDMAN GROUP, LLC

9347 D. Ducks Lane, Suite A
Charlotte, NC 28273

Phone: 704-334-8683
Fax: 704-334-9366

TO: Balfour Beatty Construction

Date: June 27, 2017

ATTN: Nic Starcevic

Project: Hotel at Marion Square

Division 8

Door 115C4 ADD for 4'0" Frame KD

Cost	Tax	15%	Total
\$295.65	\$25.13	\$48.11	\$368.89

ADD to change door from 3'5" to 4'0"

Cost	Tax	15%	Total
\$208.70	\$17.74	\$33.97	\$260.41

Total: \$629.30

The above prices are subject to the following **conditions/exclusions**:

We exclude all glass any glazing unless otherwise noted.

All hardware for aluminum doors by door supplier unless otherwise noted.

The above prices are subject to the following terms:

Our terms are Net 30 subject to credit approval.

Tax included in above pricing

Freight is FOB Destination, unloading and storage is excluded.

Quoted prices are valid for 30 days.

Thank you for the opportunity to participate in your project. Please contact us for any additional clarification you may require. At Cook and Boardman we are proud to have earned a reputation of being a service/solution provider in addition to providing materials.

Respectfully,

Kevin Rogers

Kevin Rogers

Email: kr Rogers@cookandboardman.com

Balfour Beatty Construction

October 31, 2017

Ms. Kim Brown
Library Associates, LLC
17 Lockwood Drive
Charleston, SC 29401

Project: Hotel at Marion Square
Re: Request for Change Order # 146R3
MOD 8 Drawing Revisions

Dear Ms. Brown:

We are submitting, herewith, our Request for Change Order # 146 in the amount of Thirty-three thousand nine hundred seventy-five (\$33,975.44) to provide additional work in accordance with the following qualifications:

- MOD 8 Drywall Revisions
 - o Add Interior Wall Framing (see attached break out sheet for the walls added) - \$3,978
 - o Add ceiling framing for lowered ceilings (see attached breakout sheet for ceilings lowered) - \$12,111
 - o Add soffit framing (see attached breakout sheet for added soffits) - \$1,722
 - o **Revision 03 - Add pilaster framing at rooftop bar level - \$2,220**
 - o Layout - \$672
 - o Working Foreman - \$2,340
 - o Clean Up/Material Handling - \$1,800
 - o ~~Demolition - \$672~~
 - o Scissor Lift - \$352
 - o Freight and Delivery Expense - \$385
 - o Tool and Equipment Expense - \$675
 - o ~~Bussing and Parking Fees - \$1,000~~ **500**
 - o Sales Tax - \$780
 - o OH&P on Materials and Equipment - \$1,830
 - **Revision 03 - Increase OHP to reflect added pilaster framing at ninth floor.**
- MOD 8 Paint Revisions
 - o Paint Added Bollards (A400) - \$128
 - o New Wood Trim and Paneling (ID-910) - \$901
 - o Add Panel Door (ID-915.1) - \$115
 - o Material Tax - \$19
 - o OH&P - \$175
 - o Bond - \$46

Balfour Beatty

Construction

This Change Order Request addresses those requests for costs and/or time associated with the Construction Change Directive and Change Order Request(s) referenced above which are undisputed; however, this Change Order does not resolve related requests for costs and/or time which remain in dispute, and those requests are expressly reserved. This proposal covers only the changes to the specific work as set forth in the attached proposal breakout. Changes in the work and associated price adjustments other than those noted in our proposal are not included. Pricing included in this proposal is valid for thirty (30) days.

Please contact me with any questions regarding this request for Change Order.

Sincerely,

Alec Dooley
Assistant Project Manager

cc:
Melissa Pense
Marty Wall
Jennifer Faulkinberry
Jim Clements
Woody Faust
Nick Starcevic
Tim Spano
David Stanton

RCO # 146R3 - File

Balfour Beatty Construction

Hotel at Marion Square

Request for Change Order # 146R3- MOD 8 Drawing Revisions

The additional work for the **MOD 8 Drawing Revisions** by Balfour Beatty Construction is hereby approved:

#	Budget Code	Description	Total
1	400.50925200.40	MOD 8 Drywall Revisions	\$31,019.00
2	400.50991000.40	MOD 8 Paint Revisions	\$1,385.70

Total Items

Total Markups

RCO Total

~~\$32,404.70~~

~~\$1,570.74~~

~~\$33,975.44~~

per NKS
~~\$1,208.00~~
~~\$32,767~~

The total Cost to perform the work as described above is an ADD of Thirty-three thousand nine hundred seventy-five (\$33,975.44).

Please indicate your acceptance and approval of this additional work in the space provided below.

Authorization Granted by: Kim Brown
Kim Brown, Library Associates, LLC

Date: 11/30/2017

RCO# 146R3



Change Order Request

Date: 4/5/2017
 Attention: Nick Starcevic, Balfour Beatty
 From: Scott McCormack

Request # 12- REVISED
 Project Name: Marion Hotel
 RE: Mod 8

Page #	Description	Foreman		Journeyman		Material		Line Item Total
		Units	Unit Costs	Units	Unit Costs	Units	Unit Costs	
A 400	Added Bollards			2.00	\$40.00	1	\$48.56	\$128.56
ID 512	New Plaster Mold at Ceilings			13.00	\$40.00	1	\$35.47	\$555.47
ID 565	Guesitroom Bath Ceiling Wells			95.00	\$40.00	13	\$35.47	\$4,252.05
ID 910	New Wood Trim			15.00	\$40.00	1	\$35.47	\$635.47
ID 910	New Wood Panel			4.00	\$40.00	3	\$35.47	\$266.41
ID 915.1	Flush to Panelled Door			2.00	\$40.00	1	\$35.47	\$115.47
	Subtotals			129.00	\$4,480.00		\$651.55	\$5,953.43

Overtime Required	\$0.00
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See next page for
markup summary

Sales Tax	8.5%	\$55.38
Subtotal		\$6,008.81
Overhead	10%	\$ 660.88
Profit	5%	\$ 330.48
P&P Bond	2.5%	\$ 242.91

TOTAL LABOR and MATERIAL	\$ 7,193.09
--------------------------	-------------

A400	A400 Added Bollards	\$ 128.56
ID910	New Wood Trim	\$ 634.57
ID910	New Wood Panel	\$ 266.41
ID915.1	Add Panelled Door	\$ 115.47
	Sum	\$ 1,145.01
	Material Tax	\$ 19.20
	Cost of Work	\$ 1,164.21
	Overhead and Profit	\$ 174.63
	Subtotal	\$ 1,338.84
	Bond	\$ 46.86
	Total	\$ 1,385.70

REQUEST FOR CHANGE ORDER

Ref.# CO-18033

GC #

Date Jan 12, 2017

Job # 14-1278

**PRECISION WALLS, INC.***Partners in driving your job.*

To: Balfour Beatty Construction
 406 S McDowell Street, Suite 200
 Raleigh, NC 27601
 Phone: (919)233-5001

Project: Hotel @ Marion Square
 404 King Street
 Charleston, SC 29403

Description: MOD 8 Drawing Revisions including RFI 0785 Ceiling Height Modifications

Labor	Total Hrs	Rate	Total
Layout	16.00	42.00	\$672.00
Interior Framing	20.00	42.00	\$840.00
Door Frames Labor	10.00	42.00	\$420.00
Frame Drywall Ceilings	205.00	42.00	\$8,610.00
Hang Drywall Walls	10.00	42.00	\$420.00
Wall Finishing	20.00	42.00	\$840.00
Clean up/Material Handling	60.00	30.00	\$1,800.00
Working Foreman	40.00	58.50	\$2,340.00
Demolition	16.00	42.00	\$672.00
Caulking Labor	4.00	42.00	\$168.00
Insulation Thermal Labor	4.00	42.00	\$168.00
Total Labor			\$16,950.00

Material	Size	Quantity	UOM	Unit Price	Total
ETAL FRAMING	-	1.00	EA	4,766.41	\$4,766.41
DRYWALL & ACCESSORIES	-	1.00	EA	623.88	\$623.88
INSULATION & ACCESSORIES	-	1.00	EA	93.58	\$93.58
FINISHING & ACCESSORIES	-	1.00	EA	328.16	\$328.16
CAULK & ADHESIVE	-	1.00	EA	18.72	\$18.72
FASTENERS	-	1.00	EA	623.88	\$623.88
12GA PRE-TIED WIRE 4' WITH CEILING CLIP AND PIN	BDL/100	5.00	EA	.6239	\$311.95
Total Material					\$6,766.58

Equipment	Quantity	UOM	Unit Price	Total
19' SCISSOR LIFT-2WD ELEC - JLG 1930ES - Genie GS-1930	1.00	EA	352.625	\$352.63
Total Equipment				\$352.63

Subtotal for Detail \$24,069.21

Miscellaneous	Total
Freight and Delivery Expense	\$385.00
Tool & Equipment Expense 10%	\$676.66
Bussing and Parking Fees	\$1,000.00
Total Miscellaneous Charges	\$2,061.66

Adjustments	Total
ROUNDING	\$0.57
Total Adjustments	\$0.57

Notes: All changes with MOD Revisions listed below:

- Add 580 LF of metal stud framing at corridors on levels 4, 5, and 6
- Add 1,480 SF of additional drywall grid at rooms where ceilings were lowered
- Add 50 LF of additional Wall Type C1 fur outs
- Add 41 LF of L-shaped soffits for various reasons
- Add 7 LF of Wall Type D2

7317 Peppernill Pkwy , N. Charleston, South Carolina, 29418

T:843-793-6020

Fax:

Run on: June 26, 2017 1:05 PM

R - 3268

**REQUEST FOR CHANGE ORDER
CONTINUED****14-1278
Hotel @ Marion Square****Jan 12, 2017****Page 2 of 2
CO-18033**

- Demo ceilings already framed on 2nd floor and re-frame due to lowered ceiling heights
- Widen 8 LF of pilaster C1 walls in the 2nd floor ball room
- Take out 1 HM welded frame and re-install a new HM welded frame with the opposite swing
- Set 3 new HM welded frames at relocated closets in D1 guestrooms

- a. Prices firm for 7 days and based on current job conditions
- b. Contract time extension of: 10 days for added framing for lowered ceiling heights
- c. Material delivery time of: 5 days
- d. We will not proceed with this work without a written Change Order

Michael Thomas Zinna
Project Manager

Adjustments Total:	\$0.57	
Sub Total:	\$26,131.44	
Sales Tax on Materials:	\$780.37	8.50%
OH&P (Material & Equipment):	\$1,494.19	15.00%
Sub Total:	\$28,406.00	
Total:	\$28,406.00	

Interior Wall Framing Labor	\$ 840.00
Interior Wall Framing Material	\$ 423.64
Interior Wall Hanging Labor	\$ 420.00
Interior Wall Hanging Material	\$ 623.00
Interior Wall Finishing Labor	\$ 840.00
Interior Wall Finish Material	\$ 328.00
Caulking Labor	\$ 168.00
Caulking Material	\$ 18.72
Fasteners	\$ 55.46
Insulation Labor	\$ 168.00
Insulation Material	\$ 93.58
Total Interior Wall Cost	\$ 3,978.40
Wall Type C1 (Guestroom Floor)	369 SF
Wall Type C1 (Public Floor)	115.44 SF
Wall Type C2	99 SF
Total Square Feet	583.44 SF
Cost per SF Wall	\$ 6.82 Cost per SF Wall

Ceiling Framing Material	\$ 3,653.93
Ceiling Framing Labor	\$ 7,576.80
Fasteners	\$ 568.42
Ceiling Wire Material	\$ 311.95
Total Ceiling Framing Cost	\$ 12,111.10
SQF Ceiling Framing (Guestroom)	1480 SF
SQF Ceiling Framing (Corridor)	4085 SF (Levels 4,5,6)
Total SQF Ceiling Framing	5565
Cost per SF Ceiling Framing	\$ 2.18

Soffit Framing	42 \$/LF	
	41 LF	\$ 1,722.00

Interior Wall Framing	\$ 3,978.40
Ceiling Framing	\$ 12,111.10
Soffit Framing	\$ 1,722.00
Layout	\$ 672.00
Door Frame Labor	\$ 420.00
Working Foreman	\$ 2,340.00
Clean Up/ Material Handling	\$ 1,800.00
Demolition	\$ 672.00
Scissor Lift	\$ 352.00
Freight and Delivery	\$ 385.00
Tool and Equipment Expense	\$ 676.00
Bussing and Parking Fees	\$ 1,000.00
Sales Tax	\$ 780.37
OH&P (Materials and Equipment)	\$ 1,494.19

Cost to Lower Ceilings		
4th Floor Corridor	2201	\$ 4,790.03
Room 415	862	\$ 1,875.97
Room 540	210	\$ 457.02
Room 542	213	\$ 463.55
Room 508	213	\$ 463.55
6th Floor Corridor	1884	\$ 4,100.15
Subtotal		\$ 12,150.28

Cost to add Soffits (includes hang tape and finish)		
A320	17	\$ 714.00
A305	17	\$ 714.00
500L	8	\$ 336.00
Subtotal		\$ 1,764.00

Cost for Wall Framing	
301 - Wall bump to center window	\$ 245.48
644 - Flush out column for mirror	\$ 184.11
401 - Wall bump out to center window	\$ 245.48
744 - Flush out column for mirror	\$ 184.11
501 - Wall bump out to center window	\$ 245.48
535 - Build wall for pocket door	\$ 429.59
607 - Extend wall east of vanity	\$ 245.48
844 - Flush out column for mirror	\$ 184.11
707 - Extend wall east of vanity	\$ 245.48
807 - Extend wall east of vanity	\$ 245.48
RTB - Build new wall south of elevator	\$ 613.70
Widen Columns at Ballroom	\$ 781.72
Wall Framing Break Out Total	\$ 3,850.21

Balfour Beatty Construction

August 14, 2017

Ms. Kim Brown
Library Associates, LLC
17 Lockwood Drive
Charleston, SC 29401

Project: Hotel at Marion Square

Re: Request for Change Order # 158
RFI 0922 Add Bulkhead in 435

Dear Ms. Brown:

We are submitting, herewith, our Request for Change Order # 158 in the amount of One thousand twenty-one (\$1,021.00) to provide additional work in accordance with the following qualifications:

Per the response to RFI 0922, install roughly 25LF of soffits along the west wall of room 435. Soffit was added to conceal sprinkler heads installed per plan.

This proposal covers only the changes to the specific work as set fourth in the attached proposal breakout. Changes in the work and associated price adjustments other than those noted in our proposal are not included. Pricing included in this proposal is valid for thirty (30) days.

Please contact me with any questions regarding this request for Change Order.

Sincerely,



Alce Dooley
Assistant Project Manager

cc:
Melissa Pense
Marty Wall
Jim Clements
Jennifer Faulkinberry
Woody Faust
Tim Spano
Nick Starcevic
David Stanton

RCO # 158 - File

Balfour Beatty
Construction

Hotel at Marion Square

Request for Change Order # 158- RFI 0922 Add Bulkhead in 435

The additional work for the RFI 0922 Add Bulkhead in 435 by Balfour Beatty Construction is hereby approved:

#	Budget Code	Description	Total
1	400.50925200.40	RFI 0922 Add Bulkhead in 435	\$974.00

Total Items \$974.00

Total Markups \$47.00

RCO Total \$1,021.00

The total Cost to perform the work as described above is an ADD of One thousand twenty-one (\$1,021.00).

Please indicate your acceptance and approval of this additional work in the space provided below.

Authorization Granted by: Kim B.
Kim Brown, Library Associates, LLC

Date: 1/25/2018

RCO# 158

**Plaintiff Balfour Beatty's
Trial Exhibit # 226
(Part 5 of 16)**



REQUEST FOR CHANGE ORDER

Ref.# CO-18426

GC #

Date Jun 01, 2017

Job # 14-1278

To: Balfour Beatty Construction
406 S McDowell Street, Suite 200
Raleigh, NC 27601
Phone: (919)233-5001

Project: Hotel @ Marion Square
404 King Street
Charleston, SC 29403

Description: RFI 0922 Added Bulkhead to Conceal Sprinkler Pipe in room 435

Labor	Total Hrs	Rate	Total
Layout	1.00	42.00	\$42.00
Frame-Soffits/Bulkheads	8.00	42.00	\$336.00
Hang DW Ceilings/Bulkheads	2.00	42.00	\$84.00
Finish Ceilings/Bulkheads	6.00	42.00	\$252.00
Fire Stopping-Caulk	1.00	42.00	\$42.00
Clean-up/Material Handling	0.00	30.00	\$0.00
Working Foreman	0.00	55.00	\$0.00
Total Labor			\$756.00

Material	Size	Quantity	UOM	Unit Price	Total
METAL FRAMING	-	1.00	EA	72.37 EA	\$72.37
DRYWALL & ACCESSORIES	-	1.00	EA	56.15 EA	\$56.15
FINISHING & ACCESSORIES	-	1.00	EA	26.20 EA	\$26.20
FIRE SEAL/FIRESTOPPING PRODUCTS	-	1.00	EA	9.98 EA	\$9.98
FASTENERS	-	1.00	EA	18.72 EA	\$18.72
Total Material					\$183.42

Equipment	Quantity	UOM	Unit Price	Total
19' SCISSOR LIFT-2WD ELEC - JLG 1930ES - Genie GS-1930	0.00	EA	350.00 EA	\$0.00
Total Equipment				\$0.00

Subtotal for Detail \$939.42

Miscellaneous	Total
Freight and Delivery Expense	\$0.00
Tool & Equipment Expense	\$37.06
Total Miscellaneous Charges	\$37.06

Adjustments	Total
ROUNDING	\$0.90
Total Adjustments	\$0.90

Notes: Per RFI 0922 build an L-shaped soffit to conceal sprinkler pipes and provide the proper fire rating in room 435.

- Prices firm for 7 days and based on current job conditions
- Contract time extension of: 4 days
- Material delivery time of: 4 days
- We will not proceed with this work without a written Change Order



Michael Thomas Zinna
Project Manager

Adjustments Total:	\$0.90	
Sub Total:	\$977.38	
Sales Tax on Materials:	\$16.74	8.50%
OH&P (Material & Equipment):	\$35.88	15.00%
Sub Total:	\$1,022.00	
Total:	\$1,022.00	\$974

BBC revised number to
exclude fire caulk. See BBC
summary on the next page.

Balfour Beatty Construction

Request For Information

Project [13026000] - Hotel at Marion Square **Date** 3/21/2017

Balfour Beatty Construction, LLC
406 S McDowell Street
Suite 200
Raleigh, NC 27601
Phone: 919-233-5001
Fax: 919-233-5002

RFI No. 0922

Primary Responder	Jennifer Faulkinberry Winford Lindsay Architect 344 West Pike Street Lawrenceville, GA 30046 Phone: 770-407-5786 Fax: 770-407-5817	Date	3/21/2017
CC	Jeno Cossette (Clancy & Theys/ Balfour Beatty, a Joint Venture) Marty Dale (Balfour Beatty Construction, LLC) Alec Dooley (Balfour Beatty Construction, LLC) John Eldridge (Balfour Beatty Construction, LLC) Ryan Ledford (Balfour Beatty Construction, LLC) Tim Spano (Balfour Beatty Construction, LLC) Nick Starcevic (Balfour Beatty Construction, LLC) Peter Waterfield (Balfour Beatty Construction, LLC) Kim Brown (Library Associates, LLC) Jim Clements (Matrix Program Management Services) Marc Cerino (S&ME, Inc) Jennifer Faulkinberry (Winford Lindsay Architect)	Status	Closed
		Resolved Date	
		Reason for Request	Conflict Resolution
		Action Requested	Direction
		Probable Cost Effect	T.B.D.
		Probable Time Effect	T.B.D.
		Priority	High
From	Ryan Ledford Balfour Beatty Construction, LLC	Response Due	3/28/2017

Subject Room D1 Sprinkler Conflict

Drawing No. F104, A164

Detail No./Paragraph

CSI Code

Schedule Activity ID

Information Requested

In Room 435 there is a conflict with the sprinkler in the guestroom. Please see attached photo and plan. This is not captured on the RCP's.

Please advise if a bulkhead can be built here to conceal the heads.

Recommendation

Posted to Drawings

Subcontractor Name

Subcontractor's RFI#

Response Information

Responder	Date	Response
Jennifer Faulkinberry	5/4/2017	

	Per site walk with Woody (DCI) and confirmed at the OAC call, it is acceptable to build a bulkhead to conceal this sprinkler piping. I will close this RFI.
--	---

Disclaimer

Jennifer Faulkinberry (Winford Lindsay Architect) 5/4/2017

Authorized Signature Printed Name Date

Supporting documents and attached files

This RFI has the following supporting documents and attached files:

Description	Date	Open as
 File Director: RFI-0922.pdf 1490KB	3/21/2017	

 Attached file  Supporting document

Distribution

Recipient	Company	Method	Date
Alec Dooley	Balfour Beatty Construction, LLC	Email: adooley@balfourbeattyus.com	3/22/2017
Jennifer Faulkinberry	Winford Lindsay Architect	Email: jfaulkinberry@lpbatlanta.com	3/22/2017
Jeno Cossette	Balfour Beatty Construction, LLC	Email: jcossette@balfourbeattyus.com	3/22/2017
Jim Clements	Matrix Program Management Services	Email: jclements@matrixse.com	3/22/2017
John Eldridge	Balfour Beatty Construction, LLC	Email: jeldridge@balfourbeattyus.com	3/22/2017
Kim Brown	Library Associates, LLC	Email: kbrown@bennetthospitality.com	3/22/2017
Marc Cerino	S&ME, Inc	Email: MCerino@smelnc.com	3/22/2017
Marty Dale	Balfour Beatty Construction, LLC	Email: mdale@balfourbeattyus.com	3/22/2017
Nick Starcevic	Balfour Beatty Construction, LLC	Email: nstarcevic@balfourbeattyus.com	3/22/2017
Peter Waterfield	Balfour Beatty Construction, LLC	Email: pwaterfield@balfourbeattyus.com	3/22/2017
Ryan Ledford	Balfour Beatty Construction, LLC	Email: rledford@balfourbeattyus.com	3/22/2017
Tim Spano	Balfour Beatty Construction, LLC	Email: timspano@balfourbeattyus.com	3/22/2017



FOURTH FLOOR PLAN



Balfour Beatty
Construction

November 7, 2017

Ms. Kim Brown
Library Associates, LLC
17 Lockwood Drive
Charleston, SC 29401

Project: Hotel at Marion Square

Re: Request for Change Order # 160R1
SI 54 Managers Apartment Coffered Ceiling

Dear Ms. Brown:

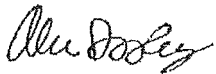
We are submitting, herewith, our Request for Change Order # 160R1 in the amount of Five thousand three hundred fifty-two (\$5,352.13) to provide additional work in accordance with the following qualifications:

Install soffits at manager's apartment ceilings as shown on the Interior RCP's issued in Supplemental Instruction 054. Cost specifically includes large coffered soffit at the dining room as well as soffits at the west and north wall of the kitchen. Cost includes relocation of waste lines after installation in order to achieve desired soffit heights.

This proposal covers only the changes to the specific work as set fourth in the attached proposal breakout. Changes in the work and associated price adjustments other than those noted in our proposal are not included. Pricing included in this proposal is valid for thirty (30) days.

Please contact me with any questions regarding this request for Change Order.

Sincerely,



Alec Dooley
Assistant Project Manager

cc:
Melissa Pense
Marty Wall
Jim Clements
Jennifer Faulkinberry
Woody Faust
Nick Starcevic
Tim Spano
David Stanton

RCO # 160R1 - File

Balfour Beatty Construction

Hotel at Marion Square

Request for Change Order # 160R1– SI 54 Managers Apartment Coffe Ceiling

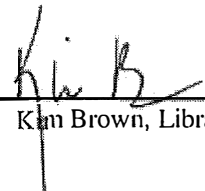
The additional work for the **SI 54 Managers Apartment Coffe Ceiling** by Balfour Beatty Construction is hereby approved:

#	Budget Code	Description	Total
1	400.50925200.40	SI 54 Managers Apartment Coffe Ceiling	\$4,631.00
2	400.51500000.40	BMCC PCO 186 - Reroute Waste Line in Managers Apartment Ceiling	\$473.69

Total Items	\$5,104.69
Total Markups	\$247.44
RCO Total	\$5,352.13

The total Cost to perform the work as described above is an ADD of Five thousand three hundred fifty-two (\$5,352.13).

Please indicate your acceptance and approval of this additional work in the space provided below.

Authorization Granted by:  Date: 11/30/2017
Kim Brown, Library Associates, LLC

RCO# 160R1


PRECISION WALLS, INC.
Partners in driving your job.

REQUEST FOR CHANGE ORDER

Ref.# CO-18590

GC #

Date Aug 22, 2017

Job # 14-1278

To: Balfour Beatty Construction
 406 S McDowell Street, Suite 200
 Raleigh, NC 27601
 Phone: (919)233-5001

Project: Hotel @ Marion Square
 404 King Street
 Charleston, SC 29403

Description: SI 54 - Managers Apartment Ceiling Revisions ONLY

Labor	Total Hrs	Rate	Total
Layout	4.00	42.00	\$168.00
Metal Framing	40.00	42.00	\$1,680.00
Hang DW Ceilings/Bulkheads	12.00	42.00	\$504.00
Finish Ceilings/Bulkheads	20.00	42.00	\$840.00
Clean-up/Material Handling	8.00	30.00	\$240.00
Total Labor			\$3,432.00

Material	Size	Quantity	UOM	Unit Price	Total
METAL FRAMING	-	1.00	EA	527.80 EA	\$527.80
DRYWALL & ACCESSORIES	-	1.00	EA	238.00 EA	\$238.00
FINISHING & ACCESSORIES	-	1.00	EA	67.20 EA	\$67.20
FASTENERS	-	1.00	EA	36.40 EA	\$36.40
Total Material					\$869.40

Equipment

Total Equipment	\$0.00
------------------------	---------------

Subtotal for Detail	\$4,301.40
----------------------------	-------------------

Miscellaneous	Total
Freight and Delivery Expense	\$0.00
Tool & Equipment Expense 10%	\$86.94
Total Miscellaneous Charges	\$86.94

Adjustments	Total
ROUNDING	\$0.23
Total Adjustments	\$0.23

Notes: Make the following additions per SI 54 revisions in the manager's apartment. Ceiling work only per BBC request:

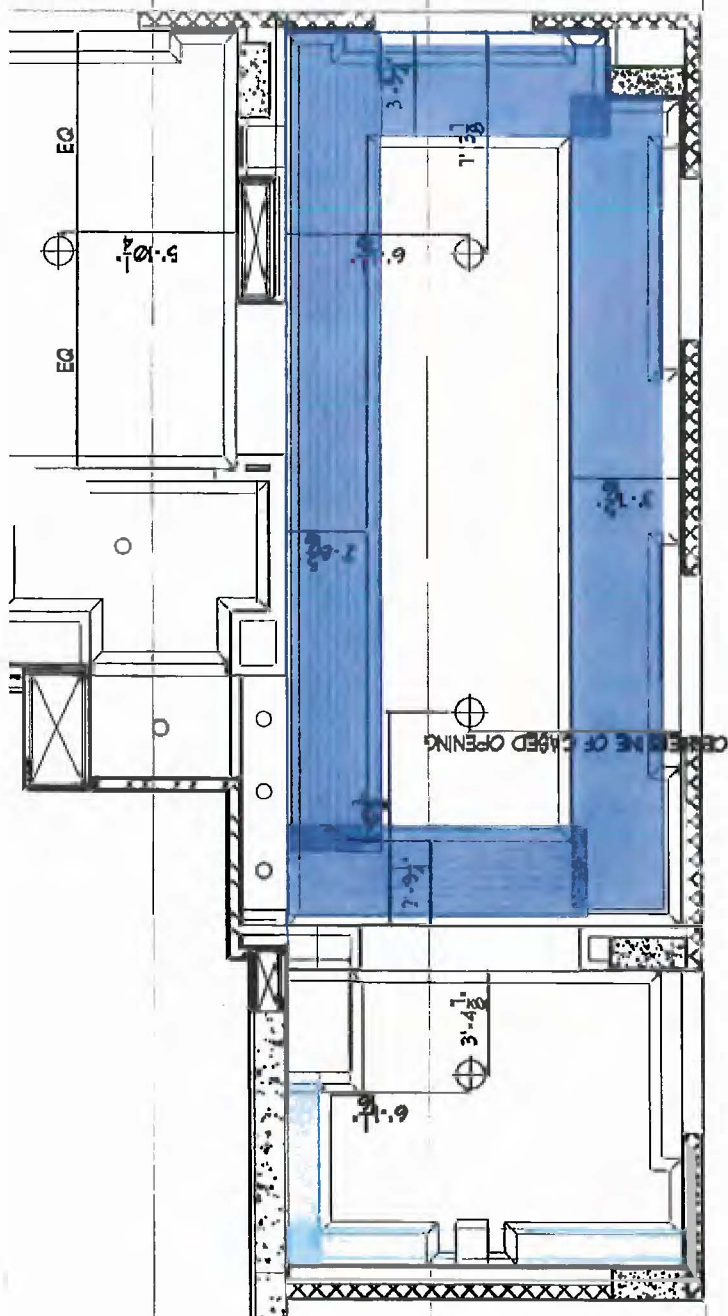
- Add 72 LF of 3' Wide L-shaped soffit
- Add 20 LF of 1' Wide L-shaped soffit

All material handling to get metal studs and drywall from ground floor through freight elevator to the manager's apartment on floors 6 and 7.

- a. Prices firm for 7 days and based on current job conditions
- b. Contract time extension of: 5 ndays
- c. Material delivery time of: 5 days
- d. We will not proceed with this work without a written Change Order

Michael Thomas Zinna
Project Manager

Adjustments Total:	\$0.23	
Sub Total:	\$4,388.57	
Sales Tax on Materials:	\$86.07	9.00%
OH&P (Material & Equipment):	\$156.36	15.00%
Sub Total:	\$4,631.00	
Total:	\$4,631.00	



EXPANDED MANAGERS SUITE RCP - 6TH FLOOR

SCALE: 1/4" = 1'-0"



REVISIONS

DATE	NO
11/4/2014	A
x/x/x/2015	↕
08/01/2016	↕
03/30/2017	↕
06/23/2017	↕

THIS DRAWING
DESIGN CO
AND MAY NOT
WITHOUT ©

ТЕЛОН ЕНЛ

7



11-06-17

Balfour Beatty Construction
306 Meeting St. /Suite 300
Charleston, SC 29401

Attn: Nicholas Starcevic/Tim Spano

REF: The Hotel at Marion Square
BBC Contract Number: 13026000
BMCC Project Number: 8350248

SUBJ: BMCC PCO No: 186
T&M Ticket # 6886 – Rerouted waste piping in conflict with lighting Room 641

Gentlemen,

Bernhard MCC has received changes as defined in T&M Ticket 6886 signed by John Eldridge 9/19/2017, and we have confirmed that our scope of work is impacted compared to contract drawings. The attached proposal collectively defines the impact identified in this issuance of documents. The total costs are \$ 473.69.

This PCO pricing is inclusive of the following:

- All associated labor to furnish and install necessary repair work outlined on attached T&M Ticket.

If you have any questions, please contact us as soon as possible. This proposal remains in effect for 30 days.

Sincerely,

Bernhard MCC, L.L.C.

Paul Amend
Accounting Manager

Attachment



Proposed Change Summary

Project: The Hotel at Marion Square
Location: Charleston, SC

Date: 11/06/017

BMCC Job # 8350248
BMCC PCO # 186

Description: Waste Piping Relocated due to Ceiling Changes Room 641

Labor Breakdown:

Std Hrs	Prem Hrs		Std Rate	Prem Rate	
0.0	0.0	Project Manager / Purchasing	\$80.00	\$120.00	\$0.00
0.0	0.0	Superintendent / Fab Coordinator	\$75.00	\$112.50	\$0.00
0.0	0.0	Foreman (Working)	\$51.00	\$76.50	\$0.00
8.0	0.0	Journeyman / Edpediter	\$44.00	\$66.00	\$352.00
0.0	0.0	Start-up Techniciann	\$88.00	\$132.00	\$0.00
0.0	0.0	BIM Coordinator	\$70.00	\$105.00	\$0.00
0.0	0.0	Detailer - Fabrication	\$53.00	\$79.50	\$0.00
0.0	0.0	Laborer	\$25.00	\$37.50	\$0.00
0.0	0.0	Quality Control	\$64.50	\$96.75	\$0.00
0.0	0.0	Safety Manager	\$64.50	\$96.75	\$0.00
0.0	0.0	Estimator	\$51.00	\$76.50	\$0.00
					Subtotal
					\$352.00

Field Office Expenses: Water purchased for field employees (OSHA) calculated

Subtotal **\$0.00**

Overhead & Profit: 15.0% **\$52.80**

Subtotal Labor **\$404.80**

Material Breakdown	Item Description	Cost	Tax	Net
Pipe, Valve, Fittings, etc	Pipe / Fittings	\$55.21	\$4.69	\$59.90
Equipment		\$0.00	\$0.00	\$0.00
Equipment rental			\$0.00	\$0.00
Permits & Business License Expense	City of Charleston Fees Structure		\$0.00	\$0.00
Seismic	Chapman		\$0.00	\$0.00
Freight for Prefabricated Assemblies			\$0.00	\$0.00
X-Ray/Core Drill	Excluded (to be Submitted Separately)		\$0.00	\$0.00
				Subtotal
				\$59.90

State Sales Tax Rate: 8.50%

Overhead & Profit: 15.0% **\$8.99**

Subtotal Material & Equipment **\$68.89**

Subcontractor Breakdown	Scope Description	Cost	Total
Sheet metal	Knight & Wilson		\$0.00
Insulation (Piping & Sheetmetal)	Guy M. Bealy		\$0.00
Temperature Controls	Trane		\$0.00
Guestroom Automated System	ECS		\$0.00
Test & Balance	By Others		\$0.00
Fire Caulk	Caulking and Sleeves		\$0.00
			Subtotal
			\$0.00

Overhead & Profit: 15.0% **\$0.00**

Subtotal Subcontractor Costs **\$0.00**

Total Cost **\$473.69**

Schedule Comments: One (1) day of schedule extension are necessary as a result of this scope change on Task ID 9294, however we reserve the right to re-examine that impact at a later date and request appropriate time/cost compensation should the cumulative effect with other scope modifications warrant. No cost associated with the schedule extension is included in this proposal. It is assumed that incorporation of schedule modifications into the Master Schedule will be made and issued, at which point we will address any associated cost at that time.

MCC MECHANICAL, L.L.C.
9233 FORSYTHE PARK DRIVE
CHARLOTTE, NC 28273
(704) 588-1567 • FAX (704) 587-0774

LABOR, EQUIPMENT, MATERIAL
TICKET № 6886

ELECTRONICALLY FILED - 2023 May 12 7:51 PM - CHARLESTON - COMMON PLEAS - CASE#2019CP1001108

[illegible]

MOD 5 Mater.

OTHER	Section	PAGE	Category	Item Desc	Size	Qty	UOM	Mat Ext
OTHER 001: ADD - ADD		Room 641 T&M # 6886	SCH 40-PVC-DWV CHARL	PVCDWV SOLID PIP-NO	3"	20	'	31.39
OTHER 001: ADD - ADD		Room 641 T&M # 6886	SCH 40-PVC-DWV CHARL	COUPLING - 100	3"	3	ea	3.80
OTHER 001: ADD - ADD		Room 641 T&M # 6886	SCH 40-PVC-DWV CHARL	L.S. 1/4 BEND - 304	3"	2	ea	11.88
OTHER 001: ADD - ADD		Room 641 T&M # 6886	SCH 40-PVC-DWV CHARL	PVCDWV SOLID PIP W/H	2"	2	'	1.53
OTHER 001: ADD - ADD		Room 641 T&M # 6886	SCH 40-PVC-DWV CHARL	L.S. 1/4 BEND - 304	2"	1	ea	2.64
OTHER 001: ADD - ADD		Room 641 T&M # 6886	SCH 40-PVC-DWV CHARL	P-TRAP- 706X	2"	1	ea	3.97
				Subtotal				55.21

Balfour Beatty
Construction

August 28, 2017

Ms. Kim Brown
Library Associates, LLC
17 Lockwood Drive
Charleston, SC 29401

Project: Hotel at Marion Square

Re: Request for Change Order # 162
RFI 1060 - Guestroom 510 Soffit Issue

Dear Ms. Brown:

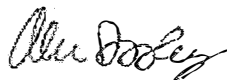
We are submitting, herewith, our Request for Change Order # 162 in the amount of Nine hundred eighty-three (\$983.00) to provide additional work in accordance with the following qualifications:

- Install soffit to conceal drop beam at north wall of Guestroom 510.

This proposal covers only the changes to the specific work as set forth in the attached proposal breakout. Changes in the work and associated price adjustments other than those noted in our proposal are not included. Pricing included in this proposal is valid for thirty (30) days.

Please contact me with any questions regarding this request for Change Order.

Sincerely,



Alec Dooley
Assistant Project Manager

cc:
Melissa Pense
Marty Wall
Jim Clements
Jennifer Faulkinberry
Woody Faust
Nick Starcevic
Tim Spano
David Stanton

RCO # 162 - File

Balfour Beatty Construction

Hotel at Marion Square

Request for Change Order # 162- RFI 1060 - Guestroom 510 Soffit Issue

The additional work for the **RFI 1060 - Guestroom 510 Soffit Issue** by Balfour Beatty Construction is hereby approved:

#	Budget Code	Description	Total
1	200.62000050.65	RFI 1060 - Guestroom 510 Soffit Issue	\$938.00

Total Items \$938.00

Total Markups \$45.00

RCO Total \$983.00

The total Cost to perform the work as described above is an ADD of Nine hundred eighty-three (\$983.00).

Please indicate your acceptance and approval of this additional work in the space provided below.

Authorization Granted by: Kim B.
Kim Brown, Library Associates, LLC

Date: 1/25/2018

RCO# 162

REQUEST FOR CHANGE ORDER

Ref.# CO-18591

GC #

Date Aug 22, 2017

Job # 14-1278



To: Balfour Beatty Construction
406 S McDowell Street, Suite 200
Raleigh, NC 27601
Phone: (919)233-5001

Project: Hotel @ Marion Square
404 King Street
Charleston, SC 29403

Description: RFI 1070 - Added Soffit in Room 510

Labor		Total Hrs	Rate	Total
Layout		1.00	42.00	\$42.00
Metal Framing		4.00	42.00	\$168.00
Hang DW Ceilings/Bulkheads		2.00	42.00	\$84.00
Finish Ceilings/Bulkheads		6.00	42.00	\$252.00
Clean-up/Material Handling		4.00	30.00	\$120.00
Working Foreman		2.00	55.00	\$110.00
Total Labor				\$776.00
Material	Size	Quantity UOM	Unit Price	Total
METAL FRAMING	-	1.00 EA	64.40 EA	\$64.40
DRYWALL & ACCESSORIES	-	1.00 EA	28.00 EA	\$28.00
FINISHING & ACCESSORIES	-	1.00 EA	16.80 EA	\$16.80
FASTENERS	-	1.00 EA	8.40 EA	\$8.40
Total Material				\$117.60
Equipment				
Total Equipment				\$0.00
Subtotal for Detail				\$893.60
Miscellaneous				Total
Freight and Delivery Expense				\$0.00
Tool & Equipment Expense 10%				\$11.76
Total Miscellaneous Charges				\$11.76
Adjustments				Total
ROUNDING				-\$0.15
Total Adjustments				-\$0.15

Notes: Furnish and install added soffit to cover concrete beam in room 510 per RFI 1070.

- Add 10 LF of 1' Wide L-shaped soffit

All material handling to get metal studs and drywall from ground floor through freight elevator to the manager's apartment on floors 6 and 7.

- Prices firm for 7 days and based on current job conditions
- Contract time extension of: 5 ndays
- Material delivery time of: 5 days
- We will not proceed with this work without a written Change Order

Michael Thomas Zinna
Project Manager

Adjustments Total:	-	\$0.15	
Sub Total:	\$	905.21	
Sales Tax on Materials:	\$	11.64	9.00%
OH&P (Material & Equipment):	\$	21.15	15.00%
Sub Total:	\$	938.00	
Total:	\$	938.00	

Balfour Beatty Construction

Request For Information

Project [13026000] - Hotel at Marion Square **Date** 8/7/2017

Balfour Beatty Construction, LLC
3100 McKinnon 10th Floor
Dallas, TX 75201
Phone: 214-451-1000
Fax: 214-451-1020

RFI No. 1070

Primary Responder	Jennifer Faulkinberry Winford Lindsay Architect 344 West Pike Street Lawrenceville, GA 30046 Phone: 770-407-5786 Fax: 770-407-5817	Date	8/7/2017
		Status	Closed
CC From	Melody Bazzle Balfour Beatty Construction, LLC	Resolved Date	
		Reason for Request	Conflict Resolution
		Action Requested	Confirmation
		Probable Cost Effect	
		Probable Time Effect	
		Priority	High
		Response Due	8/14/2017

Subject Guestroom 510 Soffit Issue

Drawing No.

Detail No./Paragraph

CSI Code

Schedule Activity ID

Information Requested

Per DCI's walk on 8/2/17 and the Field Report distributed on 8/4/17, please confirm that in Guestroom 510 we are to lower the soffit 6 1/2" from the concrete deck and reduce the width of the plenum opening. We advise using a 24x8 size opening which will allow adequate room for the soffit and the 1" trim for the grill. Please confirm this is how we are to proceed.

Recommendation

Posted to Drawings

Subcontractor Name

Subcontractor's RFI#

Response Information

Responder	Date	Response
Jennifer Faulkinberry	8/15/2017	"Jennifer, The attachments on your email correctly summarize my on site conversation/resolution of this beam with BBC. The finished bottom face of the beam should be lowered to allow the crown molding to fit on vertical face of the beam and HVAC grille width should adjust accordingly to avoid conflict."

Disclaimer

The Architect/Engineer and/or Owner has issued the attached information in response to the referenced RFI. Should this result in a change of the Scope of your Work, please provide detailed pricing analysis and schedule impact within seven (7) calendar days of receipt of this letter. Failure to submit timely information will constitute a waiver of your right to a change order for the work and may result in the incorporation of the changed work into your subcontract at no cost.

Jennifer Faulkinberry (Winford Lindsay Architect) 8/15/2017

Authorized Signature

Printed Name

Date

Supporting documents and attached files

This RFI has the following supporting documents and attached files:

Description	Date	Open as
 File Director: Sketch of RM 510.pdf 205KB	8/7/2017	 

 Attached file  Supporting document**Distribution**

Recipient	Company	Method	Date
Alec Dooley	Balfour Beatty Construction, LLC	Email: adooley@balfourbeattyus.com	8/7/2017
Christine Spence	Winford Lindsay Architect	Email: CSpence@lpbatlanta.com	8/7/2017
Jennifer Faulkinberry	Winford Lindsay Architect	Email: jfaulkinberry@lpbatlanta.com	8/7/2017
Jim Clements	Matrix Program Management Services	Email: jclements@matrxse.com	8/7/2017
John Eldridge	Balfour Beatty Construction, LLC	Email: jeldridge@balfourbeattyus.com	8/7/2017
Kevin Hassett	Balfour Beatty Construction, LLC	Email: khassett@balfourbeattyus.com	8/7/2017
Kim Brown	Library Associates, LLC	Email: kbrown@bennethospitality.com	8/7/2017
Marc Cerino	S&ME, Inc	Email: MCerino@smeinc.com	8/7/2017
Marty Dale	Balfour Beatty Construction, LLC	Email: mdale@balfourbeattyus.com	8/7/2017
Melody Bazzle	Balfour Beatty Construction, LLC	Email: mbazzle@balfourbeattyus.com	8/7/2017
Mike Janssen	Balfour Beatty Construction, LLC	Email: Mjanssen@balfourbeattyus.com	8/7/2017
Nick Starcevic	Balfour Beatty Construction, LLC	Email: nstarcevic@balfourbeattyus.com	8/7/2017
Ryan Ledford	Balfour Beatty Construction, LLC	Email: Rledford@balfourbeattyus.com	8/7/2017
Shanti Pieniak	Balfour Beatty Construction, LLC	Email: spieniak@balfourbeattyus.com	8/7/2017
Tim Spano	Balfour Beatty Construction, LLC	Email: timspano@balfourbeattyus.com	8/7/2017

Bazzle, Melody

From: Woody Faust <wfaust@designcontinuuminc.com>
Sent: Friday, August 11, 2017 12:48 PM
To: Jennifer Faulkinberry
Cc: Dooley, Alec; Christine Spence; Jennifer Faulkinberry; Jim Clements (jcclements@matrixse.com); Eldridge, Johnny; Hassett, Kevin; Kim Brown; MCerino@smeinc.com; Dale, Marty; Bazzle, Melody; Janssen, Michael; Starcevic, Nicholas; Ledford, Ryan; Pieniak, Shanti; Spano, Tim
Subject: RE: Hotel at Marion Square - RFI:1070 - Guestroom 510 Soffit Issue
Follow Up Flag: Follow up
Flag Status: Flagged

Jennifer

The attachments on your email correctly summarize my on site conversation/resolution of this beam with BBC. The finished bottom face of the beam should be lowered to allow the crown molding to fit on vertical face of the beam and HVAC grille width should adjust accordingly to avoid conflict.

Regards,
Woody

Norwood Faust
resident

DESIGN CONTINUUM, INC.
 44 Broad Street NW, Suite 310
 Atlanta, GA 30303
 P(404) 266-0095
wfaust@designcontinuuminc.com
www.designcontinuuminc.com
[facebook](#) | [instagram](#) | [twitter](#)

From: Jennifer Faulkinberry [mailto:JFaulkinberry@lpbatlanta.com]
Sent: Monday, August 07, 2017 3:48 PM
To: Woody Faust <wfaust@designcontinuuminc.com>
Subject: Fwd: Hotel at Marion Square - RFI:1070 - Guestroom 510 Soffit Issue

For response pls

Jennifer Faulkinberry
 Sent via the Samsung Galaxy Note® 4

----- Original message -----

From: Melody Bazzle <system@constructware.com>
Date: 8/7/17 1:05 PM (GMT-05:00)
To: adooley@balfourbeattyus.com, Christine Spence <CSpence@lpbatlanta.com>, Jennifer Faulkinberry <JFaulkinberry@lpbatlanta.com>, jcclements@matrixse.com, jeldridge@balfourbeattyus.com,

khassett@balfourbeattyus.com, kbrown@bennetthospitality.com, MCerino@smeinc.com, mdale@balfourbeattyus.com, mbazzle@balfourbeattyus.com, Mianssen@balfourbeattyus.com, nstarcevic@balfourbeattyus.com, Rledford@balfourbeattyus.com, spieniak@balfourbeattyus.com, nspano@balfourbeattyus.com

Subject: Hotel at Marion Square - RFI:1070 - Guestroom 510 Soffit Issue

Jennifer,

Please see the attached RFI for review.

Thank you,

Melody Bazzle | Project Engineer Intern

cell: 843-607-1543 | email: mbazzle@balfourbeattyus.com Balfour Beatty Construction | 404 Meeting St. Suite 300, Charleston, SC 29401

www.balfourbeattyus.com | Facebook | Twitter | YouTube | LinkedIn



Field Report

Distribution; All copied on email

Project Name Marion Square

Project 630-

001

Prepared by

w faust

Date 08-02-17

Page 1 of

Location of Meeting job site

The following observations were made or discussions had during my bi-weekly walk thru of the site.

For the record, the day started with a meeting in the lobby to discuss the design intent and interaction of the materials at the grand stair. It was attended by BBC, LCCM, the metal fabricators and the stone fabricators. LCCM and DCI discussed the location of the stringer and how it will jump on and off the stair that was poured depending on the location. DCI stressed the key to the stringer is its position and interaction with the Arris Craft column face. It was determined that the Arris craft would add 1" +/- to the face of the column and the inside face of the stringer base would be set on top of that dimension. The stringer would project out from the stair based on that positioning. The stringer box would stop and start on either side of the column. The guard rail would die into the column and the handrail would pass by the face of the column without any bends in the rail. The volute at the bottom of the case was discussed. LCCM had created a ply wood form that DCI felt comfortable with. All millwork details were resolved in the meeting pending install. The metal fabricators had concern for the rail to stair connection that DCI stepped out of not legally having standing for a structural decision. DCI had a side bar conversation with the stone fabricators who requested a center seam in the tread and riser material for install. DCI rejected joints and indicated the treads and risers should be attempted as single pieces.

At the conclusion of the stair conversation an initial walk thru was done with Alec.

1. The curved HVAC slot was discussed. Paint black prior to Quarrycast install. Cut Quarrycast end pieces into "L" shaped that meet in the middle of the diffuser.
2. Hillary had emailed her reply to my request to remote the transformer for the light in the fitness room. She indicated the manufacturer could do this if it was ordered in this manner. This was discussed with Alec who indicated he would follow thru.
3. Met with Quarry cast installer in the Patisserie. It was discussed that LCCM should add a block above their crown in this space to allow the pattern on the ceiling to die into it w/o the need for intricate scribe cut. DCI suggested doing the same around the linear slot diffusers.
4. The height of the crown in the second-floor rotunda was discussed. It was determined that the crown back board would be cut to fit around the Quarrycast casings.

5. At concierge lounge Brian, the building engineer asked that DCI look at the location mechanical had located the ceiling grille. It is centered in a downflow position directly over the food buffet. DCI will review and offer an alternate location in the area.
6. It was discussed that the TV outlet on window wall in first room after the buffet had been eliminated in a previous SI and should be removed prior to finishing the walls.
7. In the next space, it was discussed that the TV is to be centered on the wall between the wall sconces. Furred out walls are missing.
8. It was discussed that the device next to wall sconce in concierge lounge on opposite wall from television needs to relocate to an area further away from the sconce.
9. Due to the height of the recessed lights and HVAC grilles over the cased opening the crown molding in the concierge lounge should reduce from 6" to 4"
10. At the cased opening in from of the buffet the ducts need to be lowered to allow for crown and casing.
11. At the concierge restroom, there is an overhead duct that feeds the corridor. It was discussed that the grille in the corrido needs to out of the cased opening arch. In the restroom, the duct will be raised and a tight bend will be added at the wall. The area immediately to the right on entry will be furred out to conceal the duct.
12. In room 603. There is a vertical fan coil in the wall behind the living room Tv. RFI to 51. DCI will reply with a new FF&E layout that moves the TV to the adjoining wall.
13. In room 510 There is a beam that was previously planned to be 8'-9" in BIM and will now need to finish out at 8'-6". The beam need to lower to receive crown. The HVAC grille on the adjoining wall will either be shifted left or reduced in width.
14. In room 510 relocate the down light. Vertical duct to relocate into this space to be in line with center of tub. DCI to check mirror to see if it can fit under 7'-1" soffit that was planned as 7'-2" in BIM.
15. On 5th floor due to the structural beams holding the terraces in order for the ducts to snake thru the space many of the grilles will be 1" from ceiling. This is not enough room for crown. DCI suggested that the flat back board be installed horizontal on the ceiling with the crown below. The crown would miter and return at the grilles DCI will draw a detail and send.

End of notes.



Balfour Beatty Construction

December 16, 2017

Ms. Kim Brown
Library Associates, LLC
17 Lockwood Drive
Charleston, SC 29401

Project: Hotel at Marion Square

Re: Request for Change Order # 164
Guestroom Window Casing

Dear Ms. Brown:

We are submitting, herewith, our Request for Change Order # 164 in the amount of One hundred two thousand six hundred fourteen (\$102,614.00) to provide additional work in accordance with the following qualifications:

- Millwork Revisions
 - o Provide 5,336 LFT of ¾ jamb extensions. – **\$31,275**
 - o Provide 5,775 LFT of window casing (detail 1/ID-992). - **\$33,849**
 - o Subcontractor Overhead and Profit – **\$9,769**
 - o AWI Certification – **\$374.00**
- Painting Added Casework
 - o Material - **\$840**
 - o Labor - **\$18,150**
 - o Subcontractor OHP - **\$3,612**

We have reviewed this scope of work and the time required to install the additional trim in every guest room appears to impact the construction schedule. Upon approval of all guestroom millwork changes, we will evaluate the impact with Low County Millwork to determine the overall schedule impact and we reserve our rights for additional time and compensation for any schedule impacts from this change.

This Change Order Request addresses those requests for costs and/or time associated with the Construction Change Directive and Change Order Request(s) referenced above which are undisputed; however, this Change Order does not resolve related requests for costs and/or time which remain in dispute, and those requests are expressly reserved. This proposal covers only the changes to the specific work as set forth in the attached proposal breakout. Changes in the work and associated price adjustments other than those noted in our proposal are not included. Pricing included in this proposal is valid for thirty (30) days.

Balfour Beatty
Construction

Please contact me with any questions regarding this request for Change Order.

Sincerely,

Alec Dooley
Assistant Project Manager

cc:
Marty Wall
Melissa Pense
Jennifer Faulkinberry
Woody Faust
Jim Clements
Nick Starcevic
Tim Spano
David Stanton

RCO # 164 - File

Balfour Beatty Construction

Hotel at Marion Square

Request for Change Order # 164-- Guestroom Window Casing

The additional work for the **Guestroom Window Casing** by Balfour Beatty Construction is hereby approved:

#	Budget Code	Description	Total
1	400.50991000.40	Guestroom Window Casing Paint	\$22,602.00
2	400.50640000.40	Guestroom Window Casing - Millwork	\$75,268.00

Total Items \$97,870.00

Total Markups \$4,744.00

RCO Total \$102,614.00

The total Cost to perform the work as described above is an ADD of One hundred two thousand six hundred fourteen (\$102,614.00).

Please indicate your acceptance and approval of this additional work in the space provided below.

Authorization Granted by: Kim Brown
Kim Brown, Library Associates, LLC

Date: 1/12/2018

RCO# 164

Balfour Beatty Construction

Hotel at Marion Square

Request for Change Order # 164– Guestroom Window Casing

The additional work for the **Guestroom Window Casing** by Balfour Beatty Construction is hereby approved:

#	Budget Code	Description	Total
1	400.50991000.40	Guestroom Window Casing Paint	\$22,602.00
2	400.50640000.40	Guestroom Window Casing - Millwork	\$75,268.00

Total Items \$97,870.00

Total Markups \$4,744.00

RCO Total \$102,614.00

The total Cost to perform the work as described above is an ADD of One hundred two thousand six hundred fourteen (\$102,614.00).

Please indicate your acceptance and approval of this additional work in the space provided below.

Authorization Granted by: Kim Brown, Library Associates, LLC Date: _____

RCO# 164



LOW COUNTRY CASE & MILLWORK
3270 Benchmark Drive
Ladson, SC 29456
(843) 797-0881



Page No. 1 of 2

CHANGE ORDER

PROPOSAL SUBMITTED TO Balfour Beatty		TODAY'S DATE 6/16/17	DATE OF PLANS/PAGE #'S SI #36 R1 / SI #41
PHONE NUMBER	FAX NUMBER	SPECIFICATIONS AND ADDENDUMS (include dates) None Provided - See Note 1	
JOB NAME Hotel at Marion Square		JOB LOCATION Charleston, SC	

We propose to furnish material, labor, tools, and equipment to complete the following work in accordance with the plans and specifications:

NOTES

1. If project specifications are not provided, LCCM reserves the right to alter the amount of this proposal.
2. LCCM standard work hours are 8:00 a.m. - 5:00 p.m., Monday - Thursday. Up-charges will apply to any work that is required for any reason to be performed before or after the hours listed.
3. **LCCM standard lead time is 4-6 weeks from receipt of approved submittals and field verified site conditions (field verified site conditions include metal stud walls/soffits framed, plumbing and electrical rough-ins complete). An up-charge of 10% will be added to any jobs that require a lead time of 4 weeks or less.**
4. All millwork is priced per AWI specifications for custom grade.

EXCLUSIONS

- Anything not listed on this proposal
- Blocking
- Any Sills (all windows to be picture framed)
- Window Inside the Shower at Room Types A16 and A17

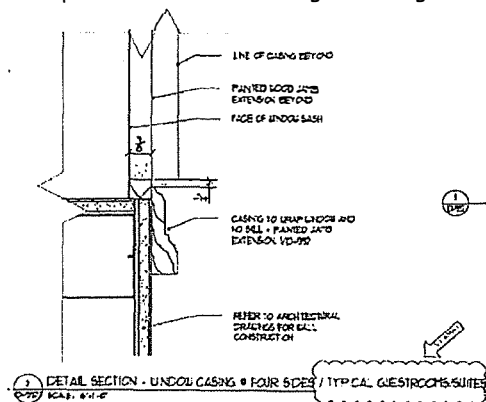
GUEST ROOM WINDOW TRIM

A total of (231) guest room windows will receive the following primed, paint grade trim per Detail 2 on Sheet ID-992.1:

- (5,336) LFT of Jamb Extensions (3/4" x 3-1/2")
- (5,775) LFT of Casing 1/ID-992 (1" x 3-3/8")

SI #36 R1 clarified that the above detail is "Typical Guestrooms / Suites." SI #41 added the detail to the Guest Room Elevations on sheets ID-941 through ID-945.5.

This price includes all changes through SI #41.



RAW MATERIALS AND MANUFACTURING = \$36,140.00

INSTALL LABOR = \$28,985.00

SUBTOTAL = \$65,125.00

MARK-UP

A 15% mark-up has been added to all of the above work.

TOTAL MARK-UP = \$9,769.00

ADDITIONAL CHARGES

AWI Certification

All of the above work will be AWI Certified (0.5% fee).

Total = \$374.00

TOTAL PRICE FOR WINDOW TRIM = \$75,268.00

We propose hereby to furnish material and labor - complete in accordance with above specifications for the sum of:
SEVENTY FIVE THOUSAND TWO HUNDRED SIXTY EIGHT AND NO/100 dollars (\$ 75,268.00)**

Payment as follows: Progress payments for stored materials to be billed monthly.
 Balance due upon completion of LCCM's scope.

All material is guaranteed to be as specified. All work to be completed in a substantial workmanlike manner according to specifications submitted, per standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance. If either party commences legal action to enforce its rights pursuant to this agreement, the prevailing party in said legal action shall be entitled to recover its reasonable attorney's fees and costs of litigation relating to said legal action, as determined by a court of competent jurisdiction.

Authorized Signature David Stasiukaitis

Note: this proposal may be withdrawn by us
 if not accepted within 30 days.

ACCEPTANCE OF PROPOSAL The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____

Signature _____

Date of Acceptance _____

Date: 9/21/2017

Request # 15 REVISED Per RFI#1106

Attention: Nick Starcevic, Alec Dooley- Balfour Beatty

Project Name: Marion Hotel

From: Scott McCormack

RE: ASI #39, 41, 47 & 49

SI #	Description	Foreman		Journeyman		Material		Line Item Total
		Units	Unit Costs	Units	Unit Costs	Units	Unit Costs	
39	Added Trim, Crown, Casing @ \$1.01 each	241	\$0.00	152	\$0.00	3	\$112.00	\$0.00
40	Added Trim, Crown, Casing @ \$1.01 each	7	\$10.00	14	\$10.00	1	\$321.00	\$0.00
41	Added Casing at Guestroom Windows	110	\$45.00	330	\$40.00	1	\$774.00	\$18,924.00
41	Added Trim at Spa Ceiling	0	\$0.00	0	\$10.00	1	\$25.00	\$0.00
42	Added Trim Casing and 1" x 1" Trim at Entry/Reentry	22	\$15.00	22	\$10.00	1	\$600.00	\$0.00
42	Added \$1.01 per ft	105	\$0.00	105	\$0.00	0	\$2,070.00	\$0.00
								\$0.00
								\$0.00
								\$0.00
								\$0.00
	Subtotal:	101	\$5,000.00	788	\$30,500.00		\$1,021.00	\$31,521.00

Overtime Required

Sales Tax	8.5%	\$154.79
Subtotal		\$34,277.79
Overhead	10%	\$ 4,277.78
Profit	5%	\$ 1,805.28
P&P Bond	3.5%	\$ 1,385.06

TOTAL LABOR and MATERIAL

See attached proposal summary by BBC
to extract just SI 41 (Added Casir at
Guestroom Windows for RCO 16

R - 3308

Foreman	110	45	\$ 4,950.00
Journeyman	330	40	\$ 13,200.00
Material	1	774	\$ 774.00
Sales Tax	8.50%	\$ 774.00	\$ 65.79
Subtotal			\$ 18,989.79
Overhead and Profit	15%	\$ 18,989.79	\$ 2,848.47
P&P Bond	3.50%	\$ 21,838.26	\$ 764.34
Grand Total			\$ 22,602.60

Balfour Beatty Construction

October 5, 2017

Ms. Kim Brown
Library Associates, LLC
17 Lockwood Drive
Charleston, SC 29401

Project: Hotel at Marion Square

Re: Request for Change Order # 169R1
MOD 6, MOD 7, and SI 42 Electrical Revisions

Dear Ms. Brown:

We are submitting, herewith, our Request for Change Order # 169R1 in the amount of Sixty-seven thousand six hundred thirty-five (\$67,635.88) to provide additional work in accordance with the following qualifications:

- **Managers Apartment Revisions - \$16,300**
 - Managers Apartment Lighting Revisions - \$9,300
 - Add rough-in and trim out for decorative OFCI lights.
 - Managers Apartment Wiring Device Revisions - \$4,825
 - Add outlets, switches, floor boxes, drapery power plugs.
 - Managers Apartment Low Voltage Revisions - \$645
 - Add low voltage boxes
 - Install raceways to TV/Data Chase with pull string.
 - Managers Apartment HVAC Revisions - \$780
 - Add (2) VFCU's at first floor restroom and walk-in closet.
 - Delete (1) HFCU near walk in closet.
 - Managers Apartment Fire Alarm Revisions - \$750
 - Install (1) addressable fire alarm horn strobe (added in MOD 6).
- **Guestroom Revisions - \$36,700**
 - Expanded Guestrooms Add - \$38,800
 - Run new home runs to (2) VFCU-1 on level 06 slab.
 - Rough in for new J5 light fixtures in bedroom and board room.
 - 24 total new light fixture rough in and trim out. Each rough in ties to independent switch.
 - Expanded Guestroom Deduct - (\$3,000)
 - Guestroom Type C3A Revision - \$900
 - Add receptacles at TV and living space.
 - Add data chases and data boxes for new TV's.
- **Public Floors (L1 and L2) Revisions - \$4,800**
 - Add receptacle at Stair 04.
 - Add receptacle at Patisserie.
 - Add (2) 20 Amp Receptacles in Pre-function 207
 - Add (13) clock receptacles for first floor wall sconces.

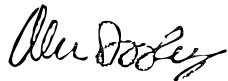
Balfour Beatty Construction

- Rooftop Bar Lighting Revisions - **\$3,700**
 - Add (3) exit signs
 - Add (4) DC-43 light fixtures (rough in and trim out only)
 - Add (1) DC-41 fixture (rough in and trim out only)
 - Add (4) DC-17 fixture (rough in and trim out only)
 - Delete rough in and trim for (2) DW-23 wall sconces.
- Concierge Lounge – **(\$1,000)**
 - Delete (2) TV and data chases at the concierge lounge.
- Direct Project Costs - **\$4,025**
 - BIM Coordination - \$750
 - Mileage - \$2300
 - Consumables - \$275
 - Overtime Adjustment - \$225
 - Per Diem - \$450

This Change Order Request addresses those requests for costs and/or time associated with the Construction Change Directive and Change Order Request(s) referenced above which are undisputed; however, this Change Order does not resolve related requests for costs and/or time which remain in dispute, and those requests are expressly reserved. This proposal covers only the changes to the specific work as set forth in the attached proposal breakout. Changes in the work and associated price adjustments other than those noted in our proposal are not included. Pricing included in this proposal is valid for thirty (30) days.

Please contact me with any questions regarding this request for Change Order.

Sincerely,



Alec Dooley
Assistant Project Manager

cc:
Melissa Pense
Marty Wall
Jim Clements
Jennifer Faulkinberry
Bill Richardson
Woody Faust
Nick Starcevic
Tim Spano
David Stanton

RCO # 169R1 - File

Balfour Beatty Construction

Hotel at Marion Square

Request for Change Order # 169R1- MOD 6, MOD 7, and SI 42 Electrical Revisions

The additional work for the **MOD 6, MOD 7, and SI 42 Electrical Revisions** by Balfour Beatty Construction is hereby approved:

#	Budget Code	Description	Total
1	400.51600000.40	MOD 6 Electrical Revisions	\$18,502.38
2	400.51600000.40	MOD 7 Electrical Revisions	\$42,719.96
3	400.51600000.40	MOD 6 Electrical Revisions	\$3,286.63

Total Items \$64,508.97

Total Markups \$3,126.91

RCO Total \$67,635.88

The total Cost to perform the work as described above is an ADD of Sixty-seven thousand six hundred thirty-five (\$67,635.88).

Please indicate your acceptance and approval of this additional work in the space provided below.

Authorization Granted by:

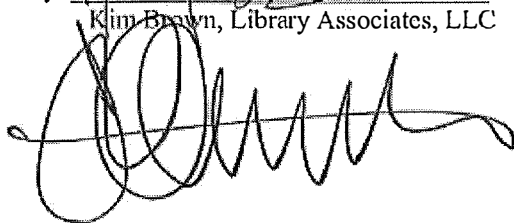


Kim Brown, Library Associates, LLC

Date:

11/30/2017

RCO# 169R1



Balfour Beatty Construction

September 26, 2017

Ms. Kim Brown
Library Associates, LLC
17 Lockwood Drive
Charleston, SC 29401

Project: Hotel at Marion Square

Re: Request for Change Order # 171.1
Private Dining Millwork Revisions - Mozambique

Dear Ms. Brown:

We are submitting, herewith, our Request for Change Order # 171.1 in the amount of Seventeen thousand nine (\$17,009.37) to provide additional work in accordance with the following qualifications:

- Private Dining Millwork MOD 1-8 Revision – (\$2,851)
 - Add Blocking for Concealed HVAC Delivery
 - Remove Wainscot
- Private Dining Millwork SI 46 Revisions – Mozambique – 19,860
 - Upgrade current shoe mold, base, base cap, crown, crown backer, wall mold, casing, and back band from paint grade wood to prefinished Mozambique.
 - Add prefinished Mozambique veneer panels.
 - Add prefinished Mozambique lower crown.
 - Add prefinished Mozambique TV frames for 2 TV's

This Change Order Request addresses those requests for costs and/or time associated with the Construction Change Directive and Change Order Request(s) referenced above which are undisputed; however, this Change Order does not resolve related requests for costs and/or time which remain in dispute, and those requests are expressly reserved. This proposal covers only the changes to the specific work as set fourth in the attached proposal breakout. Changes in the work and associated price adjustments other than those noted in our proposal are not included. Pricing included in this proposal is valid for thirty (30) days.

Please contact me with any questions regarding this request for Change Order.

Sincerely,



Alec Dooley
Assistant Project Manager

Balfour Beatty Construction

cc:

Marty Wall

Melissa Pense

Jim Clements

Jennifer Faulkinberry

Woody Faust

Nick Starcevic

Tim Spano

David Stanton

RCO # 171.1 - File

Balfour Beatty Construction

Hotel at Marion Square

Request for Change Order # 171.1- Private Dining Millwork Revisions - Mozambique

The additional work for the **Private Dining Millwork Revisions - Mozambique** by Balfour Beatty Construction is hereby approved:

#	Budget Code	Description	Total
1	400.50640000.40	Private Dining Millwork MOD 1-8 Revisions	(\$2,851.44)
2	400.50640000.40	Private Dining Millwork SI 46 Revisions - Mozambique	\$19,860.81

Total Items \$17,009.37

Total Markups

RCO Total \$17,009.37

The total Cost to perform the work as described above is an ADD of Seventeen thousand nine (\$17,009.37).

Please indicate your acceptance and approval of this additional work in the space provided below.

Authorization Granted by: Kim Brown
Kim Brown, Library Associates, LLC

Date: 11/30/2017

RCO# 171.1

Balfour Beatty Construction

September 28, 2017

Ms. Kim Brown
Library Associates, LLC
17 Lockwood Drive
Charleston, SC 29401

Project: Hotel at Marion Square

Re: Request for Change Order # 174
Furr Out Fitness Room West Wall

Dear Ms. Brown:

We are submitting, herewith, our Request for Change Order # 174 in the amount of Three thousand two hundred fifty-eight (\$3,258.65) to provide additional work in accordance with the following qualifications:

The specified wall thickness for the west wall of the Fitness center is only 1 1/2". The LE light fixture junction box requires four inches of space behind the sheetrock to be installed. In order to install this light fixture, contractor has priced installing a new 3 5/8" wall in front of the 1/2" wall with rigid insulation in order to achieve the thickness required to install the light fixture. Cost includes framing, drywall hanging and finishing for the newly added wall. See the below accounting summary for a rough break out of Precision Wall's cost estimate.

- Metal Framing - \$900
- Drywall Hanging - \$370
- Drywall Finishing - \$800
- Caulking - \$40
- Clean/Up Material Handling - \$360
- Working Foreman - \$580

This Change Order Request addresses those requests for costs and/or time associated with the Construction Change Directive and Change Order Request(s) referenced above which are undisputed; however, this Change Order does not resolve related requests for costs and/or time which remain in dispute, and those requests are expressly reserved. This proposal covers only the changes to the specific work as set fourth in the attached proposal breakout. Changes in the work and associated price adjustments other than those noted in our proposal are not included. Pricing included in this proposal is valid for thirty (30) days.

Balfour Beatty
Construction

Please contact me with any questions regarding this request for Change Order.

Sincerely,

Alec Dooley
Assistant Project Manager

cc:
Melissa Pense
Marty Wall
Jennifer Faulkinberry
Jim Clements
Woody Faust
Nick Starcevic
Tim Spano
David Stanton

RCO # 174 - File

Balfour Beatty Construction

Hotel at Marion Square

Request for Change Order # 174- Furr Out Fitness Room West Wall

The additional work for the Furr Out Fitness Room West Wall by Balfour Beatty Construction is hereby approved:

#	Budget Code	Description	Total
1	400.50925200.40	Build Out Fitness Room Wall	\$3,108.00

Total Items \$3,108.00

Total Markups \$150.65

RCO Total \$3,258.65

The total Cost to perform the work as described above is an ADD of Three thousand two hundred fifty-eight (\$3,258.65).

Please indicate your acceptance and approval of this additional work in the space provided below.

Authorization Granted by: Kim B.
Kim Brown, Library Associates, LLC

Date: 1/29/2018

RCO# 174

REQUEST FOR CHANGE ORDER

Ref.# CO-18546

GC #

Date Jul 27, 2017

Job # 14-1278

**PRECISION WALLS, INC.***Partners in driving your job.*

To: Balfour Beatty Construction
 406 S McDowell Street, Suite 200
 Raleigh, NC 27601
 Phone: (919)233-5001

Project: Hotel @ Marion Square
 404 King Street
 Charleston, SC 29403

Description: Demo and Re-Build West Wall of Fitness Room to Fit Electrical

Labor	Total Hrs	Rate	Total
Metal Framing	10.00	63.00	\$630.00
Hang Drywall (Walls Only)	4.00	63.00	\$252.00
Finishing (Walls Only)	12.00	63.00	\$756.00
Insulation Thermal Labor	0.00	63.00	\$0.00
Caulking Labor	0.50	63.00	\$31.50
Demolition	0.00	63.00	\$0.00
Clean-up/Material Handling	8.00	45.00	\$360.00
Working Foreman	8.00	72.50	\$580.00
Total Labor			\$2,609.50

Material	Size	Quantity UOM	Unit Price	Total
METAL FRAMING	-	1.00 EA	214.50 EA	\$214.50
DRYWALL & ACCESSORIES	-	1.00 EA	97.50 EA	\$97.50
INSULATION & ACCESSORIES	-	1.00 EA	.00 EA	\$0.00
FINISHING & ACCESSORIES	-	1.00 EA	35.10 EA	\$35.10
CAULK & ADHESIVE	-	1.00 EA	7.80 EA	\$7.80
FASTENERS	-	1.00 EA	6.50 EA	\$6.50
Total Material				\$361.40

Equipment	Quantity UOM	Unit Price	Total
19' SCISSOR LIFT-2WD ELEC - JLG 1930ES - Genie GS-1930	0.00 EA	350.00 EA	\$0.00
Total Equipment			\$0.00

Subtotal for Detail \$2,970.90

Miscellaneous	Total
Freight and Delivery Expense	\$0.00
Tool & Equipment Expense 10%	\$36.14
Total Miscellaneous Charges	\$36.14

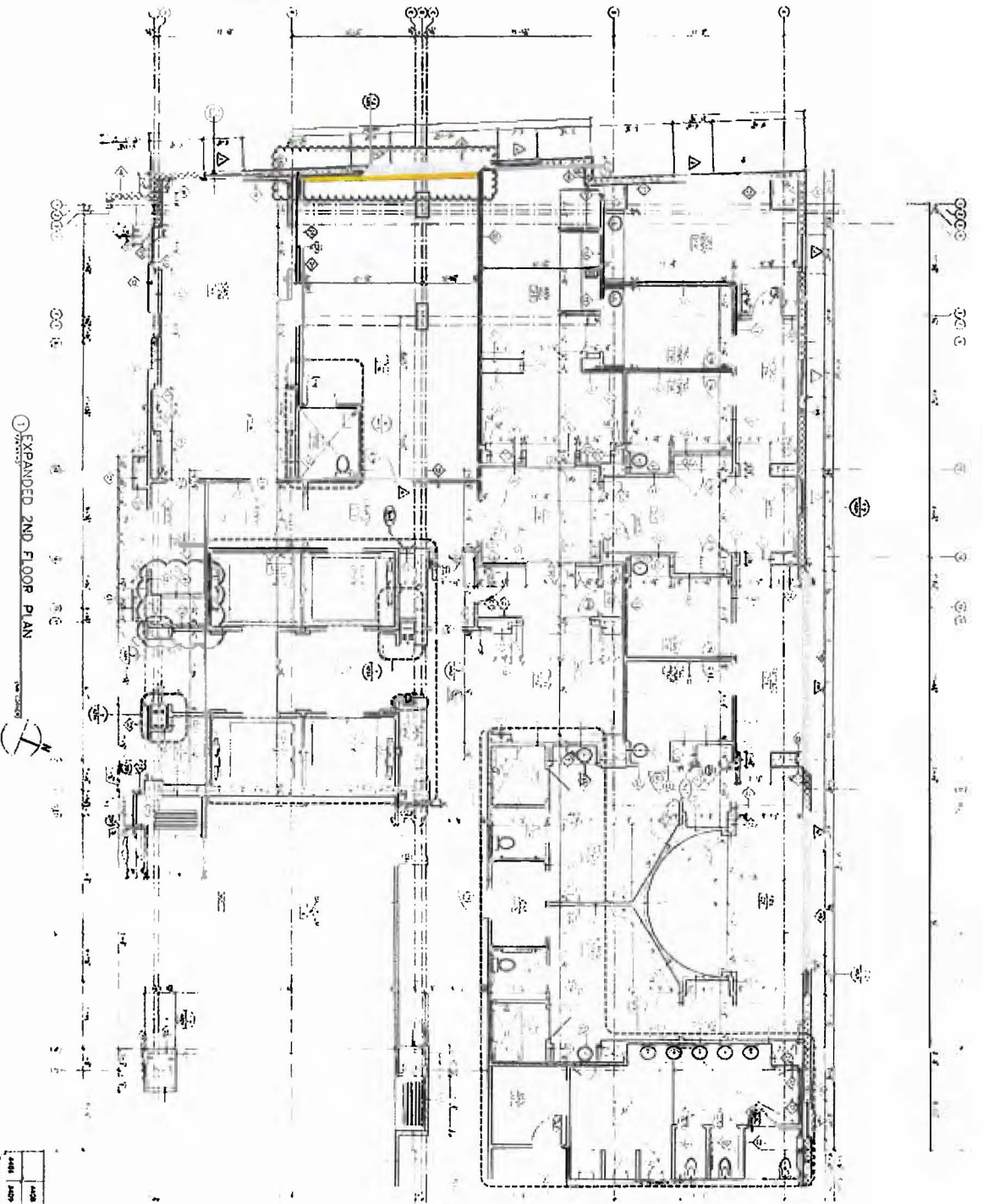
Adjustments	Total
ROUNDING	\$0.18
Total Adjustments	\$0.18

Notes: Add a 3-5/8" 20ga metal stud wall in front of the west wall of fitness that will NOT be insulated and it will be hung and finished for paint by others. This is for the LE light fixture.

- Prices firm for 7 days and based on current job conditions
- Contract time extension of: 6 days
- Material delivery time of: 4 days
- We will not proceed with this work without a written Change Order

Michael Thomas Zinna
Project Manager

Adjustments Total:	\$0.18	
Sub Total:	\$3,007.22	
Sales Tax on Materials:	\$35.78	9.00%
OH&P (Material & Equipment):	\$65.00	15.00%
Sub Total:	\$3,108.00	
Total:	\$3,108.00	

[illegible]

Balfour Beatty Construction

November 28, 2017

Ms. Kim Brown
Library Associates, LLC
17 Lockwood Drive
Charleston, SC 29401

Project: Hotel at Marion Square

Re: Request for Change Order # 175R1
Fire Damper in Room 533

Dear Ms. Brown:

We are submitting, herewith, our Request for Change Order # 175R1 in the amount of Two thousand six hundred ninety-nine (\$2,699.70) to provide additional work in accordance with the following qualifications:

Per RFI 1025, contractor to relocate fire damper and supply air grill further north along the west wall of guestroom 533 to avoid the furniture layout within this room. Cost to complete this work is inclusive of the following.

- Ductwork Revisions - \$1,941
 - Furnish and install new ductwork to extend from HFCU to supply air register at revised location.
 - **Revision 01 – Eliminate added ductwork material costs as requested by Engineer. (Credit \$383)**
 - Extend ductwork from make-up air unit to relocated supply plenum box.
 - Furnish and install fire damper for ductwork at this supply air register.
- Drywall Revisions - \$1,060
 - Cut and frame opening for new supply air device location.
 - Patch drywall at originally reviewed location.
 - Cut and patch drywall along soffit in room 531 for sheet metal access.

This Change Order Request addresses those requests for costs and/or time associated with the Construction Change Directive and Change Order Request(s) referenced above which are undisputed; however, this Change Order does not resolve related requests for costs and/or time which remain in dispute, and those requests are expressly reserved. This proposal covers only the changes to the specific work as set fourth in the attached proposal breakout. Changes in the work and associated price adjustments other than those noted in our proposal are not included. Pricing included in this proposal is valid for thirty (30) days.

Balfour Beatty Construction

Please contact me with any questions regarding this request for Change Order.

Sincerely,

Alec Dooley
Assistant Project Manager

cc:
Marty Wall
Melissa Pense
Jim Clements
Taylor Walker
Woody Faust
Jennifer Faulkinberry
Nick Starcevic
Tim Spano
David Stanton

RCO # 175R1 - File

Balfour Beatty Construction

Hotel at Marion Square

Request for Change Order # 175R1- Fire Damper in Room 533

The additional work for the **Fire Damper in Room 533** by Balfour Beatty Construction is hereby approved:

#	Budget Code	Description	Total
1	400.51500000.40	Relocate Fire Damper per RFI 1025	\$1,941.88
2	400.50925200.40	Drywall Patch and Repair at Relocated Fire Damper	\$1,016.00
3	400.51500000.40	Remove Ductwork and Liner Cost as Requested by Engineer	(\$383.00)

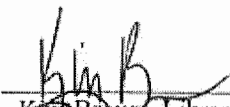
Total Items \$2,574.88

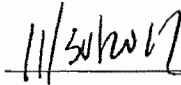
Total Markups \$124.82

RCO Total \$2,699.70

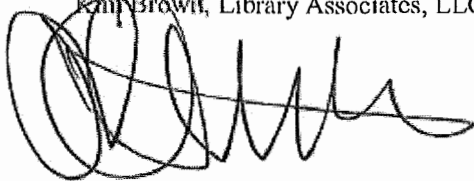
The total Cost to perform the work as described above is an ADD of Two thousand six hundred ninety-nine (\$2,699.70).

Please indicate your acceptance and approval of this additional work in the space provided below.

Authorization Granted by: 
Kim Brown, Library Associates, LLC

Date: 

RCO# 175R1



Balfour Beatty Construction

October 9, 2017

Ms. Kim Brown
Library Associates, LLC
17 Lockwood Drive
Charleston, SC 29401

Project: Hotel at Marion Square

Re: Request for Change Order # 176
Concierge Lounge Case and Millwork Revisions

Dear Ms. Brown:

We are submitting, herewith, our Request for Change Order # 176 in the amount of Eighteen thousand three hundred thirty-five (\$18,335.69) to provide additional work in accordance with the following qualifications:

Case and millwork revisions/additions to the concierge lounge through SI 52. The below accounting summary provides approximate pricing detail for the added scope in this area of the building.

- Concierge Quite Lounge Millwork
 - MOD 1 - \$3,247 – (Yellow)
 - Added recessed paneling and trim to library wall - \$3,247
 - MOD 7 - \$2,166 – (Light Blue)
 - Added raised panel molding to pilasters and headers at detail change.
 - Add plywood TV box and trim.
 - SI 52 – (\$233)
 - Remove plywood TV box and trim
- Concierge Lounge Millwork
 - MOD 2 - \$1,176 – (Orange)
 - Added trim for columns and headers at cased openings
 - MOD 5 - \$3,617 – (Red)
 - Add louvered shutters for HVAC
 - Add HVAC panel mold
- Concierge Lounge Casework
 - Concierge Buffet - \$900 – (Dark Blue)
 - Upgrade cabinet door hardware.
 - Revise layout.
 - Add paint grade panels under the mini fridge casework.
 - Concierge Fireplace Wall - \$4,100 (Light Green)
 - Add 7.5 LF of paint grade base cabinets
 - Add 7.5 LF of built-in bookcase cabinets
- Subcontractor Mark Ups
 - Overhead and Profit – \$2,214
 - AWI Fee - \$85
 - Bonding - \$148

Balfour Beatty Construction

This Change Order Request addresses those requests for costs and/or time associated with the Construction Change Directive and Change Order Request(s) referenced above which are undisputed; however, this Change Order does not resolve related requests for costs and/or time which remain in dispute, and those requests are expressly reserved. This proposal covers only the changes to the specific work as set fourth in the attached proposal breakout. Changes in the work and associated price adjustments other than those noted in our proposal are not included. Pricing included in this proposal is valid for thirty (30) days.

Please contact me with any questions regarding this request for Change Order.

Sincerely,

Alce Dooley
Assistant Project Manager

cc:
Melissa Pense
Marty Wall
Jim Clements
Jennifer Faulkinberry
Woody Faust
Nick Starcevic
Tim Spano
David Stanton

RCO # 176 - File

Balfour Beatty Construction

Hotel at Marion Square

Request for Change Order # 176– Concierge Lounge Case and Millwork Revisions

The additional work for the **Concierge Lounge Case and Millwork Revisions** by Balfour Beatty Construction is hereby approved:

#	Budget Code	Description	Total
1	400.50200000.40	Concierge Lounge Millwork Revisions	\$11,438.00
2	400.50200000.40	Concierge Lounge Casework Revisions	\$6,050.00

Total Items	\$17,488.00
Total Markups	\$847.69
RCO Total	\$18,335.69

The total Cost to perform the work as described above is an ADD of Eighteen thousand three hundred thirty-five (\$18,335.69).

Please indicate your acceptance and approval of this additional work in the space provided below.

Authorization Granted by: Kim Brown Date: 1/12/2018
Kim Brown, Library Associates, LLC

RCO# 176



LOW COUNTRY CASE & MILLWORK
 3270 Benchmark Drive
 Ladson, SC 29456
 (843) 797-0881



Page No. 1 of 2

CHANGE ORDER

PROPOSAL SUBMITTED TO Balfour Beatty		TODAY'S DATE 10/5/2017	DATE OF PLANS/PAGE #'S MOD # 1-8 & SI #52
PHONE NUMBER	FAX NUMBER	SPECIFICATIONS AND ADDENDUMS (include dates) None Provided - See Note 1	
JOB NAME Hotel at Marion Square CO - Concierge Lounge Mod Millwork With SI #52		JOB LOCATION Charleston, SC	

We propose to furnish material, labor, tools, and equipment to complete the following work in accordance with the plans and specifications:

NOTES

1. If project specifications are not provided, LCCM reserves the right to alter the amount of this proposal.
2. LCCM standard work hours are 8:00 a.m. - 5:00 p.m., Monday - Thursday. Up-charges will apply to any work that is required for any reason to be performed before or after the hours listed.
3. **LCCM standard lead time is 4-6 weeks from receipt of approved submittals and field verified site conditions (field verified site conditions include metal stud walls/soffits framed, plumbing and electrical rough-ins complete). An up-charge of 10% will be added to any jobs that require a lead time of 4 weeks or less.**
4. All millwork is priced per AWI specifications for custom grade.

EXCLUSIONS

- Anything not listed on this proposal
- In Wall Blocking
- SF-01 Finish
- Mirrors
- Metal frame
- Upholstery

CHANGE ORDER

Concierge Quite Lounge - Mod 1

- Added recessed paneling and trim to "library wall" (H/912)
- *Casework will be addressed in Submittals
- \$3,247

Concierge Quite Lounge - Mod 2

- Added trim for larger columns and headers @ cased openings (912.1)
- \$1,176

Concierge Lounge - Mod 5

- Add louvered shutters for HVAC
- Add HVAC panel mold (25/993.2)
- \$3,617

Concierge Quite Lounge - Mod 7

- Added raised panel molding to pilasters and headers due to detail change
- Added plywood TV box & trim
- \$2,166

Concierge Quite Lounge - SI #52 (SI #45)

- Removed plywood TV box & trim
- (\$223)

RAW MATERIAL & MANUFACTURING = \$5,799.00

INSTALL LABOR = \$3,856.00

15% MARK-UP = \$1,448.00

SUBTOTAL = \$11,103.00

AWI FEE (0.5%) = \$56.00

BONDING (2.5%) = \$279.00

TOTAL ADDITIONAL COST = \$11,438.00

We propose hereby to furnish material and labor - complete in accordance with above specifications for the sum of:
TWELVE THOUSAND NINE AND NO/100*** dollars (\$ 12,009.00)**

Payment as follows: Progress payments for stored materials to be billed monthly.
Balance due upon completion of LCCM's scope.

All material is guaranteed to be as specified. All work to be completed in a substantial workmanlike manner according to specifications submitted, per standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance. If either party commences legal action to enforce its rights pursuant to this agreement, the prevailing party in said legal action shall be entitled to recover its reasonable attorney's fees and costs of litigation relating to said legal action, as determined by a court of competent jurisdiction.

**Authorized
Signature**

Christian Datz

Note: this proposal may be withdrawn by us
 if not accepted within 30 days.

ACCEPTANCE OF PROPOSAL The above prices, specifications and
 conditions are satisfactory and are hereby accepted. You are authorized
 to do the work as specified. Payment will be made as outlined above.

Signature _____

Signature _____

Date of Acceptance _____



LOW COUNTRY CASE & MILLWORK
3270 Benchmark Drive
Ladson, SC 29456
(843) 797-0881



Page No. 1 of 2

CHANGE ORDER

PROPOSAL SUBMITTED TO Balfour Beatty		TODAY'S DATE 10/5/2017	DATE OF PLANS/PAGE #'S MOD 1-8
PHONE NUMBER	FAX NUMBER	SPECIFICATIONS AND ADDENDUMS (include dates) None Provided - See Note 1	
JOB NAME HMS Common CO - Concierge Lounge Mod Casework		JOB LOCATION Charleston, SC	

We propose to furnish material, labor, tools, and equipment to complete the following work in accordance with the plans and specifications:

NOTES

1. If project specifications are not provided, LCCM reserves the right to alter the amount of this proposal.
2. LCCM standard work hours are 8:00 a.m. - 5:00 p.m., Monday - Thursday. Up-charges will apply to any work that is required for any reason to be performed before or after the hours listed.
3. LCCM standard lead time is 4-6 weeks from receipt of approved submittals and field verified site conditions (field verified site conditions include metal stud walls/soffits framed, plumbing and electrical rough-ins complete). An up-charge of 10% will be added to any jobs that require a lead time of 4 weeks or less.
4. All millwork is priced per AWI specifications for custom grade.

JOB SPECIFIC NOTES

- Casework change order based on changes from contract documents through mod 8

EXCLUSIONS

- Anything not listed on this proposal
- Blocking

CONCIERGE LOUNGE

Concierge Buffet

- Layout change
- Added hardware to cabinets
- Added paint grade filler panels in niches

Fireplace

- Added 7.5 LFT of paint grade base cabinets with recess panel doors
- Added 7.5 LFT of paint grade built-in bookcase cabinets

RAW MATERIAL & MANUFACTURING = \$4,086.00

INSTALL LABOR = \$1,021.00

15% MARK-UP = \$766.00

SUBTOTAL = ~~\$25,872.00~~ \$5,873

AWI FEE (0.5%) = \$29.00

BONDING (2.5%) = \$148.00

TOTAL ADDITIONAL COST = \$6,050.00

We propose hereby to furnish material and labor - complete in accordance with above specifications for the sum of:
 SIX THOUSAND FIFTY AND NO/100***** dollars (\$ 6,050.00)

Payment as follows: Progress payments for stored materials to be billed monthly.
Balance due upon completion of LCCM's scope.

All material is guaranteed to be as specified. All work to be completed in a substantial workmanlike manner according to specifications submitted, per standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance. If either party commences legal action to enforce its rights pursuant to this agreement, the prevailing party in said legal action shall be entitled to recover its reasonable attorney's fees and costs of litigation relating to said legal action, as determined by a court of competent jurisdiction.

Authorized
Signature

Christian Datz

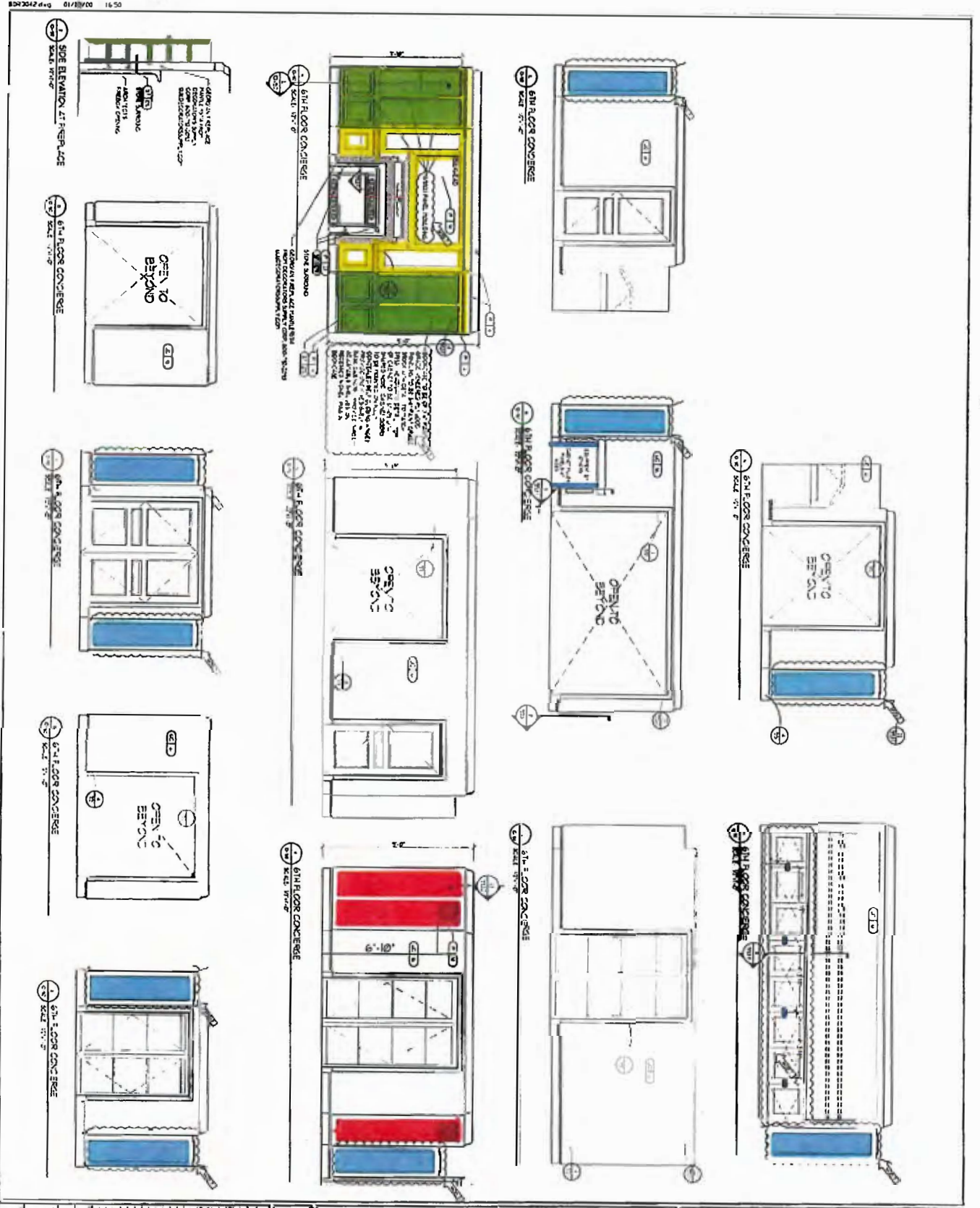
Note: this proposal may be withdrawn by us
 if not accepted within 30 days.

ACCEPTANCE OF PROPOSAL The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____

Signature _____

Date of Acceptance _____



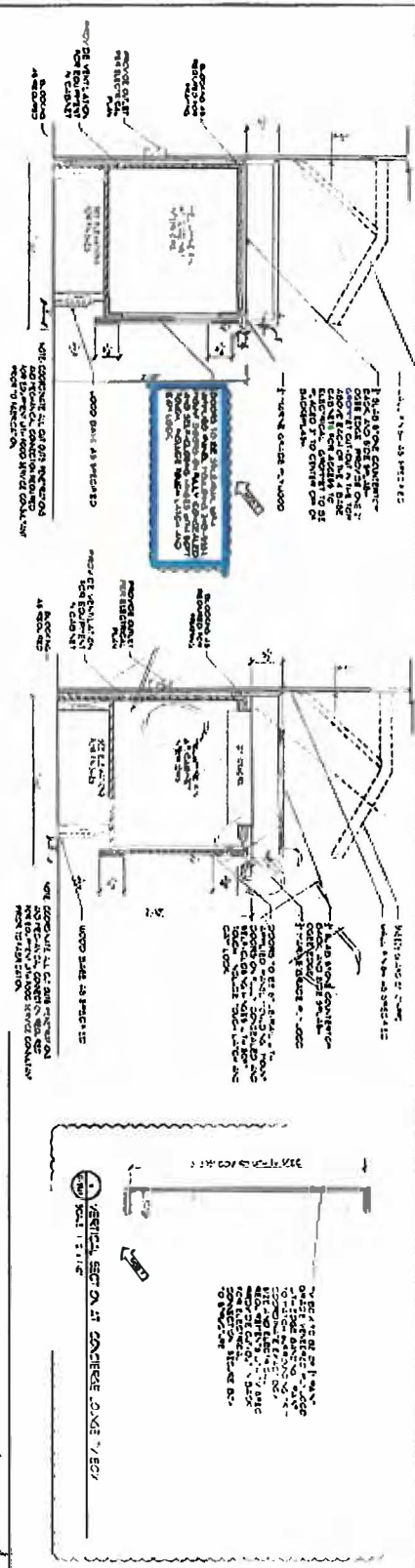


**DESIGN
CONTINUUM
INCORPORATED**
4000 E. 17th Ave., Suite 100, Denver, CO 80202
(303) 733-1100

THE HOTEL AT MARION SQUARE

101 KING STREET
CHARLESTON, SOUTH CAROLINA
29103

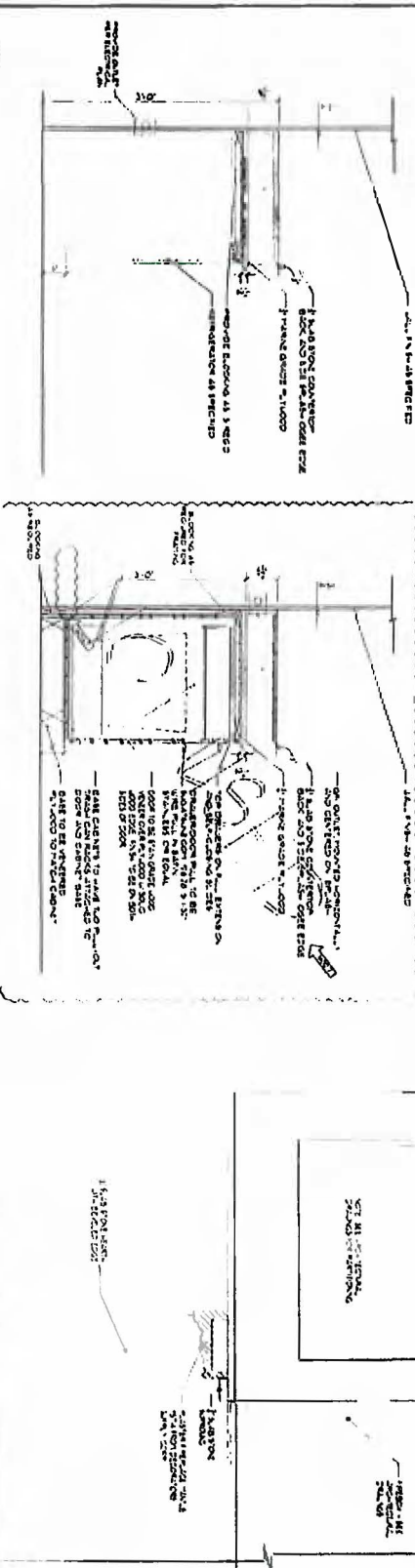
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VERTEBRAL BONE DENSITY: 0.870

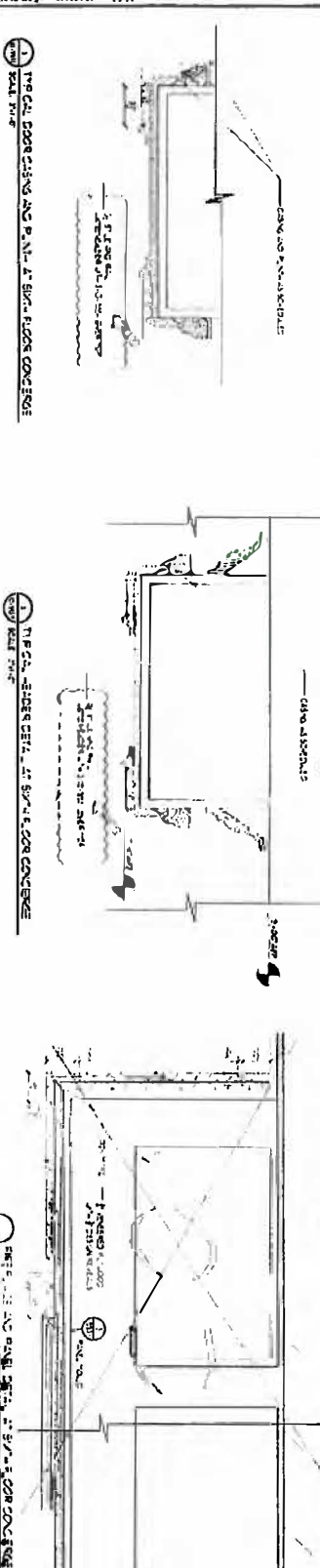
VERTICAL SECTION AT SUPPORTS FOR CONCREE
SCALE: 1/8" = 1'-0"

VERTICAL SECTION OF CONCRETE JOINT



① CEMENTITE IN SINTER FLOOR CONCRETE
RAJ 4-21-64

10-10-68
KITCHENETTE AT SUTHERLAND CONCRETE

[illegible]

100 CIL BORE CHINA P.N. - A 51M. FLOOR CONCRETE
S&L, Y.M.C.

1 THE CHINESE - 11 SIX-DOOR CONCRETE
2000 ROAD 11-12

[illegible]

Balfour Beatty Construction

October 13, 2017

Ms. Kim Brown
Library Associates, LLC
17 Lockwood Drive
Charleston, SC 29401

Project: Hotel at Marion Square

Re: Request for Change Order # 179
Boardroom Vestibule 209 Alcove Revision

Dear Ms. Brown:

We are submitting, herewith, our Request for Change Order # 179 in the amount of Three thousand two hundred sixty-seven (\$3,267.04) to provide additional work in accordance with the following qualifications:

Per sketches received from DCI, contractor to install cased opening and bulkhead at the second floor alcove east of the boardroom (vestibule 209). This will require a new cased opening, header, and trim. Please see the below for a pricing summary of this change order.

- Build new drywall cased opening
 - Metal Framing - \$400
 - Drywall Hanging - \$330
 - Drywall Finishing - \$500
 - Set-Up Costs - \$190
 - Layout
 - Clean Up
 - Foreman
 - Tool Rental
- Provide added prefinished clear cypress casing, backband, and plinths to new alcove.
 - Trim material and manufacturing - \$1300
 - Installation of added trim - \$330
 - AWI Fee - \$8
 - Bonding - \$41

This Change Order Request addresses those requests for costs and/or time associated with the Construction Change Directive and Change Order Request(s) referenced above which are undisputed; however, this Change Order does not resolve related requests for costs and/or time which remain in dispute, and those requests are expressly reserved. This proposal covers only the changes to the specific work as set fourth in the attached proposal breakout. Changes in the work and associated price adjustments other than those noted in our proposal are not included. Pricing included in this proposal is valid for thirty (30) days.

Balfour Beatty Construction

Please contact me with any questions regarding this request for Change Order.

Sincerely,

Alec Dooley
Assistant Project Manager

cc:
Melissa Pense
Marty Wall
Jim Clements
Jennifer Faulkinberry
Woody Faust
Nick Starcevic
Tim Spano
David Stanton

RCO # 179 - File

Balfour Beatty Construction

Hotel at Marion Square

Request for Change Order # 179– Boardroom Vestibule 209 Alcove Revision

The additional work for the **Boardroom Vestibule 209 Alcove Revision** by Balfour Beatty Construction is hereby approved:

#	Budget Code	Description	Total
1	400.50925200.40	Build Cased Opening at East End of Vestibule 209	\$1,418.00
2	400.50640000.40	Build Cased Opening at East End of Vestibule 209	\$1,698.00

Total Items	\$3,116.00
Total Markups	\$151.04
RCO Total	\$3,267.04

The total Cost to perform the work as described above is an ADD of Three thousand two hundred sixty-seven (\$3,267.04).

Please indicate your acceptance and approval of this additional work in the space provided below.

Authorization Granted by: Kim Brown
Kim Brown, Library Associates, LLC

Date: 11/3/2017

RCO# 179

Balfour Beatty Construction

October 17, 2017

Ms. Kim Brown
Library Associates, LLC
17 Lockwood Drive
Charleston, SC 29401

Project: Hotel at Marion Square

Re: Request for Change Order # 180
Patisserie Casework Revisions

Dear Ms. Brown:

We are submitting, herewith, our Request for Change Order # 180 in the amount of Eight thousand eighty-three (\$8,083.72) to provide additional work in accordance with the following qualifications:

This change proposal is based on the revisions to the Patisserie casework as outlined in the below summary. Scope revisions are highlighted on the drawings issued with the change order back-up.

- Revise Back Wall Display
 - Add plastic laminate base cabinet and apron (Yellow)
 - Add framed partition with fluted casing (Blue)
 - Add decorative plaster capitals with leaf detail (Pink)
 - Add S4S base, shoe, cap, and plinths to bottom of partitions (Orange)
- Add Side Wall Display (Green)
 - Add paint grade base cabinets with recess panel doors.
 - Add paint grade bookcase shelves
 - Add crown, back band, panel mold shelf trim, casing and plinths at new unit.
 - Add decorative pilaster capital with leaf detail.

This Change Order Request addresses those requests for costs and/or time associated with the Construction Change Directive and Change Order Request(s) referenced above which are undisputed; however, this Change Order does not resolve related requests for costs and/or time which remain in dispute, and those requests are expressly reserved. This proposal covers only the changes to the specific work as set forth in the attached proposal breakout. Changes in the work and associated price adjustments other than those noted in our proposal are not included. Pricing included in this proposal is valid for thirty (30) days.

Balfour Beatty
Construction

Please contact me with any questions regarding this request for Change Order.

Sincerely,



Alec Dooley
Assistant Project Manager

cc:

Melissa Pense
Marty Wall
Jennifer Faulkinberry
Jim Clements
Woody Faust
Nick Starcevic
Tim Spano
David Stanton

RCO # 180 - File

Balfour Beatty Construction

Hotel at Marion Square

Request for Change Order # 180- Patisserie Casework Revisions

The additional work for the **Patisserie Casework Revisions** by Balfour Beatty Construction is hereby approved:

12 17	Budget Code	Description	Total
1	400.50640000.40	Patisserie Casework Revisions	\$7,710.00

Total Items \$7,710.00

Total Markups \$373.72

RCO Total \$8,083.72

The total Cost to perform the work as described above is an ADD of Eight thousand eighty-three (\$8,083.72).

Please indicate your acceptance and approval of this additional work in the space provided below.

Authorization Granted by: Kim Brown Date: 1/12/2018
Kim Brown, Library Associates, LLC

RCO# 180



LOW COUNTRY CASE & MILLWORK
3270 Benchmark Drive
Ladson, SC 29456
(843) 797-0881



AWI ARCHITECTURAL
WOODWORK
INSTITUTE

Page No. 1 of 2

CHANGE ORDER

PROPOSAL SUBMITTED TO Balfour Beatty		TODAY'S DATE 7/18/2017	DATE OF PLANS/PAGE #'S Returned Submittals (5/29)
PHONE NUMBER	FAX NUMBER	SPECIFICATIONS AND ADDENDUMS (include dates) None Provided - See Note 1	
JOB NAME Hotel at Marion Square Common CO - Patisserie Submittals		JOB LOCATION Charleston, SC	

We propose to furnish material, labor, tools, and equipment to complete the following work in accordance with the plans and specifications:

NOTES

1. If project specifications are not provided, LCCM reserves the right to alter the amount of this proposal.
2. LCCM standard work hours are 8:00 a.m. - 5:00 p.m., Monday - Thursday. Up-charges will apply to any work that is required for any reason to be performed before or after the hours listed.
3. LCCM standard lead time is 4-6 weeks from receipt of approved submittals and field verified site conditions (field verified site conditions include metal stud walls/soffits framed, plumbing and electrical rough-ins complete). An up-charge of 10% will be added to any jobs that require a lead time of 4 weeks or less.
4. All millwork is priced per AWI specifications for custom grade.

JOB SPECIFIC NOTES

-Casework change order based on changes from contract documents to final approved submittals from architect

EXCLUSIONS

- Anything not listed on this proposal
- Blocking

PATISSERIE

Back Wall Display

- Add plastic laminate base cabinet and apron
- Add framed partition with 34/993.1 fluted casing
- Add decorative plaster capitals with leaf detail
- Add S4S Base, 1/993.1 Shoe, 2/993.1 cap, and plinths to bottom of partitions

Side Wall Display

- Add paint grade base cabinets with recess panel doors
- Add paint grade bookcase cabinets
- Add associated trim (14.993.1 Crown, 32.993.1 Crown, S4S, 13.993.1 Back Band, Bullnose, 2/993.1 Panel Mold, 35.993.1 Shelf Trim, 34.993.1 Fluted Casing, Plinth, & 1/993.1 Shoe)
- Add decorative pilaster capitals with leaf detail

RAW MATERIAL & MANUFACTURING = \$4,556.00

INSTALL LABOR = \$1,953.00

15% MARK-UP = \$976.00

SUBTOTAL = \$7,485.00

AWI FEE (0.5%) = \$37.00

BONDING (2.5%) = \$188.00

TOTAL ADDITIONAL COST = \$7,710.00

We propose hereby to furnish material and labor – complete in accordance with above specifications for the sum of:
SEVEN THOUSAND SEVEN HUNDRED TEN AND NO/100*** dollars (\$ 7,710.00)**

Payment as follows: Progress payments for stored materials to be billed monthly.
Balance due upon completion of LCCM's scope.

All material is guaranteed to be as specified. All work to be completed in a substantial workmanlike manner according to specifications submitted, per standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance. If either party commences legal action to enforce its rights pursuant to this agreement, the prevailing party in said legal action shall be entitled to recover its reasonable attorney's fees and costs of litigation relating to said legal action, as determined by a court of competent jurisdiction.

**Authorized
Signature**

Christian Datz

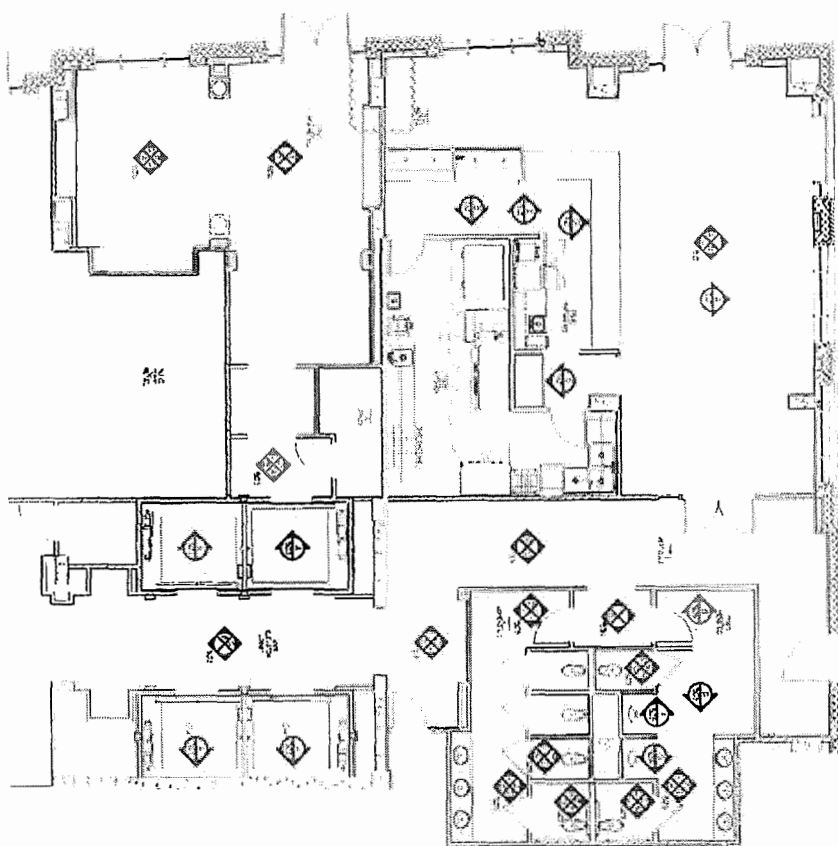
Note: this proposal may be withdrawn by us
if not accepted within 30 days.

ACCEPTANCE OF PROPOSAL The above prices, specifications and
conditions are satisfactory and are hereby accepted. You are authorized
to do the work as specified. Payment will be made as outlined above.

Signature _____

Signature _____

Date of Acceptance _____

[illegible]

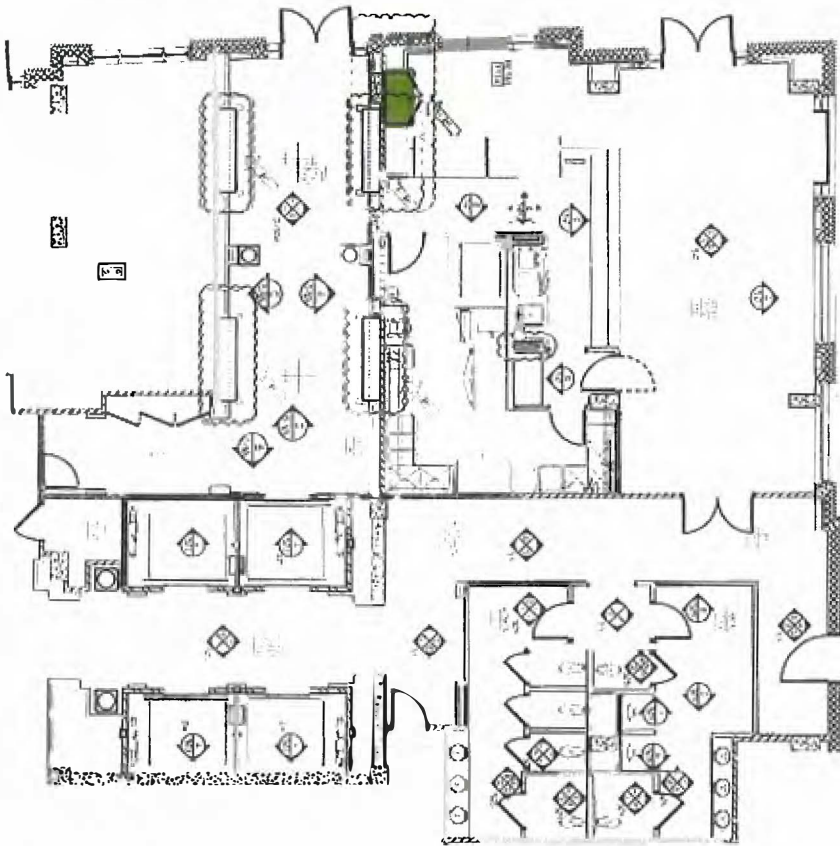
404 KING STREET
CHARLESTON, SOUTH CAROLINA
29403



**DESIGN
CONTINUUM
INCORPORATED**
400 PARKWAY 200, SUITE 200, ATLANTA, GEORGIA 30329
404.525.1100 FAX 404.525.1101

R - 3342

**Plaintiff Balfour Beatty's
Trial Exhibit # 226
(Part 6 of 16)**



DESIGNED BY
ARCHITECT

NO. 1	NO. 2	NO. 3	NO. 4	NO. 5	NO. 6	NO. 7	NO. 8	NO. 9	NO. 10	NO. 11	NO. 12	NO. 13	NO. 14	NO. 15	NO. 16	NO. 17	NO. 18	NO. 19	NO. 20	NO. 21	NO. 22	NO. 23	NO. 24	NO. 25	NO. 26	NO. 27	NO. 28	NO. 29	NO. 30	NO. 31	NO. 32	NO. 33	NO. 34	NO. 35	NO. 36	NO. 37	NO. 38	NO. 39	NO. 40	NO. 41	NO. 42	NO. 43	NO. 44	NO. 45	NO. 46	NO. 47	NO. 48	NO. 49	NO. 50	NO. 51	NO. 52	NO. 53	NO. 54	NO. 55	NO. 56	NO. 57	NO. 58	NO. 59	NO. 60	NO. 61	NO. 62	NO. 63	NO. 64	NO. 65	NO. 66	NO. 67	NO. 68	NO. 69	NO. 70	NO. 71	NO. 72	NO. 73	NO. 74	NO. 75	NO. 76	NO. 77	NO. 78	NO. 79	NO. 80	NO. 81	NO. 82	NO. 83	NO. 84	NO. 85	NO. 86	NO. 87	NO. 88	NO. 89	NO. 90	NO. 91	NO. 92	NO. 93	NO. 94	NO. 95	NO. 96	NO. 97	NO. 98	NO. 99	NO. 100
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THE HOTEL AT MARION SQUARE

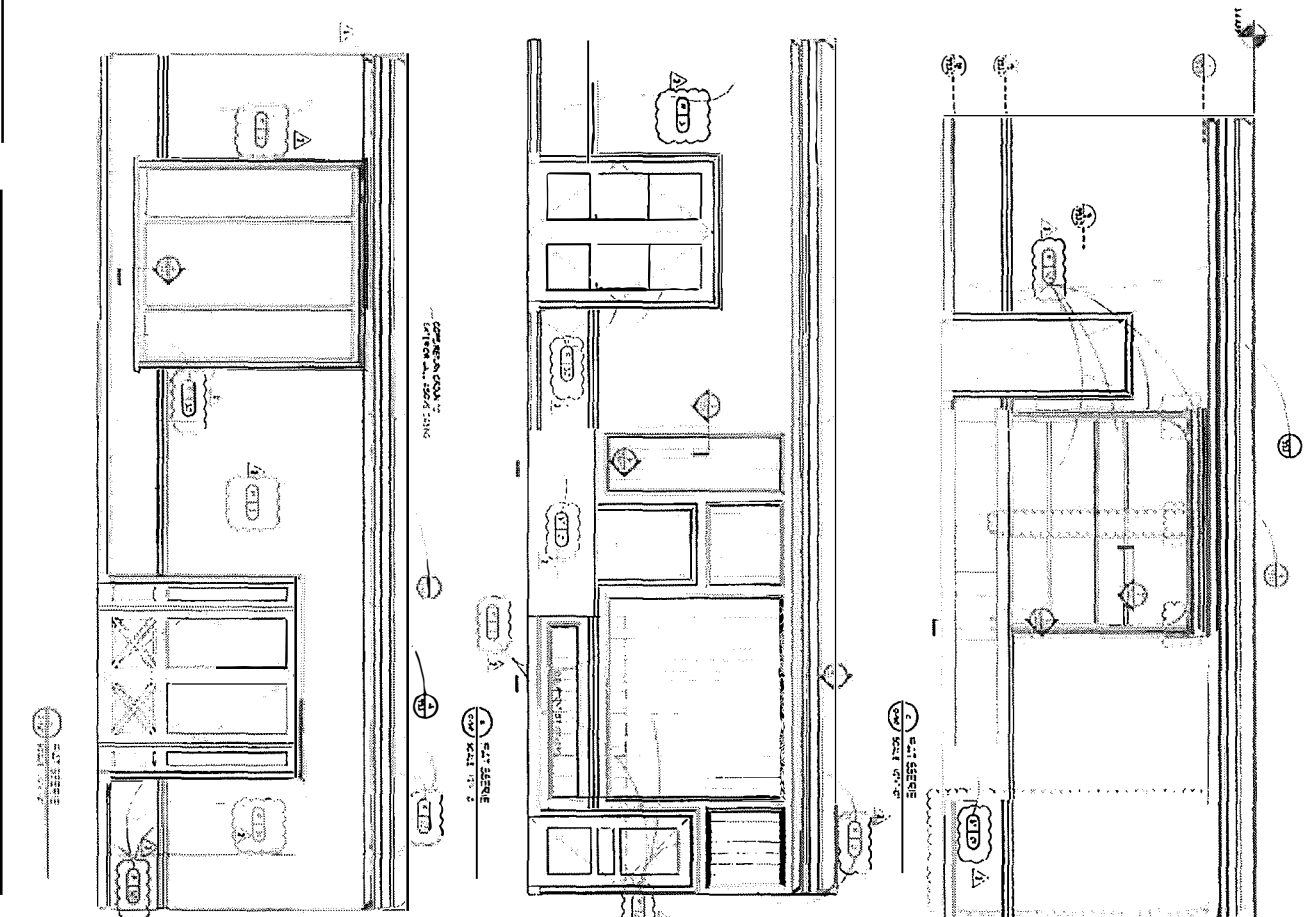
101 KING STREET
CHARLESTON, SOUTH CAROLINA
29403



DESIGN
CONTINUUM
INCORPORATED
1100 ONE FIFTH AVENUE, SUITE 1500
CHARLESTON, SOUTH CAROLINA 29403
PH: (803) 799-1100 FAX: (803) 799-1101

R - 3344

01/12/01 15:58



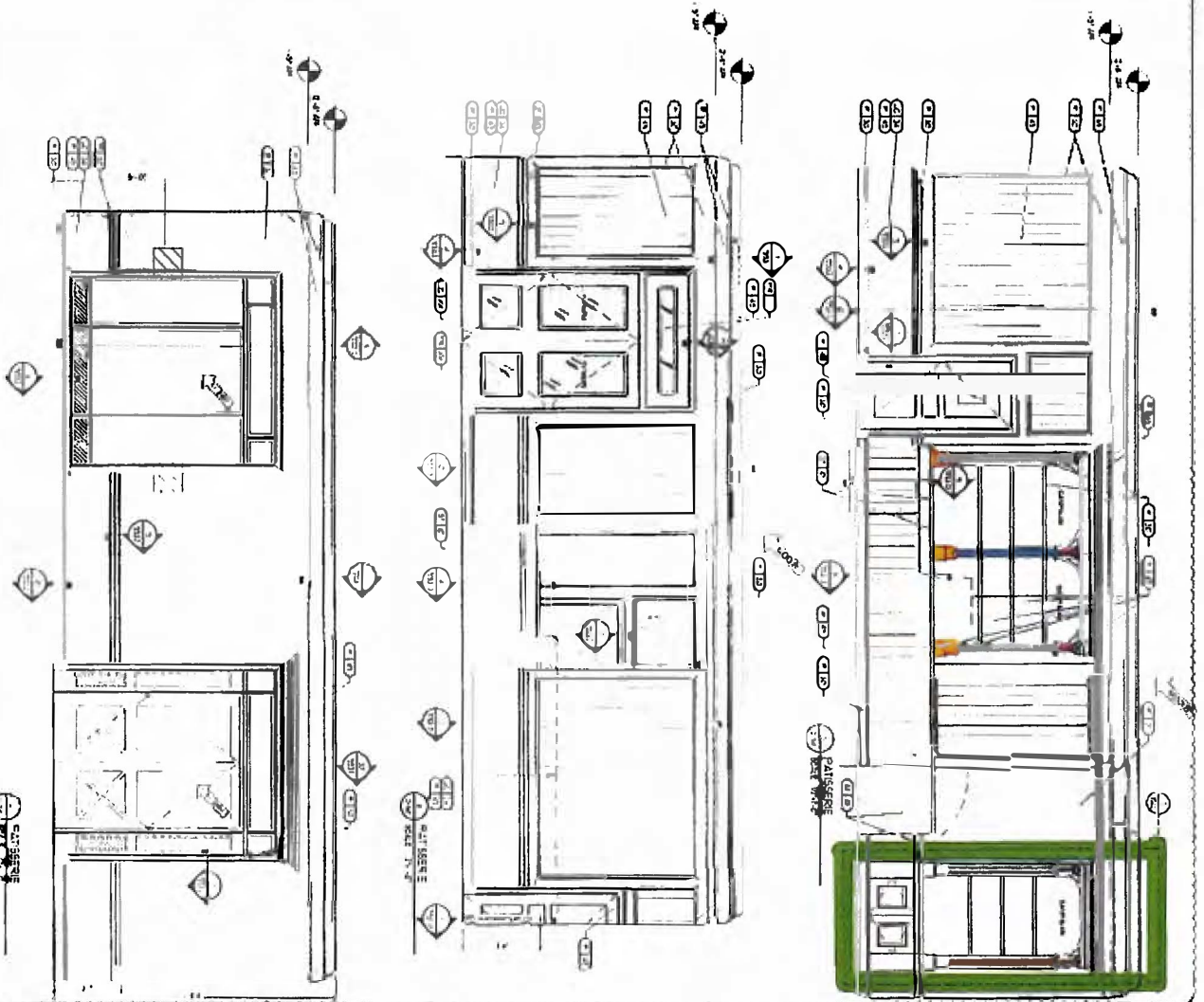
CONTRACT	
DOCS	
ID-910	

THE HOTEL AT MARION SQUARE
101 KING STREET
CHARLESTON, SOUTH CAROLINA
29103



DESIGN
CONTINUUM
INCORPORATED
4400 BELL ME ATLANTA, GA 30320
TELEPHONE (404) 524-0000

DR3042.dwg 01-12-09 16:50



THE HOTEL AT MARION SQUARE

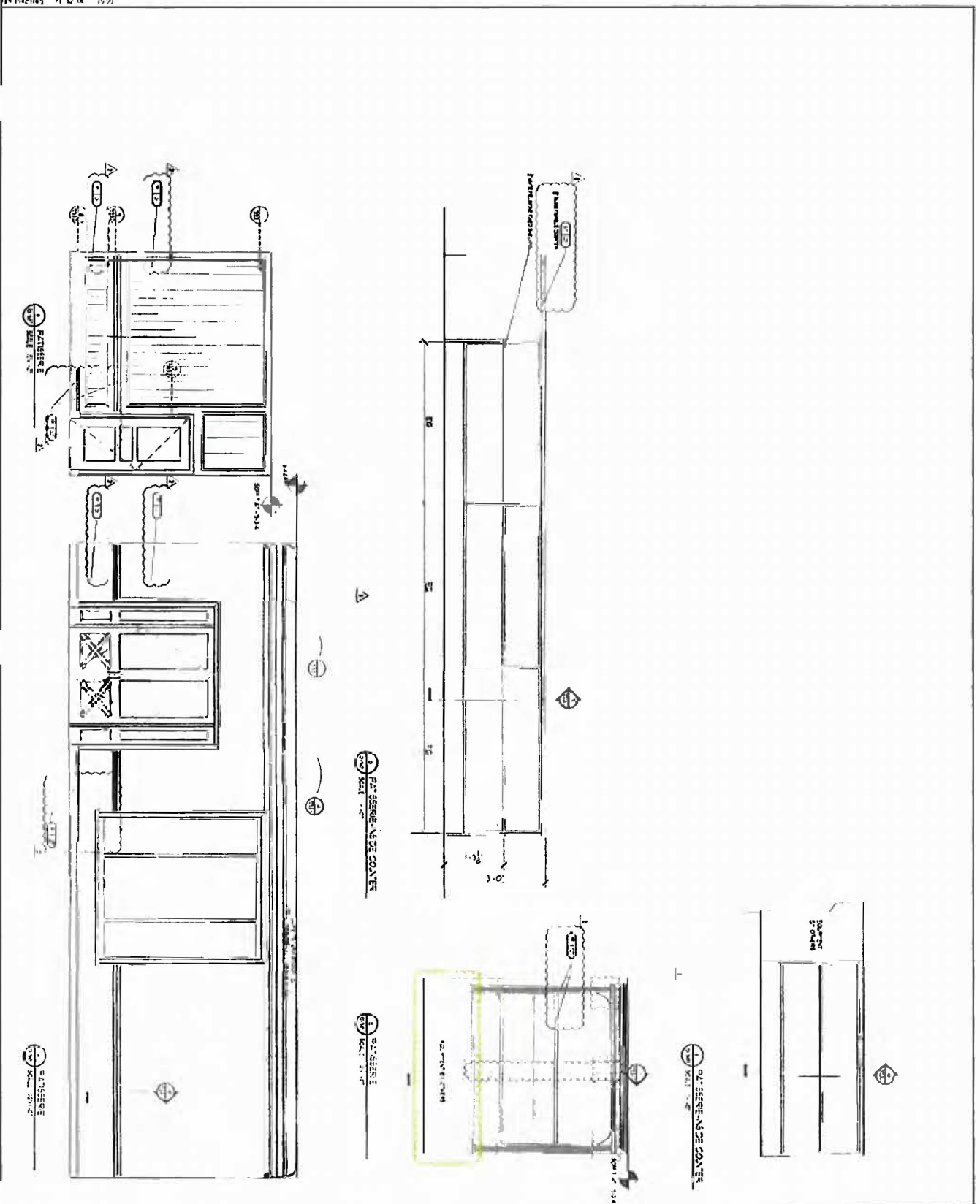
401 KING STREET
CHARLESTON, SOUTH CAROLINA
29103



DESIGN
CONTINUUM
INCORPORATED
SOLUTIONS BY DESIGN
TELEPHONE: 803.799.1100

R - 3346

D-910



THE HOTEL AT MARION SQUARE		 DESIGN CONTINUUM INCORPORATED 101 KING STREET, CHARLESTON, SC 29403 803.799.1111
101 KING STREET CHARLESTON, SOUTH CAROLINA 29403		
CONTRACT DOCS		ID-9101
101 KING STREET CHARLESTON, SC 29403		



101 KING STREET
CHARLESTON, SOUTH CAROLINA
29403



DESIGN
CONTINUUM
INCORPORATED

Construction

October 27, 2017

Ms. Kim Brown
Library Associates, LLC
17 Lockwood Drive
Charleston, SC 29401

Project: Hotel at Marion Square

Re: Request for Change Order # 181
Lower Soffits in Concierge Alcove

Dear Ms. Brown:

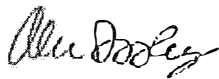
We are submitting, herewith, our Request for Change Order # 181 in the amount of Two thousand three hundred seventy-eight (\$2,378.98) to provide additional work in accordance with the following qualifications:

As indicated on DCI's redlines of Low Country Millworks shop drawings, contractor is to lower soffits along column line 16 to match soffits along column line 23 as highlighted on the attached plan. Cost includes labor and material to build down the soffits approximately 17" and lower the can lights sitting in the existing soffit.

This Change Order Request addresses those requests for costs and/or time associated with the Construction Change Directive and Change Order Request(s) referenced above which are undisputed; however, this Change Order does not resolve related requests for costs and/or time which remain in dispute, and those requests are expressly reserved. This proposal covers only the changes to the specific work as set fourth in the attached proposal breakout. Changes in the work and associated price adjustments other than those noted in our proposal are not included. Pricing included in this proposal is valid for thirty (30) days.

Please contact me with any questions regarding this request for Change Order.

Sincerely,



Alec Dooley
Assistant Project Manager

cc:
Marty Wall
Melissa Pense
Jennifer Faulkinberry
Woody Faust
Jim Clements
Nick Starcevic
Tim Spano
David Stanton

RCO # 181 - File

Balfour Beatty Construction

Hotel at Marion Square

Request for Change Order # 181– Lower Soffits in Concierge Alcove

The additional work for the **Lower Soffits in Concierge Alcove** by Balfour Beatty Construction is hereby approved:

#	Budget Code	Description	Total
1	400.50925200.40	Lower Soffits in Concierge Alcove	\$1,919.00
2	400.51600000.40	Lower Soffits in Concierge Alcove	\$350.00

Total Items	\$2,269.00
Total Markups	\$109.98
RCO Total	\$2,378.98

The total Cost to perform the work as described above is an ADD of Two thousand three hundred seventy-eight (\$2,378.98).

Please indicate your acceptance and approval of this additional work in the space provided below.

Authorization Granted by: Kim Brown Date: 11/30/17
Kim Brown, Library Associates, LLC

RCO# 181

Alfour Beatty Construction

November 6, 2017

Ms. Kim Brown
Library Associates, LLC
17 Lockwood Drive
Charleston, SC 29401

Project: Hotel at Marion Square

Re: Request for Change Order # 183
Guestroom Window Valences

Dear Ms. Brown:

We are submitting, herewith, our Request for Change Order # 183 in the amount of Forty-seven thousand six hundred nineteen (\$47,619.53) to provide additional work in accordance with the following qualifications:

Cost includes a total of (228) primed, paint grade window valences added to the project thru MOD 1, MOD 8, and SI 041. The cost to this change order includes the following per detail 12/ID992:

- (2,255) LFT of Valence
- (228) Plywood Backers for Drapery Hardware
- (912) LFT of Large Crown
- (912) LFT of Crown Backer

We have reviewed this scope of work and the time required to install the additional trim in every guest room appears to impact the construction schedule. Upon approval of all guestroom millwork changes, we will evaluate the impact with Low County Millwork to determine the overall schedule impact and we reserve our rights for additional time and compensation for any schedule impacts from this change.

This Change Order Request addresses those requests for costs and/or time associated with the Construction Change Directive and Change Order Request(s) referenced above which are undisputed; however, this Change Order does not resolve related requests for costs and/or time which remain in dispute, and those requests are expressly reserved. This proposal covers only the changes to the specific work as set forth in the attached proposal breakout. Changes in the work and associated price adjustments other than those noted in our proposal are not included. Pricing included in this proposal is valid for thirty (30) days.

Please contact me with any questions regarding this request for Change Order.

Sincerely,

Alec Dooley
Assistant Project Manager

cc:
Melissa Pense
Marty Wall
Jim Clements

Balfour Beatty

Construction

Jennifer Faulkinberry
Nick Starcevic
Tim Spano
David Stanton

RCO # 183 - File

Balfour Beatty Construction

Hotel at Marion Square

Request for Change Order # 183-- Guestroom Window Valences

The additional work for the **Guestroom Window Valences** by Balfour Beatty Construction is hereby approved:

#	Budget Code	Description	Total
1	400.50640000.40	Guestroom Window Valences	\$45,418.00

Total Items \$45,418.00

Total Markups \$2,201.53

RCO Total \$47,619.53

The total Cost to perform the work as described above is an ADD of Forty-seven thousand six hundred nineteen (\$47,619.53).

Please indicate your acceptance and approval of this additional work in the space provided below.

Authorization Granted by: 
Kim Brown, Library Associates, LLC

Date: 1/12/2018

RCO# 183

four Beatty Construction

November 8, 2017

Jennifer Faulkinberry
Winford Lindsay Architect
344 West Pike Street
Lawrenceville, GA 30046

Project: Hotel at Marion Square

Re: Request for Change Order # 185
RFI 1121 - Add Soffit in Room 719

Dear Ms. Faulkinberry:

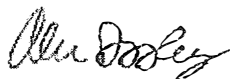
We are submitting, herewith, our Request for Change Order # 185 in the amount of One thousand six hundred twenty-four (\$1,624.08) to provide additional work in accordance with the following qualifications:

Per the response to RFI 1121, contractor to install a soffit to conceal ductwork in room 719. Cost also includes labor and material to pad out column wrap east of door way in order for soffit to line up with bump out at west end of the room.

This Change Order Request addresses those requests for costs and/or time associated with the Construction Change Directive and Change Order Request(s) referenced above which are undisputed; however, this Change Order does not resolve related requests for costs and/or time which remain in dispute, and those requests are expressly reserved. This proposal covers only the changes to the specific work as set fourth in the attached proposal breakout. Changes in the work and associated price adjustments other than those noted in our proposal are not included. Pricing included in this proposal is valid for thirty (30) days.

Please contact me with any questions regarding this request for Change Order.

Sincerely,



Alec Dooley
Assistant Project Manager

cc:
Melissa Pense
Marty Wall
Woody Faust
Jennifer Faulkinberry
Jim Clements
Nick Starcevic
Tim Spano
David Stanton

RCO # 185 - File

Balfour Beatty Construction

Hotel at Marion Square

Request for Change Order # 185- RFI 1121 - Add Soffit in Room 719

The additional work for the RFI 1121 - Add Soffit in Room 719 by Balfour Beatty Construction is hereby approved:

#	Budget Code	Description	Total
1	400.50925200.40	RFI 1121 - Add Soffit in Room 719	\$1,549.00

Total Items \$1,549.00

Total Markups \$75.08

RCO Total \$1,624.08

The total Cost to perform the work as described above is an ADD of One thousand six hundred twenty-four (\$1,624.08).

Please indicate your acceptance and approval of this additional work in the space provided below.

Authorization Granted by:  Date: 1/25/2017
Jennifer Faulkinberry, Winford Lindsay Architect

RCO# 185



REQUEST FOR CHANGE ORDER

Ref.# CO-18673

GC #

Date Oct 18, 2017

Job # 14-1278

To: **Balfour Beatty Construction**
 406 S McDowell Street, Suite 200
 Raleigh, NC 27601
 Phone: (919)233-5001

Project: **Hotel @ Marion Square**
 404 King Street
 Charleston, SC 29403

Description: RFI 1121 - Added Soffits and Column Fur Outs in 719

Labor	Total Hrs	Rate	Total
Layout	1.00	42.00	\$42.00
Metal Framing	10.00	42.00	\$420.00
Drywall Hanging	4.00	42.00	\$168.00
Drywall Finishing	10.00	42.00	\$420.00
Clean-up/Material Handling	4.00	30.00	\$120.00
Working Foreman	2.00	55.00	\$110.00
Total Labor			\$1,280.00

Material	Size	Quantity	UOM	Unit Price	Total
METAL FRAMING	-	1.00	EA	106.40 EA	\$106.40
DRYWALL & ACCESSORIES	-	1.00	EA	57.40 EA	\$57.40
FINISHING & ACCESSORIES	-	1.00	EA	22.40 EA	\$22.40
FASTENERS	-	1.00	EA	8.40 EA	\$8.40
Total Material					\$194.60

Equipment	Total Equipment
	\$0.00

Subtotal for Detail \$1,474.60

Miscellaneous	Total
Freight and Delivery Expense	\$0.00
Tool & Equipment Expense 10%	\$19.46
Total Miscellaneous Charges	\$19.46

Adjustments	Total
ROUNDING	\$0.67
Total Adjustments	\$0.67

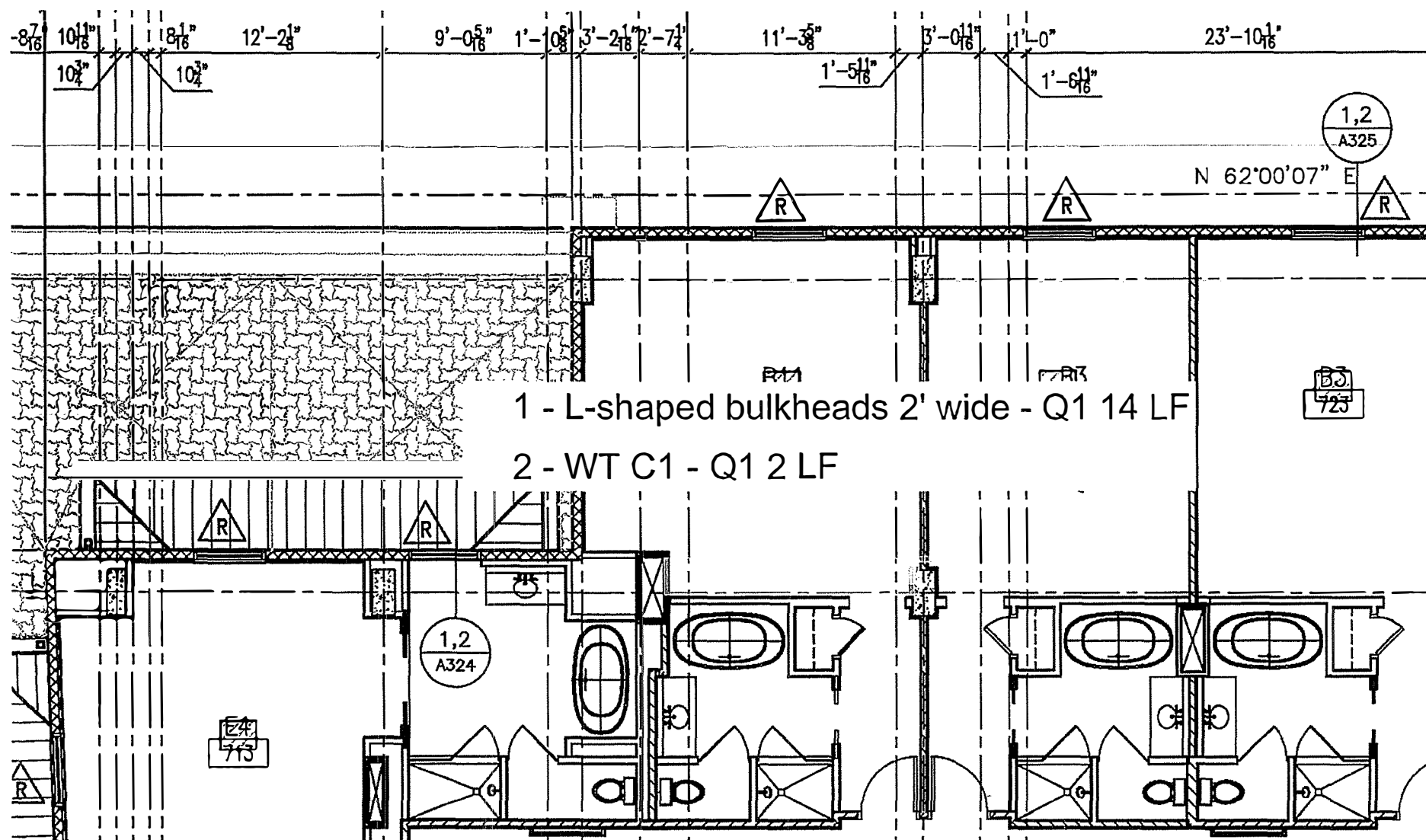
Notes: Furnish and install added soffits and column fur outs reference in RFI 1121 to cover up MEP per BIM.

All material handling to get metal studs and drywall from ground floor through freight elevator to the 7th Floor.

- Prices firm for 7 days and based on current job conditions
- Contract time extension of: 4 ndays
- Material delivery time of: 2 days
- We will not proceed with this work without a written Change Order

Michael Thomas Zinna
Project Manager

Adjustments Total:	\$0.67	
Sub Total:	\$1,494.73	
Sales Tax on Materials:	\$19.27	9.00%
OH&P (Material & Equipment):	\$35.00	15.00%
Sub Total:	\$1,549.00	
Total:	\$1,549.00	



* 7TH FLOOR PLAN.pdf (170% of Scale): Takeoff in Active Area: 7th Floor Ceilings: RFI 1121 - Add Solfit and Column Fur Out: OST Michael20171; 10/19/2017 08:20 AM

R - 3358

Balfour Beatty Construction

November 9, 2017

Ms. Kim Brown
Library Associates, LLC
17 Lockwood Drive
Charleston, SC 29401

Project: Hotel at Marion Square
Re: Request for Change Order # 186
Won Door Submittal Revisions

Dear Ms. Brown:

We are submitting, herewith, our Request for Change Order # 186 in the amount of Negative Seven thousand nine hundred (\$7,900.00) to provide additional work in accordance with the following qualifications:

Credit RCO for the revise Won Door sizes. The elevator lobbies were revised to be smaller per the request of the interior designer. The curved track Won-Door was revised due to the pocket framing coming in conflict with HVAC. Final door sizes were confirmed in submittal number 08 310-02.1 Accordion Folding Fire Door Shop Drawings.

This Change Order Request addresses those requests for costs and/or time associated with the Construction Change Directive and Change Order Request(s) referenced above which are undisputed; however, this Change Order does not resolve related requests for costs and/or time which remain in dispute, and those requests are expressly reserved. This proposal covers only the changes to the specific work as set fourth in the attached proposal breakout. Changes in the work and associated price adjustments other than those noted in our proposal are not included. Pricing included in this proposal is valid for thirty (30) days.

Please contact me with any questions regarding this request for Change Order.

Sincerely,



Alec Dooley
Assistant Project Manager

cc:
Melissa Pense
Marty Wall
Jim Clements
Jennifer Faulkinberry
Woody Faust
Nick Starcevic
Tim Spano
David Stanton

RCO # 186 - File

Balfour Beatty Construction

Hotel at Marion Square

Request for Change Order # 186- Won Door Submittal Revisions

The additional work for the **Won Door Submittal Revisions** by Balfour Beatty Construction is hereby approved:

#	Budget Code	Description	Total
1	400.50833500.40	Won Door Submittal Revisions	(\$7,900.00)

Total Items (\$7,900.00)

Total Markups

RCO Total (\$7,900.00)

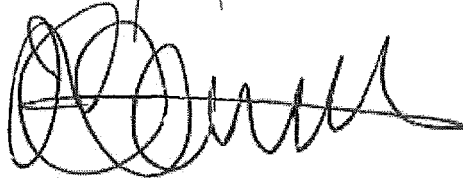
The total Cost to perform the work as described above is an ADD of Negative Seven thousand nine hundred ((\$7,900.00)).

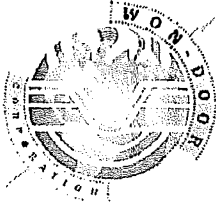
Please indicate your acceptance and approval of this additional work in the space provided below.

Authorization Granted by: 
Kim Brown, Library Associates, LLC

Date: 4/30/2017

RCO# 186





WON-DOOR CORPORATION
1865 SOUTH 3480 WEST
SALT LAKE CITY, UT 84104
changeorders@wondoor.com

COST PROPOSAL FOR REQUESTED CHANGES

TO: ALEX DOOLEY
BALFOUR BEATTY CONSTRUCTION
EMAIL: adooley@balfourbeattyus.com
DATE: 6/23/2017
RE: (SO #92851) Hotel Marion (CO #1)

The following is a result of requested changes to our Scope of Work and is a cost proposal only. There will be no changes to the contract unless this proposal is signed by a representative of your company, or a Change Order is sent.

The specific changes to the contract are as follows:

- The Credit to be issued for changing Leadpost and Decreasing the size on all doors as follows:
P-1 Going from 8'-5.313" X 10'-0" To 5'-3" X 9'-0"
P-2 Going from 8'-5.313" X 10'-0" To 6'-7.5" X 9'-0"
P-3 Going from 8'-5.313" X 10'-0" To 5'-4" X 7'-0"
P-4 Going from 8'-5.313" X 10'-0" To 5'-4" X 7'-0"
P-5 Going from 8'-5.313" X 10'-0" To 5'-4" X 7'-0"
P-6 Going from 8'-5.313" X 10'-0" To 5'-4" X 7'-0"
P-7 Going from 8'-5.313" X 10'-0" To 5'-4" X 7'-0"
P-8 Going from 14'-2.375" X 10'-0" To 9'-6.375" X 9'-0"
P-9 Going from 8'-4.063" X 10'-0" To 5'-4" X 7'-0"
All doors excluding P-8, will change from a Classic to Slim. Door P-8 will remain Classic Lead Post.

The cost / credit associated with the requested changes is listed below:

PLEASE NOTE: WE MUST RECEIVE A SIGNED COPY OF THIS FORM OR A FULLY EXECUTED CONTRACTOR'S CHANGE ORDER PRIOR TO THE RELEASE TO PRODUCTION. ANY REMAINING ITEMS WILL NOT BE PRODUCED WITHOUT A RESOLUTION OF THIS CHANGE ORDER, WHETHER IT WILL BE ACCEPTED OR DECLINED.

Original Project Total.....	\$ 119,000.00
Previously approved Changes to the Project.....	\$ -
The Credit for Size and Leadpost change	\$ (7,900.00)
New Contract Amount.....	\$ 111,100.00

The undersigned hereby Agrees to the Above Listed Changes

Accepted by: _____ Date: _____

Title: _____

If a signed copy of this request, or a Change Order, is not received, Won-Door will assume that this change has been rejected by your company and will proceed with this project as it was originally outlined.

CC: Laura Darre, Won-Door District Manager
Dave Isakson, Won-Door Project Manager

Balfour Beatty Construction

November 13, 2017

Ms. Kim Brown
Library Associates, LLC
17 Lockwood Drive
Charleston, SC 29401

Project: Hotel at Marion Square
Re: Request for Change Order # 188
Added Crown at Rotunda for Wallcovering

Dear Ms. Brown:

We are submitting, herewith, our Request for Change Order # 188 in the amount of One thousand four hundred sixty-four (\$1,464.71) to provide additional work in accordance with the following qualifications:

Added Crown at Rotunda for Custom Murals. This crown was requested to avoid ordering all new material for the custom murals in the L1 rotunda.

This Change Order Request addresses those requests for costs and/or time associated with the Construction Change Directive and Change Order Request(s) referenced above which are undisputed; however, this Change Order does not resolve related requests for costs and/or time which remain in dispute, and those requests are expressly reserved. This proposal covers only the changes to the specific work as set fourth in the attached proposal breakout. Changes in the work and associated price adjustments other than those noted in our proposal are not included. Pricing included in this proposal is valid for thirty (30) days.

Please contact me with any questions regarding this request for Change Order.

Sincerely,



Nick Starcevic
Project Manager

cc:
Jennifer Faulkinberry
Woody Faust
Jim Clements
Marty Wall
David Stanton
Tim Spano
Alec Dooley

RCO # 188 - File

Balfour Beatty Construction

Hotel at Marion Square

Request for Change Order # 188- Added Crown at Rotunda for Wallcovering

The additional work for the **Added Crown at Rotunda for Wallcovering** by Balfour Beatty Construction is hereby approved:

#	Budget Code	Description	Total
1	400.50640000.40	Added Crown at Rotunda for Wallcovering	\$1,397.00

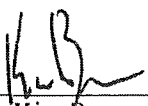
Total Items \$1,397.00

Total Markups \$67.71

RCO Total \$1,464.71

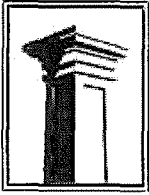
The total Cost to perform the work as described above is an ADD of One thousand four hundred sixty-four (\$1,464.71).

Please indicate your acceptance and approval of this additional work in the space provided below.

Authorization Granted by: 
Kim Brown, Library Associates, LLC

Date: 

RCO# 188



LOW COUNTRY CASE & MILLWORK
3270 Benchmark Drive
Ladson, SC 29456
(843) 797-0881



Page No. 1 of 2

CHANGE ORDER

PROPOSAL SUBMITTED TO Balfour Beatty		TODAY'S DATE 10/20/17	DATE OF PLANS/PAGE #'S N/A
PHONE NUMBER	FAX NUMBER	SPECIFICATIONS AND ADDENDUMS (include dates) None Provided - See Note 1	
JOB NAME Hotel at Marion Square CO - Rotunda Added Trim		JOB LOCATION Charleston, SC	

We propose to furnish material, labor, tools, and equipment to complete the following work in accordance with the plans and specifications:

NOTES

1. If project specifications are not provided, LCCM reserves the right to alter the amount of this proposal.
2. LCCM standard work hours are 8:00 a.m. - 5:00 p.m., Monday - Thursday. Up-charges will apply to any work that is required for any reason to be performed before or after the hours listed.
3. LCCM standard lead time is 4-6 weeks from receipt of approved submittals and field verified site conditions (field verified site conditions include metal stud walls/soffits framed, plumbing and electrical rough-ins complete). An up-charge of 10% will be added to any jobs that require a lead time of 4 weeks or less.
4. All millwork is priced per AWI specifications for custom grade.

EXCLUSIONS

- Anything not listed on this proposal
- In Wall Blocking

ROTUNDA - ADDITIONAL CROWN PIECE

A total of (72) LFT of radius, paint grade base cap (2/993.1) will be provided and installed underneath of the existing crown moulding at the 1st Floor Rotunda.

RAW MATERIAL & MANUFACTURING = \$592.00

INSTALL LABOR = \$587.00

15% MARK-UP = \$177.00

SUBTOTAL = \$1,356.00

AWI FEE (0.5%) = \$7.00

BONDING (2.5%) = \$34.00

TOTAL ADDITIONAL COST = \$1,397.00

We propose hereby to furnish material and labor – complete in accordance with above specifications for the sum of:
ONE THOUSAND THREE HUNDRED NINETY SEVEN AND NO/100*** dollars (\$ 1,397.00)**

Payment as follows: Progress payments for stored materials to be billed monthly.
Balance due upon completion of LCCM's scope.

All material is guaranteed to be as specified. All work to be completed in a substantial workmanlike manner according to specifications submitted, per standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance. If either party commences legal action to enforce its rights pursuant to this agreement, the prevailing party in said legal action shall be entitled to recover its reasonable attorney's fees and costs of litigation relating to said legal action, as determined by a court of competent jurisdiction.

**Authorized
Signature**

David Stasiukaitis

Note: this proposal may be withdrawn by us
if not accepted within 30 days.

ACCEPTANCE OF PROPOSAL The above prices, specifications and
conditions are satisfactory and are hereby accepted. You are authorized
to do the work as specified. Payment will be made as outlined above.

Signature _____

Signature _____

Date of Acceptance _____

Balfour Beatty Construction

December 7, 2017

Ms. Kim Brown
Library Associates, LLC
17 Lockwood Drive
Charleston, SC 29401

Project: Hotel at Marion Square
Re: Request for Change Order # 189R1
Add FRP at Concierge Lounge Kitchen

Dear Ms. Brown:

We are submitting, herewith, our Request for Change Order # 189R1 in the amount of Two thousand six hundred fifty-three (\$2,653.68) to provide additional work in accordance with the following qualifications:

Furnish labor and material to install white pebbled FRP panels at the Concierge Lounge Kitchen (Food Prep 619S) as requested by the owner.

This Change Order Request addresses those requests for costs and/or time associated with the Construction Change Directive and Change Order Request(s) referenced above which are undisputed; however, this Change Order does not resolve related requests for costs and/or time which remain in dispute, and those requests are expressly reserved. This proposal covers only the changes to the specific work as set fourth in the attached proposal breakout. Changes in the work and associated price adjustments other than those noted in our proposal are not included. Pricing included in this proposal is valid for thirty (30) days.

Please contact me with any questions regarding this request for Change Order.

Sincerely,

Alec Dooley
Assistant Project Manager

cc:
Marty Wall
Melissa Pense
Jim Clements
Jennifer Faulkinberry
Woody Faust
Nick Starcevic
Tim Spano
David Stanton

RCO # 189R1 - File

Balfour Beatty
Construction**Hotel at Marion Square**

Request for Change Order # 189R1— Add FRP at Concierge Lounge Kitchen

The additional work for the **Add FRP at Concierge Lounge Kitchen** by Balfour Beatty Construction is hereby approved:

#	Budget Code	Description	Total
1	400.50925200.40	Add FRP at Concierge Lounge Kitchen	\$2,531.00

Total Items \$2,531.00

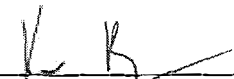
Total Markups \$122.68

RCO Total \$2,653.68

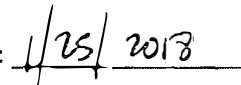
The total Cost to perform the work as described above is an ADD of Two thousand six hundred fifty-three (\$2,653.68).

Please indicate your acceptance and approval of this additional work in the space provided below.

Authorization Granted by:


Kim Brown, Library Associates, LLC

Date:


1/25/2018

RCO# 189R1



REQUEST FOR CHANGE ORDER

Ref.# CO-18684
GC #
Date Oct 31, 2017
Job # 14-1278

To: **Balfour Beatty Construction**
406 S McDowell Street, Suite 200
Raleigh, NC 27601
Phone: (919)233-5001

Project: **Hotel @ Marion Square**
404 King Street
Charleston, SC 29403

Description: Furnish and Install FRP in 6th floor food prep

Labor	Total Hrs	Rate	Total
Install FRP Panels	20.00	42.00	\$840.00
Clean-up/Material Handling	8.00	30.00	\$240.00
Working Foreman	2.00	55.00	\$110.00
Total Labor			\$1,190.00

Material	Size	Quantity	UOM	Unit Price	Total
DRYWALL & ACCESSORIES	-	1.00	EA	582.40 EA	\$582.40
CAULK & ADHESIVE	-	1.00	EA	390.00 EA	\$390.00
Total Material					\$972.40

Equipment	Total Equipment
	\$0.00

Subtotal for Detail \$2,162.40

Miscellaneous	Total
Freight and Delivery Expense	\$0.00
Tool & Equipment Expense 10%	\$97.24
Total Miscellaneous Charges	\$97.24

Adjustments	Total
ROUNDING	\$0.20
Total Adjustments	\$0.20

Notes: Furnish and install standard white pebbled FRP panels in food prep 619S.

All material handling to get frp into the freight elevator and up to the 6th floor.

- Prices firm for 7 days and based on current job conditions
- Contract time extension of: 5 days
- Material delivery time of: 10 days
- We will not proceed with this work without a written Change Order

Michael Thomas Zinna
Project Manager

Adjustments Total:	\$0.20
Sub Total:	\$2,259.84
Sales Tax on Materials:	\$96.27 9.00%
OH&P (Material & Equipment):	\$174.89 15.00%
Sub Total:	\$2,531.00
Total:	\$2,531.00

Balfour Beatty Construction

November 15, 2017

Ms. Kim Brown
Library Associates, LLC
17 Lockwood Drive
Charleston, SC 29401

Project: Hotel at Marion Square

Re: Request for Change Order # 190
RFI 1160 - Provide Floor Drain at Pool Storage Room

Dear Ms. Brown:

We are submitting, herewith, our Request for Change Order # 190 in the amount of Two thousand six hundred twenty-nine (\$2,629.06) to provide additional work in accordance with the following qualifications:

Furnish all labor, material, and supervision necessary to install an additional floor drain at the pool equipment room. Floor drain is assumed to receive a trap primer as Location and routing is based on the sketch issued to the team within WLA's response to RFI 1160. Please see the below accounting summary.

- Installation Labor - \$674.75
- Procurement - \$131.00
- Support Costs - \$166.00
- Floor Drain and PVF Material - \$358.00
 - Cost includes both PVC for waste and copper for trap primer.
- Insulation - \$100.00
- Core Drill - \$750.00
- Subcontractor Overhead and Profit - \$327.07

This Change Order Request addresses those requests for costs and/or time associated with the Construction Change Directive and Change Order Request(s) referenced above which are undisputed; however, this Change Order does not resolve related requests for costs and/or time which remain in dispute, and those requests are expressly reserved. This proposal covers only the changes to the specific work as set forth in the attached proposal breakout. Changes in the work and associated price adjustments other than those noted in our proposal are not included. Pricing included in this proposal is valid for thirty (30) days.

Balfour Beatty

Construction

Please contact me with any questions regarding this request for Change Order.

Sincerely,



Alec Dooley
Assistant Project Manager

cc:

Melissa Pense

Marty Wall

Jennifer Faulkinberry

Jim Clements

David Stanton

Nick Starcevic

Tim Spano

RCO # 190 - File

Balfour Beatty Construction

Hotel at Marion Square

Request for Change Order # 190- RFI 1160 - Provide Floor Drain at Pool Storage Room

The additional work for the **RFI 1160 - Provide Floor Drain at Pool Storage Room** by Balfour Beatty Construction is hereby approved:

#	Budget Code	Description	Total
1	400.51500000.40	RFI 1160 - Provide Floor Drain at Pool Deck	\$2,507.52

Total Items \$2,507.52

Total Markups \$121.54

RCO Total \$2,629.06

The total Cost to perform the work as described above is an ADD of Two thousand six hundred twenty-nine (\$2,629.06).

Please indicate your acceptance and approval of this additional work in the space provided below.

Authorization Granted by:


Kim Brown, Library Associates, LLC

Date:

11/25/2018

RCO# 190



11-15-17

Balfour Beatty Construction
306 Meeting St. /Suite 300
Charleston, SC 29401

Attn: Nicholas Starcevic/Tim Spano

REF: The Hotel at Marion Square
BBC Contract Number: 13026000
BMCC Project Number: 8350248

SUBJ: BMCC PCO No: 197
RFI 1160-Pool Storage RT16 Floor Drain

Gentlemen,

Bernhard MCC has received scope changes as defined by RFI 1160 and we confirmed that our contract scope of work is impacted. The total costs of these changes are \$2,507.52

This PCO pricing is inclusive of the following:

1. All plumbing material as outlined in the drawings included in RFI 1160.
2. This proposal also includes labor and material and insulation to install plumbing piping not shown on the RFI 1160 drawings as a trap primer is required due to the floor drain identified.
3. Core drilling for plumbing piping noted above.

The following clarifications and exclusions apply to this proposal:

1. This proposal does not include any overtime.
2. Scanning as RFI states this is not a PT slab.
3. Cutting and patching of any finishes required for installation of this work.

If you have any questions, please contact us as soon as possible. This proposal remains in effect for 30 days.

Sincerely,

Bernhard MCC, L.L.C.
Paul Amend
Accounting Manager
Attachment

Proposed Change Summary

Project: The Hotel at Marion Square
Location: Charleston, SC

Date: 11/15/17

BMCC Job # 8350248
BMCC PCO # 197

Description: RFI 1160 Pool Storage RT16 Floor Drain

Labor Breakdown:

Std Hrs	Prem Hrs		Std Rate	Prem Rate	
1.0	0.0	Project Manager / Purchasing	\$80.00	\$120.00	\$80.00
0.0	0.0	Superintendent / Fab Coordinator	\$75.00	\$112.50	\$0.00
0.0	0.0	Foreman (Working)	\$51.00	\$76.50	\$0.00
8.0	0.0	Journeyman / Expediter	\$44.00	\$66.00	\$352.00
0.0	0.0	Start-up Technician	\$88.00	\$132.00	\$0.00
0.0	0.0	BIM Coordinator	\$70.00	\$105.00	\$0.00
0.0	0.0	Detailer - Fabrication	\$53.00	\$79.50	\$0.00
11.6	0.0	Laborer	\$25.00	\$37.50	\$290.50
0.5	0.0	Quality Control	\$64.50	\$96.75	\$32.25
0.0	0.0	Safety Manager	\$64.50	\$96.75	\$0.00
1.0	0.0	Estimator	\$51.00	\$76.50	\$51.00
					Subtotal \$805.75

Travel/Lodging/Parking Per-Diem for out-of-town field employees calculated \$166.00

Subtotal \$0.00
\$166.00

Overhead & Profit: 15.0% \$145.76

Subtotal Labor \$1,117.51

Material Breakdown	Item Description	Cost	Tax	Net
Pipe, Valve, Fittings, etc	Floor drain, trap primer, piping	\$330.60	\$28.10	\$358.70
Equipment	HFCU's, Fixtures, Valves	\$0.00	\$0.00	\$0.00
Permits & Business License Expense	City of Charleston Fees Structure	\$0.00	\$0.00	\$0.00
Seismic	Chapman	\$0.00	\$0.00	\$0.00
				Subtotal \$358.70

State Sales Tax Rate: 8.50%

Overhead & Profit: 15.0% \$53.81

Subtotal Material & Equipment \$412.51

Subcontractor Breakdown	Scope Description	Cost		Total
Sheet metal	Knight & Wilson	\$0.00		\$0.00
Insulation (Piping & Sheetmetal)		\$100.00		\$100.00
Temperature Controls		\$0.00		\$0.00
Core Drilling	Drain, Plumbing	\$750.00		\$750.00
				Subtotal \$850.00

Overhead & Profit: 15.0% \$127.50

Subtotal Subcontractor Costs \$977.50

Total Cost \$2,507.52

Schedule Comments: One (1) day of schedule extension are necessary as a result of this scope change, however we reserve the right to re-examine that impact at a later date and request appropriate time cost compensation should the cumulative effect with other scope modifications warrant. No cost associated with the schedule extension is included in this proposal. It is assumed that incorporation of schedule modifications into the Master Schedule will be made and issued, at which point we will address any associated cost at that time.

Bernhard MCC, LLC
 8350248 - Marion Square
Labor Calculations

Clean Up

Total field labor for Change Order	15.72	
Crew		
Foreman	0	
Journeyman	1	
Laborer	1	
Total	<u>2</u>	
Hours per day	<u>8</u>	
	16	
Days per Week	<u>5</u>	
Total Hours per Week		80
		Weeks to complete
Total Labor	<u>15.72</u>	0.2 Change Order
Hours Per Week	16	
Weeks to Complete Change Order		0.2
Days Per Week		<u>5</u>
Days to Complete Change Order		1.0
Weeks to Complete		
Change Order	0.2	
# hours per Week	<u>20</u>	
Total Clean Up Hours	3.9	

Travel Lodging / Per Diem

Per Diem - Journeyman / Laborer			
# Men		4	
Per Diem \$	\$	<u>20.00</u>	
Daily Total	\$	80.00	
# Days		<u>1.0</u>	
Weekly Total			\$ 80.00

Per Diem - PM / Superintendent / Foreman			
# Men		1	
Per Diem \$	\$	<u>86.00</u>	
Daily Total	\$	86.00	
# Days		<u>1.0</u>	
Weekly Total			\$ 86.00

Quality Control			
Visits		0	
Cost		<u>0</u>	\$ -

Safety Manager			
Visits		0	
Cost	\$	<u>-</u>	\$ -

Per Diem Total for Change Order	\$	<u>166.00</u>	
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Bernhard MCC, LLC
 8350248 - Marion Square
Material By Drawing

Drawing	Add	Deduct
P109	\$ 314.86	

	\$ 314.86	\$ -	
Net Add	\$ 314.86		
Net Deduct	\$ -		
Material Per Take Off		\$ 314.86	
Freight for Prebriacated Assemblies	\$ -		
Consumables & Fuel	\$ 15.74		
Tool Rental	\$ -		
Net Material Cost		\$ 330.60	

Paul Amend

From: Avery.Harbour@Ferguson.com
Sent: Tuesday, November 14, 2017 9:49 AM
To: Paul Amend
Subject: RE: Hotel at Marion Square - RFI:1160 - Pool Storage RT16 Floor Drain

Here you go Paul I have added the trap primer.

Order Confirmation # 4661656

FERGUSON ENTERPRISES INC #23
 4711 RIVERS AVE
 N CHARLESTON, SC 29405-6645

Phone : 843-747-6301
 Fax : 843-554-8799

Order No...: 4661656	Req Date: 12/13/17	Ship Via...: OUR TRUCK
Order Date: 11/13/17		Terms.....: 2% 10TH NET 25TH
Writer.....: AJH		Ship To...: BERNHARD MCC - HOTEL BENNETT
Sold To.....: MCC MECHANICAL LLC		404 KING ST
MARION SQUARE HOTEL		MIKE SCHNEIDA (504) 583-0980
3001 17TH STREET		ROBERT WEYER (801) 419-6543
METAIRIE, LA 70002		CHARLESTON, SC 29403
Cust PO#...: POOL STORAGE DRAIN	Job Name.: MARION SQUARE HOTEL	

Item	Description	Quantity	Net Price	UM	Total
SP-ZZN5203NHP	3 NH HD FLR DRN W/ 9 STRN TP	1	156.110	EA	156.11
PFTRAPID	1/2 IPS BRZ TRAP PRMR	1	28.679	EA	28.68
Subtotal:			\$184.79		
Inbound Freight:			\$0.00		
Tax:			\$15.71		
Order Total:			\$200.50		

WARRANTY PROVISIONS

The purchaser's sole and exclusive warranty is that provided by the manufacturer, if any. Seller makes no express or implied warranties. SELLER DISCLAIMS ALL EXPRESS OR IMPLIED WARRANTIES, INCLUDING ALL IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS OR FITNESS FOR A PARTICULAR PURPOSE. IN NO EVENT WILL SELLER BE LIABLE FOR ANY INCIDENTAL, PUNITIVE, SPECIAL OR CONSEQUENTIAL DAMAGES ARISING DIRECTLY OR INDIRECTLY FROM THE OPERATION OR USE OF THE PRODUCT. SELLER'S LIABILITY, IF ANY, SHALL BE LIMITED TO THE NET SALES PRICE RECEIVED BY SELLER. Complete Terms and Conditions are available upon request or can be viewed on the web at http://wolseleyna.com/terms_conditionsSale.html.

LEAD LAW WARNING: It is illegal to install products that are not "lead free" in accordance with US Federal or other applicable law in potable water systems anticipated for human consumption. Products with *NP in the description are NOT lead free and can only be installed in non-potable applications. Buyer is solely responsible for product selection.

Section	Category	Item Desc	Size	Qty	UOM	Mat Ext	Fld Ext
Section 005: DW A/G - DOMESTIC WTR (L COPPER)	COPPER L HARD 95/5	L-HARD TUBE - W/HGR	1/2"	10	'	14.58	0.9
Section 005: DW A/G - DOMESTIC WTR (L COPPER)	COPPER L HARD 95/5	90 ELBOW CxC - 107C	1/2"	2	ea	0.85	1.2
Section 005: DW A/G - DOMESTIC WTR (L COPPER)	COPPER L HARD 95/5	COUPLING - 100	1/2"	0.31	ca	0.10	0.2
Section 005: DW A/G - DOMESTIC WTR (L COPPER)	COPPER L HARD 95/5	TEE - 111	1/2"	1	ea	0.72	0.8
Section 005: DW A/G - DOMESTIC WTR (L COPPER)	COPPER L HARD 95/5	JOINT	1/2"	8	ca	1.01	-
Section 005: DW A/G - DOMESTIC WTR (L COPPER)	COPPER L HARD 95/5	PIPE CUT	1/2"	1.42	ca	-	0.2
Section 005: DW A/G - DOMESTIC WTR (L COPPER)	HANGERS, RC, etc.	CLEVIS #B3100 INSUL	1-1/2"	2	ea	1.91	0.6
Section 005: DW A/G - DOMESTIC WTR (L COPPER)	HANGERS, RC, etc.	22GA. GALV SHIELD B3151	1-1/2"	2	ea	12.58	-
Section 005: DW A/G - DOMESTIC WTR (L COPPER)	HANGERS, RC, etc.	R-C BK STL PLAIN 3373	1/2"	1	ca	5.28	0.4
Section 005: DW A/G - DOMESTIC WTR (L COPPER)	HANGERS, RC, etc.	HANGER ACCESSORIES	3/8"	2	ca	3.52	1.2
Section 005: DW A/G - DOMESTIC WTR (L COPPER)	HANGERS, RC, etc.	INSERT	3/8"	2	ca	9.26	1.3
Section 012: W&V A/G - WASTE & VENT (PVC)	SCH 40-PVC-DWV CHARL	PVCDWV SOLID PIP W/H	3"	10	'	18.75	1.0
Section 012: W&V A/G - WASTE & VENT (PVC)	SCH 40-PVC-DWV CHARL	1/8 BEND - 321	3"	2	ea	8.92	1.1
Section 012: W&V A/G - WASTE & VENT (PVC)	SCH 40-PVC-DWV CHARL	COUPLING - 100	3"	0.22	ea	0.53	0.1
Section 012: W&V A/G - WASTE & VENT (PVC)	SCH 40-PVC-DWV CHARL	RED WYE - 601	4" x 3"	1	ca	6.96	0.7
Section 012: W&V A/G - WASTE & VENT (PVC)	SCH 40-PVC-DWV CHARL	P-TRAP- 706X	3"	1	ca	17.04	0.8
Section 012: W&V A/G - WASTE & VENT (PVC)	SCH 40-PVC-DWV CHARL	PVC JOINTS	2"	1	ca	0.13	-
Section 012: W&V A/G - WASTE & VENT (PVC)	SCH 40-PVC-DWV CHARL	PVC JOINTS	3"	9	ea	1.71	-
Section 012: W&V A/G - WASTE & VENT (PVC)	SCH 40-PVC-DWV CHARL	PVC PIPE CUT	3"	1.42	ca	-	0.4
Section 012: W&V A/G - WASTE & VENT (PVC)	HANGERS, RC, etc.	CLEVIS #B3100 N/INSL.	3"	3	ea	7.04	1.1
Section 012: W&V A/G - WASTE & VENT (PVC)	HANGERS, RC, etc.	HANGER ACCESSORIES	3/8"	3	ca	5.28	1.8
Section 012: W&V A/G - WASTE & VENT (PVC)	HANGERS, RC, etc.	INSERT	3/8"	3	ca	13.89	1.9
GRAND TOTAL						130.07	15.72

Paul Amend

From: Shawn Conners <sconners@penhall.com>
Sent: Monday, November 13, 2017 3:49 PM
To: Paul Amend
Subject: Re: Marion Square - RFI 1160 Need Quote

Paul,

We can do both holes for \$750.

Shawn Conners
Account Manager

Penhall Company, Inc.
1000 W. Main St.
P.O. Box 1000
Marion, NC 28553
Phone: 919-984-1626 | Fax: 919-422-9653
Email: sconners@penhall.com | www.penhall.com



From: Paul Amend <pamend@bernhardmcc.com>
Sent: Monday, November 13, 2017 3:00:11 PM
To: Shawn Conners
Subject: RE: Marion Square - RFI 1160 Need Quote

No. No PT slab in this area

Paul Amend



133 Southcenter Ct, Suite 1000
Morrisville, NC 27560

(919) 984-1626 direct
(919) 422-9653 mobile
www.bernhard.com

From: Shawn Conners [<mailto:sconners@penhall.com>]
Sent: Monday, November 13, 2017 2:59 PM
To: Paul Amend
Subject: Re: Marion Square - RFI 1160 Need Quote

Paul,

Do these areas need to be scanned?

Balfour Beatty Construction

November 16, 2017

Ms. Kim Brown
Library Associates, LLC
17 Lockwood Drive
Charleston, SC 29401

Project: Hotel at Marion Square
Re: Request for Change Order # 191
Pile Integrity Testing Credit

Dear Ms. Brown:

We are submitting, herewith, our Request for Change Order # 191 in the amount of Negative Fourteen thousand four hundred thirty-two ((\$14,432.40)) to provide additional work in accordance with the following qualifications:

BBC to provide deductive change order to Library Associates for added costs to perform Pile Integrity Testing for 90 piles as directed by Winford Lindsay Associates. Balfour Beatty agrees to fund this RCO out of Construction (Stated) Contingency.

This Change Order Request addresses those requests for costs and/or time associated with the Construction Change Directive and Change Order Request(s) referenced above which are undisputed; however, this Change Order does not resolve related requests for costs and/or time which remain in dispute, and those requests are expressly reserved. This proposal covers only the changes to the specific work as set fourth in the attached proposal breakout. Changes in the work and associated price adjustments other than those noted in our proposal are not included. Pricing included in this proposal is valid for thirty (30) days.

Please contact me with any questions regarding this request for Change Order.

Sincerely,



Alec Dooley
Assistant Project Manager

cc:
Melissa Pense
Marty Wall
Jim Clements
Jennifer Faulkinberry
Nick Starcevic
Tim Spano
David Stanton

RCO # 191 - File

Balfour Beatty Construction

Hotel at Marion Square

Request for Change Order # 191- Pile Integrity Testing Credit

The additional work for the **Pile Integrity Testing Credit** by Balfour Beatty Construction is hereby approved:

#	Budget Code	Description	Total
1	200.69999910.65	Construction Contingency Pile Integrity Testing Credit	(\$14,432.40)

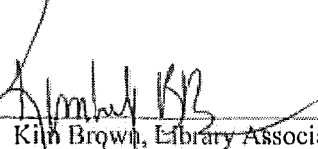
Total Items (\$14,432.40)

Total Markups

RCO Total (\$14,432.40)

The total Cost to perform the work as described above is an ADD of Negative Fourteen thousand four hundred thirty-two ((\$14,432.40)).

Please indicate your acceptance and approval of this additional work in the space provided below.

Authorization Granted by: 
Kim Brown, Library Associates, LLC

Date: 11/30/2017

RCO# 191



Balfour Beatty Construction

November 28, 2017

Ms. Kim Brown
Library Associates, LLC
17 Lockwood Drive
Charleston, SC 29401

Project: Hotel at Marion Square

Re: Request for Change Order # 195
Remobilization for DC-04 mounting

Dear Ms. Brown:

We are submitting, herewith, our Request for Change Order # 195 in the amount of Four thousand thirty-six (\$4,036.62) to provide additional work in accordance with the following qualifications:

Pricing is for a crew to remobilize and mount DC-04 in Camellia's after manufacturer makes necessary modifications. Crew mobilized on 10/19/17 to install DC-04 as scheduled, but was unable to due to afore mentioned necessary modifications. .

This Change Order Request addresses those requests for costs and/or time associated with the Construction Change Directive and Change Order Request(s) referenced above which are undisputed; however, this Change Order does not resolve related requests for cost and/or time which remain in dispute, and those requests are expressly reserved. This proposal covers only the changes to the specific work as set fourth in the attached proposal breakout. Changes in the work and associated price adjustments other than those noted in our proposal are not included. Pricing included in this proposal is valid for thirty (30) days.

Please contact me with any questions regarding this request for Change Order.

Sincerely,

Nick Starcevic
Project Manager

cc:
Jennifer Faulkinberry
Jim Clements
Woody Faust
Marty Wall
David Stanton
Alec Dooley

RCO # 195 - File

Balfour Beatty Construction

Hotel at Marion Square

Request for Change Order # 195— Remobilization for DC-04 mounting

The additional work for the **Remobilization for DC-04 mounting** by Balfour Beatty Construction is hereby approved:

#	Budget Code	Description	Total
1	400.51600000.40	Remob for DC-04	\$3,850.00

Total Items \$3,850.00

Total Markups \$186.62

RCO Total \$4,036.62

The total Cost to perform the work as described above is an ADD of Four thousand thirty-six (\$4,036.62).

Please indicate your acceptance and approval of this additional work in the space provided below.

Authorization Granted by: _____ Date: _____
Kim Brown, Library Associates, LLC

RCO# 195

PROPOSED CHANGE ORDER

Watson Electrical

3215 Fortune Drive, Suite 109
North Charleston, South Carolina 29418

CCN # 151
Date: 10/27/2017
Project Name: Marion Square Hotel
Project Number: 21046
Page Number: 1

Client Address:

Balfour Beatty Construction

306 Meeting Street
Charleston, South Carolina

Work Description

We reserve the right to correct this quote for errors and omissions.

This change proposal includes subcontractor rigging services for a return/remobilization due to incorrect DC-04 fixture mounting configuration.

This quote covers direct costs only and we reserve the right to claim for impact and consequential costs.

This price is good for acceptance within 10 days from the date of receipt.

We request a time extension of 1 days.

We will supply and install all materials, labor, and equipment as per your instructions on <>.

Itemized Breakdown
Summary

RIGGING	(\$3,500.00 + 0.000 % + 0.000 % + 10.000 %)	3,850.00
Subtotal		3,850.00
Final Amount		\$3,850.00

CONTRACTOR CERTIFICATION

Name: _____
Date: _____
Signature: _____

I hereby certify that this quotation is complete and accurate based on the information provided.

CLIENT ACCEPTANCE

CCN #: 151
Final Amount: \$3,850.00
Name: _____
Date: _____
Signature: _____
Change Order #: _____

I hereby accept this quotation and authorize the contractor to complete the above described work.

ORIGINAL

R - 3383



Thompson

100 N. Main Street
Sumter, SC 29154
800-628-7141
Fax: (843) 569-3443
Corporate Office: Sumter, SC
800-849-8040
www.thompsonsoutheast.com

October 23, 2017

Watson Electrical Construction
1500 Charleston Street
Wilson, NC 27893

Attn: Dale Winovich
Ref: Thompson Proposal
Chandelier at Camellia's Lounge Proposal (Revision 1)

Dear Mr. Winovich:

Thompson Construction Group appreciates this opportunity to submit our proposal for the above referenced work. We propose to furnish all supervision, labor, material, consumables, small tools, and equipment necessary to perform the scope of work, with the following exceptions.

Scope of Work:

- Provide 5 men to lift and place 3000 lb. chandelier.
- Provide 2 duct jacks to assist in lifting each section of the chandelier.
- Provide all rigging and materials needed for lifting and placing chandelier.

Thompson Construction Group's price for fabrication of Chandelier at Camellia's Lounge Proposal is:

\$ 3,500.00

Three Thousand Five Hundred Dollars and .00 Cents

Lift and Place Chandelier at Camellia's Lounge Proposal
Page 2 of 2

Qualifications/Clarifications

1. The cost of a performance and payment bond has not been included.
2. Our proposal is valid for 30 days.
3. Work will be warranted for a period of twelve months after completion.
4. The cost of permits is not included.
5. Thompson is not responsible for anchoring hardware weight limits or holding limits.
6. Thompson not responsible for any delays due to incorrect anchor pre-placement.
7. Thompson excludes all electrical wiring and demolition.
8. Any alterations to the proposed work, price or schedule will require a signed change order.

We appreciate the opportunity to quote this work for you. If you have any questions please feel free to call me.

Respectfully,

Jake Cline

Jake Cline
Thompson Construction Group, Inc.
Small Capital Projects
(803) 774-4208

Balfour Beatty Construction

November 29, 2017

Ms. Kim Brown
Library Associates, LLC
17 Lockwood Drive
Charleston, SC 29401

Project: Hotel at Marion Square

Re: Request for Change Order # 196
REI Additional Inspections

Dear Ms. Brown:

We are submitting, herewith, our Request for Change Order # 196 in the amount of Negative Three thousand one hundred eighty (\$3,180.00) to provide additional work in accordance with the following qualifications:

Back Charge for Additional Site Visits, 3 site Visits for repairs to waterproofing.

This Change Order Request addresses those requests for costs and/or time associated with the Construction Change Directive and Change Order Request(s) referenced above which are undisputed; however, this Change Order does not resolve related requests for costs and/or time which remain in dispute, and those requests are expressly reserved. This proposal covers only the changes to the specific work as set fourth in the attached proposal breakout. Changes in the work and associated price adjustments other than those noted in our proposal are not included. Pricing included in this proposal is valid for thirty (30) days.

Please contact me with any questions regarding this request for Change Order.

Sincerely,



Nick Starcevic
Project Manager

cc:
Jennifer Faulkinberry
Marty Wall
Jim Clements
David Stanton
Alec Dooley
Tim Spano

RCO # 196 - File

Balfour Beatty
Construction**Hotel at Marion Square**

Request for Change Order # 196-- REI Additional Inspections

The additional work for the **REI Additional Inspections** by Balfour Beatty Construction is hereby approved:

#	Budget Code	Description	Total
1		REI Additional Inspections	(\$3,180.00)

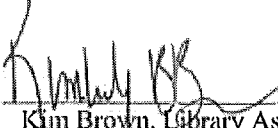
Total Items (\$3,180.00)

Total Markups

RCO Total (\$3,180.00)

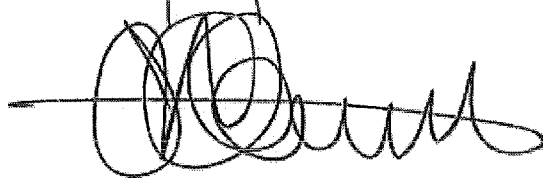
The total Cost to perform the work as described above is an ADD of Negative Three thousand one hundred eighty ((\$3,180.00)).

Please indicate your acceptance and approval of this additional work in the space provided below.

Authorization Granted by: 
Kim Brown, Library Associates, LLC

Date: 11/30/2017

RCO# 196



Balfour Beatty Construction

December 11, 2017

Ms. Kim Brown
Library Associates, LLC
17 Lockwood Drive
Charleston, SC 29401

Project: Hotel at Marion Square

Re: Request for Change Order # 202
SI 53 - Electrical Pricing

Dear Ms. Brown:

We are submitting, herewith, our Request for Change Order # 202 in the amount of One thousand eight hundred fifty (\$1,850.66) to provide additional work in accordance with the following qualifications:

Install WL-LED300 step light at third floor guestroom patios in lieu of electrical receptacle. Cost is for light fixture only as receptacle has not been trimmed out as of 12/11. Note that SI 53 requested a Hinkley 16801MZ Eyebrow Deck Sconce. The quoted light fixture was selected by the design team for compatibility purposes with the existing rough in.

This Change Order Request addresses those requests for costs and/or time associated with the Construction Change Directive and Change Order Request(s) referenced above which are undisputed; however, this Change Order does not resolve related requests for costs and/or time which remain in dispute, and those requests are expressly reserved. This proposal covers only the changes to the specific work as set forth in the attached proposal breakout. Changes in the work and associated price adjustments other than those noted in our proposal are not included. Pricing included in this proposal is valid for thirty (30) days.

Please contact me with any questions regarding this request for Change Order.

Sincerely,



Alec Dooley
Assistant Project Manager

cc:
Marty Wall
Melissa Pense
Jennifer Faulkinberry
Woody Faust
Bill Richardson
Tim Spano
Nick Starcevic
David Stanton

RCO # 202 - File

Balfour Beatty Construction

Hotel at Marion Square

Request for Change Order # 202- SI 53 - Electrical Pricing

The additional work for the **SI 53 - Electrical Pricing** by Balfour Beatty Construction is hereby approved:

#	Budget Code	Description	Total
1	400.51600000.40	SI 53 - Electrical Pricing	\$1,765.10

Total Items \$1,765.10

Total Markups \$85.56

RCO Total \$1,850.66

The total Cost to perform the work as described above is an ADD of One thousand eight hundred fifty (\$1,850.66).

Please indicate your acceptance and approval of this additional work in the space provided below.

Authorization Granted by: Kim Brown
Kim Brown, Library Associates, LLC

Date: 11/12/2018

RCO# 202

PROPOSED CHANGE ORDER

Watson Electrical

3215 Fortune Drive, Suite 109
North Charleston, South Carolina 29418

CCN #
116
Date:
12/11/2017
Project Name:
Marion Square Hotel
Project Number:
21046
Page Number:
1

Client Address:

Balfour Beatty Construction

306 Meeting Street
Charleston, South Carolina

Work Description

We reserve the right to correct this quote for errors and omissions.

This price includes (12) specified WAC Lighting step light fixtures.

Model number WL-LED300 (approval of fixture, light color, and finish required prior to ordering fixtures).

Light install in lieu of (12) private terrace GFCI receptacles.

No additional power or control wiring included, reuse terrace GFCI receptacle circuit.

No dimming included.

Cutting and patching is excluded. By others.

Lead times:

WAC fixtures-4 weeks

This quote covers direct costs only and we reserve the right to claim for impact and consequential costs.

This price is good for acceptance within 30 days from the date of receipt.

We request a time extension of 1 days.

We will supply and install all materials, labor, and equipment as per your instructions on <SI 53 REV 1>.

Itemized Breakdown

System	Material(\$)	Labor Hrs
LIGHTING	0.00	13.80
WIRING DEVICES	-108.00	-9.84
Total	-108.00	3.96

LIGHTING

Description	Qty	Net Price U	Total Mat.	Labor U	Total Hrs.
WAC LIGHTING WL-LED300	12	0.00 E	0.00	1.15 E	13.80
Totals	12		0.00		13.80

WIRING DEVICES

Description	Qty	Net Price U	Total Mat.	Labor U	Total Hrs.
1G UNIV WP-IN-USE PLATE - DEVICE MNT VERT/HORZ	-12	0.00 C	-0.00	30.00 C	-3.60

ORIGINAL

R - 3390

PROPOSED CHANGE ORDER

Client Address:

Watson Electrical3215 Fortune Drive, Suite 109
North Charleston, South Carolina 29418**Balfour Beatty Construction**306 Meeting Street
Charleston, South Carolina

CCN #

116

Date:

12/11/2017

Project Name:

Marion Square Hotel

Project Number:

21046

Page Number:

2

Description	Qty	Net Price	U	Total Mat.	Labor	U	Total Hrs.
20A 125V DUP REC - GFCI IVY (SG)	-12	900.00	C	-108.00	52.00	C	-6.24
Totals	-24			-108.00			-9.84

Summary

General Materials		-108.00
LIGHTING FIXTURES		1,260.00
Material Tax (@ 9.000 %)		103.68
Material Total		1,255.68
JOURNEYMAN (3.96 Hrs @ \$52.00)		205.92
FOREMAN @ 15% (0.59 Hrs @ \$55.00)		32.45
OVERTIME ADJUSTMENT (1.19 Hrs @ \$20.80)		24.75
MILEAGE (5.74 @ 0.00 @ \$2.50 + 0.000 % + 0.000 % + 0.000 %)		14.35
CONSUMABLES (5.74 @ 0.00 @ \$0.30 + 0.000 % + 0.000 % + 0.000 %)		1.72
Subtotal		1,534.87
Overhead/Markup (@ 15.000 %)		230.23
Subtotal		1,765.10
Final Amount		\$1,765.10

CONTRACTOR CERTIFICATION

Name: _____
Date: _____
Signature: _____

I hereby certify that this quotation is complete and accurate based on the information provided.

CLIENT ACCEPTANCE

CCN #: 116 _____
Final Amount: \$1,765.10 _____
Name: _____
Date: _____
Signature: _____
Change Order #: _____

I hereby accept this quotation and authorize the contractor to complete the above described work.

ORIGINAL

R - 3391


BORDER STATES
Supply Chain Solutions™

Border States Electric Supply
 Shealy Electrical Wholesalers | Kriz-Davis
 K-D Chapman Metering

Shealy Electrical Whsirs - CHS
 Division of Border States
 1553 King St Ext Ste B
 Charleston SC 29405-9386
 Phone: 843-853-7044

Watson Elec-21046 Hotel At Marion
 Job-21046 Hotel At Marion Square
 PO Box 40697
 North Charleston SC 29418

Quote

Page: 1 of 1

BSE Quote: 24535769
 Sold-To Acct #: 187297
 Valid From: 11/09/2017 To: 11/16/2017
 PO No: MHS SI 53 QUOTE

Created By: Clayton Lovelace
 Tel No: 803-227-0594
 Fax No:

Inco Terms:
 FOB ORIGIN

Payment Terms:
 2.0 % 10th prox net 25th (25)

Cust Item	BSE Item	Material MFG - Description	Quantity	Price	Per	UoM	Value
	000010	- WL-LED300C-BZ	12 EA	105.00	/ 1	EA	1,260.00
Total \$							1,260.00
State Tax \$							75.60
County Tax \$							12.60
Local Tax \$							0.00
Other Tax1 \$							25.20
Other Tax2 \$							0.00
Other Tax3 \$							0.00
Tax Subtotal \$							113.40
Net Amount \$							1,373.40

To access BSE's Terms and Conditions of Sale, please go to
<https://www.borderstateselectric.com>

The quoted sales tax is an estimate only based upon the information provided in this quote and will be finalized at the time of Invoice based upon the material purchased, quantity purchased, and delivery location.

Shipping and handling fees in this quote are an estimate only and will be finalized at the time of Invoice.

This quote has not been reviewed for compliance with the Buy American Act or the American Recovery and Reinvestment Act requirements. BSE reserves the right to amend both our bill of material and our proposal accordingly if BAA/ARRA compliance is required.

Model: WL-LED300**LEDme® Step Light****WAC LIGHTING**

Responsible Lighting®

Fixture Type: Catalog Number: Project: Location: **PRODUCT DESCRIPTION**

Circular scoop LEDme® Step Light. Designed for safety and style on stairways, patios, decks, balcony areas, walkways and building perimeters. Features an architectural design. Energy efficient for long-lasting indoor and outdoor lighting solutions. Creates an attractive, romantic impression at night. Colored lights can be used for way finding.

FEATURES

- Direct wiring, no driver needed
- Low profile, flush to wall aesthetics with no visible hardware
- 40,000 hour rated life
- Title 24 Compliant
- Balanced lighting, free of shadows with minimum glare
- Up to 200 fixtures can be connected in parallel
- Replaceable LED module
- 5 year WAC Lighting product warranty

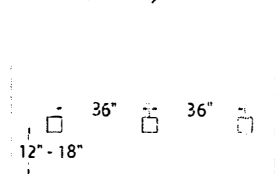
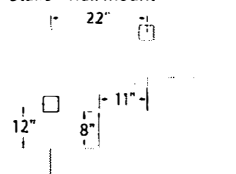
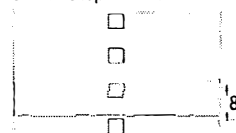
ORDER NUMBER

Model	Light Color	Finish	Lumens
WL-LED300 120V	C White	BN* Brushed Nickel	30
		BZ Bronze	33
		WT White	74
	AM Amber	BN* Brushed Nickel	19
		BZ Bronze	21
		WT White	38
	RD Red	BN* Brushed Nickel	2
		BZ Bronze	2
		WT White	4
	BL Blue	BN* Brushed Nickel	3
		BZ Bronze	4
		WT White	8

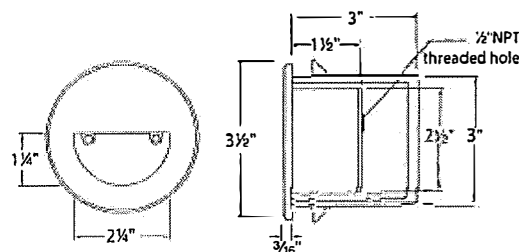
*Brushed Nickel Finish is for interior use only

WL-LED300

Example: WL-LED300-C-WT

SPACING RECOMMENDATIONS FOR OPTIMAL LIGHT DISTRIBUTION**Corridors / Hallways****Stairs - Wall Mount****Stairs - Step Mount**

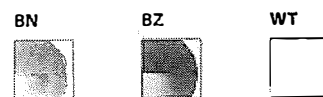
Mount in center of stair as close to the upper tread as possible.
For best results use one light per step for steps narrower than 5'.

**SPECIFICATIONS****Construction:** Die-cast aluminum**Power:** Direct wiring, no remote driver needed**Input voltage:** 120VAC 50/60Hz

Light Source: 3000K CCT Samsung HV-AC High Power LED, CRI: 85
Total power consumption of 3.9W

Mounting: Supplied with junction box for recessed installation

Dimming: Dim to 10% with electronic low voltage (ELV) dimmer
Approved dimmers: Lutron Nova-T NTELV-300 & NTELV-600,
Lutron Vietri VTELV-600, Lutron Diva DVELV-300P,
Lutron Skylark SELV-300P, Lutron Maestro MAELV-600

Standards: IP66, UL & cUL Listed for wet locations, Title 24 Compliant**FINISHES**

wacighting.com
Phone (800) 526.2588
Fax (800) 526.2585

Headquarters/Eastern Distribution Center
44 Harbor Park Drive
Port Washington, NY 11050

Central Distribution Center
1600 Distribution Ct
Lithia Springs, GA 30122

Western Distribution Center
1750 Archibald Avenue
Ontario, CA 91760

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. AUG 2017

Balfour Beatty Construction

January 11, 2018

Ms. Kim Brown
Library Associates, LLC
17 Lockwood Drive
Charleston, SC 29401

Project: Hotel at Marion Square
Re: Request for Change Order # 203R1
RFI 1068 - Camellia's Lounge Bar Wall

Dear Ms. Brown:

We are submitting, herewith, our Request for Change Order # 203R1 in the amount of Three thousand two hundred seventy-four (\$3,274.38) to provide additional work in accordance with the following qualifications:

Contractor to provide heavy gauge structural wall in lieu of light gauge framed bar wall. Interior design drawings call for a wall but do not designate a wall type. When Balfour Beatty requested a wall type in RFI 1068, we were instructed to build a heavy gauge structural wall that will require an x-ray scan of the slab to locate post tensioned cables. See the below summary for the cost impact of this change order.

- Add Structural Support Wall – **\$1,250**
 - Credit Light Gauge Framing – (\$260)
 - Add Heavy Gauge Structural Framing with Post Installed Anchor – \$1,390
 - Sales Tax - \$40
 - Subcontractor Overhead and Profit - \$75
- Add Structural Support Brackets - **\$1,573**
 - Provide 7 1'-2" x 3" x 3/8" angle brackets – \$1,300
 - Sales Tax - \$78
 - Subcontractor Overhead and Profit - \$195
- X-Ray Slab for Post Installed Anchors - **\$300**

This Change Order Request addresses those requests for costs and/or time associated with the Construction Change Directive and Change Order Request(s) referenced above which are undisputed; however, this Change Order does not resolve related requests for costs and/or time which remain in dispute, and those requests are expressly reserved. This proposal covers only the changes to the specific work as set forth in the attached proposal breakout. Changes in the work and associated price adjustments other than those noted in our proposal are not included. Pricing included in this proposal is valid for thirty (30) days.

Balfour Beatty Construction

Please contact me with any questions regarding this request for Change Order.

Sincerely,



Alec Dooley
Assistant Project Manager

cc:

Melissa Pense
Marty Wall
Jim Clements
Jennifer Faulkinberry
Robert Berry
Woody Faust
David Stanton
David Simonton
Tim Spano
Nick Starcevic

RCO # 203R1 - File

Balfour Beatty Construction

Hotel at Marion Square

Request for Change Order # 203R1– RFI 1068 - Camellia's Lounge Bar Wall

The additional work for the **RFI 1068 - Camellia's Lounge Bar Wall** by Balfour Beatty Construction is hereby approved:

#	Budget Code	Description	Total
1	400.50925200.40	Provide Structural Steel Wall	\$1,250.00
2		X-Ray Scan for Post Installed Anchors	\$300.00
3	400.50512000.40	Provide Steel Angle Brackets	\$1,573.00

Total Items \$3,123.00

Total Markups \$151.38

RCO Total \$3,274.38

The total Cost to perform the work as described above is an ADD of Three thousand two hundred seventy-four (\$3,274.38).

Please indicate your acceptance and approval of this additional work in the space provided below.

Authorization Granted by: _____ Date: _____
Kim Brown, Library Associates, LLC

RCO# 203R1



REQUEST FOR CHANGE ORDER

Page 1 of 1

Ref.# CO-18687

GC #

Date Nov 03, 2017

Job # 14-1278

To: Balfour Beatty Construction
406 S McDowell Street, Suite 200
Raleigh, NC 27601
Phone: (919)233-5001

Project: Hotel @ Marion Square
404 King Street
Charleston, SC 29403

Description: RFI 1068 - Camellias Bar Wall Framing

Labor	Total Hrs	Rate	Total
Layout	1.00	42.00	42.00
Interior Framing	-4.00	42.00	-168.00
Structural Framing	20.00	42.00	\$840.00
Total Labor			\$744.00 \$672.00

Material	Size	Quantity	UOM	Unit Price	Total
METAL FRAMING HEAVY	"	1.00	EA	471.80 EA	\$471.80
METAL FRAMING	"	1.00	EA	-91.00 EA	-91.00
FASTENERS	"	1.00	EA	37.80 EA	\$37.80
Total Material					\$418.60

Equipment

Total Equipment \$0.00

Subtotal for Detail \$1,132.60

Miscellaneous

Freight and Delivery Expense	\$0.00
Tool & Equipment Expense 10%	\$41.86
Total Miscellaneous Charges	\$41.86

Adjustments

ROUNDING	\$0.81
Total Adjustments	\$0.81

Notes: Per RFI 1068 furnish and install 3-5/8" and 8" structural framing to support the camellias bar. This structural wall will have one straight wall and one curved wall and will need to be shot into the PT slab with 1-1/4" pins for a minimum 1" embedment. The track will need to be scanned by others and that cost is not included. Precision Walls is providing a credit for what was originally assumed to be a single 20ga stud wall at this location based on assumptions made due to a wall type not being provided.

- Prices firm for 7 days and based on current job conditions
- Contract time extension of: 1 days
- Material delivery time of: 4 days
- We will not proceed with this work without a written Change Order

Michael Thomas Zinna
Project Manager

Adjustments Total:	\$0.81
Sub Total:	\$1,175.27 \$1,133.27
Sales Tax on Materials:	\$41.44 9.00%
OH&P (Material & Equipment):	\$75.29 15.00%
Sub Total:	\$1,292.00 \$1,250.00
Total:	\$1,292.00 \$1,250.00

7317 Peppermill Pkwy., N. Charleston, South Carolina, 29418

E:843-793-6020

Fax:

Run on: November 3, 2017 1:56 PM

R - 3397

Balfour Beatty Construction

Request For Information

Project [13026000] - Hotel at Marion Square **Date** 8/30/2017

Balfour Beatty Construction, LLC
1930 Camden Road
Suite 280
Charlotte, NC 28203
Phone: 704-319-4000
Fax: 704-319-4001

RFI No. 1098

Primary Responder	Jennifer Faulkinberry Winford Lindsay Architect 344 West Pike Street Lawrenceville, GA 30046 Phone: 770-407-5786 Fax: 770-407-5817	Date	8/30/2017
CC	Marty Dale (Balfour Beatty Construction, LLC) Alec Dooley (Balfour Beatty Construction, LLC) John Eldridge (Balfour Beatty Construction, LLC) Mike Janssen (Balfour Beatty Construction, LLC) Ryan Ledford (Balfour Beatty Construction, LLC) Shanti Pieniak (Balfour Beatty Construction, LLC) Tim Spano (Balfour Beatty Construction, LLC) Nick Starcevic (Balfour Beatty Construction, LLC) Kim Brown (Library Associates, LLC) Jim Clements (Matrix Program Management Services) Marc Cerino (S&ME, Inc) Jennifer Faulkinberry (Winford Lindsay Architect) Christine Spence (Winford Lindsay Architect)	Status	Closed
From	Alec Dooley Balfour Beatty Construction, LLC	Resolved Date	
		Reason for Request	Insufficient
		Action Requested	Direction
		Probable Cost Effect	T.B.D.
		Probable Time Effect	T.B.D.
		Priority	Medium
		Response Due	9/6/2017

Subject Camellias Lounge Bar Wall Construction

Drawing No. 7/993.8

Detail No./Paragraph

CSI Code

Schedule Activity ID

Information Requested

Detail 7 on sheet 993.8 shows a stud framed wall to serve as the front bar wall. The note calls to refer to the Architectural drawings for Partition Type. This partition is not found on the Partition Type drawings. Please advise to the construction of this wall to support the bar top. Note, sheet 993.8 was revised in SI 51 and this detail was removed. Previous versions (MOD 2) shows this wall. Contractor assumes that the wall is to remain and the detail was moved to a separate sheet.

Recommendation

Posted to Drawings

Subcontractor Name

Subcontractor's RFI#

Response Information

Responder	Date	Response
Jennifer Faulkinberry	10/23/2017	See attached for response.

Dooley, Alec

From: Jennifer Faulkinberry <JFaulkinberry@lpbatlanta.com>
Sent: Monday, October 23, 2017 1:44 PM
To: Dooley, Alec
Cc: Christine Spence; jclements@matrixse.com; Eldridge, Johnny; kbrown@bennetthospitality.com; MCerino@smeinc.com; Dale, Marty; Janssen, Michael; Starcevic, Nicholas; Ledford, Ryan; Pieniak, Shanti; Spano, Tim
Subject: RE: Hotel at Marion Square - RFI:1098 - Camellias Lounge Bar Wall Construction
Attachments: RFI-1098.0-Camellias_Lounge_Bar_Wall.htm; RFI 1098 and 1135 Response.pdf
Follow Up Flag: Follow up
Flag Status: Flagged

See attached for response.

Jennifer G. Faulkinberry, AIA, NCARB
 Winford Lindsay Architect
 344 West Pike Street direct 770.407.5786 Lawrenceville, GA 30046 fax 770.407.5817
 jfaulkinberry@lpbatlanta.com cell 770.241.2473

--Original Message-----

From: Alec Dooley [mailto:system@constructware.com]
Sent: Wednesday, August 30, 2017 2:52 PM
To: Jennifer Faulkinberry
Cc: adooley@balfourbeattyus.com; Christine Spence; jclements@matrixse.com; jeldridge@balfourbeattyus.com; kbrown@bennetthospitality.com; MCerino@smeinc.com; mdale@balfourbeattyus.com; Mjanssen@balfourbeattyus.com; nstarcevic@balfourbeattyus.com; Rledford@balfourbeattyus.com; spieniak@balfourbeattyus.com; timspano@balfourbeattyus.com
Subject: Hotel at Marion Square - RFI:1098 - Camellias Lounge Bar Wall Construction

Jennifer,

Please see the attached RFI for review.

Thank you,

Alec Dooley | Assistant Project Manager
 mobile: 704.614.4907 | email: adooley@balfourbeattyus.com Balfour Beatty Construction | 306 Meeting Street, Suite 300, Charleston, SC 29401 | www.balfourbeattyus.com

SUBCONTRACTOR CHANGE ESTIMATE PRICING**Miscellaneous Steel Industries, Inc**

Hotel @ Marion Square

MSI JOB 466

Description: RFI 1098 Work Performed by Martin Welding

BB CE #

Subcontractor Change Proposal #

466-X25

MATERIAL COST

SHOP LABOR	0 HRS	\$0	
DETAILING	0 HRS	\$0	
MATERIALS		\$1,300	
FREIGHT		\$0	
TOTAL MATERIAL COSTS			\$1,300
Profit/O.H.	15.0%	\$195	
Taxes	6.0%	\$78	
TOTAL MATERIAL CONSTRUCTION COST			\$1,573

TIER SUBCONTRACTOR COSTS

INSTALLATION			
A. Erection		\$0	
B. Engineering		\$0	
TIER SUPPLIER W/ PURCHASE AGREEMENT			
A.		\$0	
B.		\$0	
C.		\$0	
D.		\$0	
SUBTOTAL TIER SUB/SUPPLIER DIRECT COSTS			\$0
SUBCONTRACTOR MARKUPS	15.00%	\$0	
TOTAL TIER SUB/SUPPLIER COSTS			\$0
BOND	0.0%	\$0	

TOTAL COSTS

TOTAL CREDIT FOR ORIGINAL SCOPE OF WORK MAT'L ONLY	\$0
TOTAL PRIME SUBCONTRACTOR CHANGE ESTIMATE COST	\$1,573

ROCIP INFORMATION

INCREASE IN ESTIMATED PAYROLL	\$0
A.	\$0
B.	\$0

HUB INFORMATION

NEW HUB CERTIFIED BUSINESS OR INCREASE OF EXISTING HUB CERTIFIED BUSINESSES	
A.	\$0
B.	\$0

Balfour Beatty Construction

December 18, 2017

Ms. Kim Brown
Library Associates, LLC
17 Lockwood Drive
Charleston, SC 29401

Project: Hotel at Marion Square
Re: Request for Change Order # 207
Lobby Reception Desk Stand-By Power

Dear Ms. Brown:

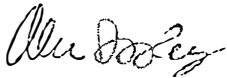
We are submitting, herewith, our Request for Change Order # 207 in the amount of Five hundred fifty-seven (\$557.83) to provide additional work in accordance with the following qualifications:

Furnish labor, material, and supervision to reroute lobby reception desk floor box power from panel BL to panel BLS. This will put the floor boxes on generator (stand-by) power. This circuit also feeds to four floor boxes in the lobby.

This Change Order Request addresses those requests for costs and/or time associated with the Construction Change Directive and Change Order Request(s) referenced above which are undisputed; however, this Change Order does not resolve related requests for costs and/or time which remain in dispute, and those requests are expressly reserved. This proposal covers only the changes to the specific work as set fourth in the attached proposal breakout. Changes in the work and associated price adjustments other than those noted in our proposal are not included. Pricing included in this proposal is valid for thirty (30) days.

Please contact me with any questions regarding this request for Change Order.

Sincerely,



Alec Dooley
Assistant Project Manager

cc:
Melissa Pense
Marty Wall
Jim Clements
Bill Richardson
Jennifer Faulkinberry
Nick Starcevic
Tim Spano
David Stanton

RCO # 207 - File

Balfour Beatty Construction

Hotel at Marion Square

Request for Change Order # 207- Lobby Reception Desk Stand By Power

The additional work for the **Lobby Reception Desk Stand By Power** by Balfour Beatty Construction is hereby approved:

#	Budget Code	Description	Total
1	400.51600000.40	Lobby Reception Desk Stand By Power	\$532.04

Total Items \$532.04

Total Markups \$25.79

RCO Total \$557.83

The total Cost to perform the work as described above is an ADD of Five hundred fifty-seven (\$557.83).

Please indicate your acceptance and approval of this additional work in the space provided below.

Authorization Granted by: 
Kim Brown, Library Associates, LLC

Date: 1/12/2013

RCO# 207

PROPOSED CHANGE ORDER

Watson Electrical

3215 Fortune Drive, Suite 109
North Charleston, South Carolina 29418

CCN #

157

Date:

12/18/2017

Project Name:

Marion Square Hotel

Project Number:

21046

Page Number:

1

Client Address:

Balfour Beatty Construction

306 Meeting Street
Charleston, South Carolina

Work Description

We reserve the right to correct this quote for errors and omissions.

Price Includes:

Rerouting Lobby reception desk floor box power from panel BL (circuit 12) to panel BLS (stand-by power).

(1) 20 amp 120 volt single pole circuit breaker.

Clarifications:

The circuit controlling the reception desk(s) floor boxes also controls the (4) lobby floor boxes.

This quote covers direct costs only and we reserve the right to claim for impact and consequential costs.

This price is good for acceptance within 10 days from the date of receipt.

We request a time extension of 1 days.

We will supply and install all materials, labor, and equipment as per your instructions on <CCN_157>.

Itemized Breakdown

Description	Qty	Net Price	U	Total Mat.	Labor	U	Total Hrs.
3/4" CONDUIT - EMT	46	148.83	C	68.46	4.41	C	2.03
3/4" CONN COMP STL - EMT	2	357.20	C	7.14	12.50	C	0.25
3/4" COUPLING COMP STL - EMT	5	412.18	C	20.61	0.00	C	0.00
3/4" 1-H STRAP - EMT - STEEL	6	48.21	C	2.89	5.40	C	0.32
#12 THHN SOLID BLACK	152	281.94	M	42.85	7.00	M	1.06
WIRE CONN RED	3	19.36	C	0.58	0.00	C	0.00
4x 1 1/2" SQ BOX COMB KO	1	1,239.81	C	12.40	35.00	C	0.35
4" SQ BLANK COVER	1	461.05	C	4.61	3.13	C	0.03
#8 TO #10x 7/8 PLAS ANCHOR (3/16)	8	3.19	C	0.26	6.00	C	0.48
#10x 1 P/H SELF-TAP SCREW	8	10.28	C	0.82	0.00	C	0.00
Totals	232			160.63			4.53

Summary

General Materials		160.63
Material Tax (@ 9.000 %)		14.46
Material Total		175.09
JOURNEYMAN (4.53 Hrs @ \$52.00)		235.56
FOREMAN @ 15% (0.68 Hrs @ \$55.00)		37.40

ORIGINAL

R - 3403

PROPOSED CHANGE ORDER

Vatson Electrical
 .15 Fortune Drive, Suite 109
 North Charleston, South Carolina 29418

Client Address:

Balfour Beatty Construction
 306 Meeting Street
 Charleston, South Carolina

CCN # 157
Date: 12/18/2017
Project Name: Marion Square Hotel
Project Number: 21046
Page Number: 2

Summary (Cont'd)

MILEAGE	(5.21 @ 0.00 @ \$2.50 + 0.000 % + 0.000 % + 0.000 %)	13.03
CONSUMABLES	(5.21 @ 0.00 @ \$0.30 + 0.000 % + 0.000 % + 0.000 %)	1.56
Subtotal		462.64
Overhead/Markup	(@ 15.000 %)	69.40
Subtotal		532.04
Final Amount		\$532.04

CONTRACTOR CERTIFICATION

Name: _____
 Date: _____
 Signature: _____
 I hereby certify that this quotation is complete and accurate based on the information provided.

CLIENT ACCEPTANCE

CCN #: 157
 Final Amount: \$532.04
 Name: _____
 Date: _____
 Signature: _____
 Change Order #: _____
 I hereby accept this quotation and authorize the contractor to complete the above described work.

ORIGINAL

R - 3404

Balfour Beatty Construction

January 12, 2018

Ms. Kim Brown
Library Associates, LLC
17 Lockwood Drive
Charleston, SC 29401

Project: Hotel at Marion Square

Re: Request for Change Order # 214
S.I. 59 - Added Wood Flooring Only

Dear Ms. Brown:

We are submitting, herewith, our Request for Change Order # 214 in the amount of Forty-one thousand five hundred seventy (\$41,570.88) to provide additional work in accordance with the following qualifications:

Added Wood Flooring per S.I. 59 only. Any floor prep, floor grinding, and storefront rework is excluded. Wood flooring at the server station is also excluded. Upon approval, we will add the durations for procurement and installation to reconcile any added time.

This Change Order Request addresses those requests for costs and/or time associated with the Construction Change Directive and Change Order Request(s) referenced above which are undisputed; however, this Change Order does not resolve related requests for costs and/or time which remain in dispute, and those requests are expressly reserved. This proposal covers only the changes to the specific work as set fourth in the attached proposal breakout. Changes in the work and associated price adjustments other than those noted in our proposal are not included. Pricing included in this proposal is valid for thirty (30) days.

Please contact me with any questions regarding this request for Change Order.

Sincerely,

Nick Starcevic
Project Manager

cc:
Jennifer Faulkinberry
Marty Wall
Jim Clements
Wood Faust
David Stanton
David Simonton
Alec Dooley
Tim Spano

Balfour Beatty Construction

RCO # 214 - File

ELECTRONICALLY FILED - 2023 May 12 7:58 PM - CHARLESTON - COMMON PLEAS - CASE#2019CP1001108

Balfour Beatty
Construction**Hotel at Marion Square**

Request for Change Order # 214- S.I. 59 - Added Wood Flooring Only

The additional work for the **S.I. 59 - Added Wood Flooring Only** by Balfour Beatty Construction is hereby approved:

#	Budget Code	Description	Total
1	400.50968300.40	S.I. 59 - Added Wood Flooring Only	\$39,649.00

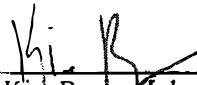
Total Items \$39,649.00

Total Markups \$1,921.88

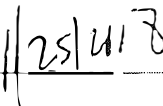
RCO Total \$41,570.88

The total Cost to perform the work as described above is an ADD of Forty-one thousand five hundred seventy (\$41,570.88).

Please indicate your acceptance and approval of this additional work in the space provided below.

Authorization Granted by: 
Kim Brown, Library Associates, LLC

Date:



RCO# 214

FLOORING

SERVICES INC.

Serving the Southeast

January 9, 2018

To: Nick Starcevic
Balfour Beatty

From: Bayr Blackmon

**Change Order Request
Marion Square Hotel
Change Dining 147 & 147 to Site Finished Wood
SI #59**

- **3/4" SITE FINISHED ENGINEERED HANDSCRAPED WALNUT TO BE SITE FINISHED @ \$22.50/SF INSTALLED (1,810 sq ft w/ waste)**
- | | |
|---|----------------------|
| ○ Handscraped Walnut | = \$40,725.00 |
| ○ Additional Freight for 2 nd Shipment | = \$ 900.00 |
| ○ Ram Board Floor Protection | = \$ 760.00 |
| ○ Labor Credit for Carpet Install | = (\$ 2,736.00) |
| Total Change Order Request | = \$39,649.00 |

- **IF WAKOL PU280 MOISTURE SEALER NEEDED ADD \$2,250.00**

FLOORING SERVICES, INC.
2220 Technical Parkway, Charleston, SC 29406
www.flooringservicesinc.com
(P) 843-764-4675
(F) 843-764-4676

Interiors by FLOORING SERVICES, INC.
Designer Showroom
455 Deanna Lane, Daniel Island, SC 29492
(P) 843-388-6872
(F) 843-388-6873

Balfour Beatty Construction

January 22, 2018

Ms. Kim Brown
Library Associates, LLC
17 Lockwood Drive
Charleston, SC 29401

Project: Hotel at Marion Square

Re: Request for Change Order # 218
Tint Windows at Dining

Dear Ms. Brown:

We are submitting, herewith, our Request for Change Order # 218 in the amount of One thousand four hundred forty-five (\$1,445.14) to provide additional work in accordance with the following qualifications:

Tint Storefront at Type E in Dining 147 ONLY.

This Change Order Request addresses those requests for costs and/or time associated with the Construction Change Directive and Change Order Request(s) referenced above which are undisputed; however, this Change Order does not resolve related requests for costs and/or time which remain in dispute, and those requests are expressly reserved. This proposal covers only the changes to the specific work as set forth in the attached proposal breakout. Changes in the work and associated price adjustments other than those noted in our proposal are not included. Pricing included in this proposal is valid for thirty (30) days.

Please contact me with any questions regarding this request for Change Order.

Sincerely,



Nick Starcevic
Project Manager

cc:
Jennifer Faulkinberry
Marty Wall
Jim Clements
David Stanton
David Simonton
Alec Dooley
Tim Spano

RCO # 218 - File

Balfour Beatty Construction

Hotel at Marion Square

Request for Change Order # 218- Tint Windows at Dining

The additional work for the **Tint Windows at Dining** by Balfour Beatty Construction is hereby approved:

#	Budget Code	Description	Total
1	400.50840000.40	Tint Windows at Dining	\$1,378.33

Total Items \$1,378.33

Total Markups \$66.81

RCO Total \$1,445.14

The total Cost to perform the work as described above is an ADD of One thousand four hundred forty-five (\$1,445.14).

Please indicate your acceptance and approval of this additional work in the space provided below.

Authorization Granted by:

Kim Brown
Kim Brown, Library Associates, LLC

Date:

1/25/2023

RCO# 218

Change Order Request Summary														
Strong Tower Construction, LLC, dba Koch Corporation 1131 Logan Street Louisville, KY 40204			Date (mm/dd/yy) January 22, 2018 Change Order Request Koch # 09											
Project Name Hotel at Marion Square Project Number 2759 Charleston, SC Subcontract No./Package			Change Order Type CO Request # Pricing Type Type of Contract Lump Sum Time Extension Work Days											
Description of Work: Due to drywall showing through a walled up area of the dining room the Balfour Beatty has requested Koch add tint to the interior of the glass at a Type D opening this consists of 6 pieces of glass.														
A. Labor Summary (including fringe benefits)														
Standard Hours and Rate Premium Hours and Rate Classification														
Fab	hours	x	/hour	+	hours	x	\$	-	/hour	=	\$	-	Shop Labor, Curtain	13-10
Fab Super	hours	x	/hour	+	hours	x	\$	-	/hour	=	\$	-	Shop Labor - Super	13-52
Fab Delivery	hours	x	/hour	+	hours	x	\$	-	/hour	=	\$	-	Shop Labor, Load, E	13-15
Field	hours	x	/hour	+	hours	x	\$	-	/hour	=	\$	-	Curtain Wall, Ladder	1-50
Field	hours	x	/hour	+	hours	x	\$	-	/hour	=	\$	-	Shop Labor, Curtain	13-10
Field	hours	x	/hour	+	hours	x	\$	-	/hour	=	\$	-		#N/A
Field	hours	x	/hour	+	hours	x	\$	-	/hour	=	\$	-		#N/A
Field Foreman	hours	x	\$ 71.58	/hour	+	hours	x	\$ 107.37	/hour	=	\$	-	Field, Superintendent	1-100
Field Superinter	hours	x	\$ 86.93	/hour	+	hours	x	\$ 130.40	/hour	=	\$	-	Field, General Super	1-95
Project Mgr	3	hours	x	\$ 135.00	/hour					=	\$	405.00	Project Management	15
Engineering	hours	x	\$ 125.00	/hour						=	\$	-	Drafting and Engine	13
Drafting	hours	x	\$ 85.00	/hour						=	\$	-	Drafting and Engine	13
Labor Summary (including Fringe and Burden)												Total (A)	\$ 405.00	
B. Equipment Rental												Total (B)	\$ -	
C. Owned Equipment												Total (C)	\$ -	
D. Trucking (\$3.25 / mile for Flatbed Truck, to Site and back to Shop)												Total (D)	\$ -	
E. Other (type Description of Item)												Total (E)	\$ -	
F. Travel and Per Diem												Total (F)	\$ -	
Interior glass tint												Material Subtotal 1	\$ 694.31	
												Material Subtotal 2	\$ -	
												Material Subtotal 3	\$ -	
												Material Subtotal 4	\$ -	
												Material Subtotal 5	\$ -	
												Material Subtotal 6	\$ -	
												Material Subtotal 7	\$ -	
												Material Subtotal 8	\$ -	
												Material Subtotal 9	\$ -	
												Material Subtotal 10	\$ -	
												Material Subtotal 11	\$ -	
Miscellaneous Material												Material Subtotal 12	\$ 50.31	
G. Material (Tax is included if a non-exempt job)												Material Total (G)	\$ 744.62	
H. General Conditions												Total (H)	\$ -	
I. Worker's Comp, General Liability Insurance x 1.53% (0% if enrolled in CCIP)												Total (I)	\$ 17.59	
J. Koch Overhead x 10.0%												Total (J)	\$ 116.72	
K. Koch Profit x 5.0%												Total (K)	\$ 64.20	
L.												Total (L)	\$ 1,348.13	
M.												Total (M)	\$ -	
N. x												Total (N)	\$ -	
O.												Sub Total (A - N)	\$ 1,348.13	
P. Bond x 2.24%												Total (P)	\$ 30.20	
Q.												GRAND TOTAL (Sub Total + P)	\$ 1,378.33	
Print Name: PM - Larry Vihlidal Prepared By Signature: _____														
Print Name: Operations Manager - Mike Hall Reviewed By Signature: _____														
Print Name: President - Benjamin Feinn Approved By Signature: _____														

Palmetto Tint Shop
2116 Hayne St
North Charleston, SC 29406

Estimate

Date	Estimate #
12/14/2017	100

Name / Address
Koch Corporation

			Project
Description	Qty	Cost	Total
Blackout vinyl (6) windows	67.36	9.50	639.92
67.36ft2			
Sales Tax		8.50%	0.00
2759 Marion Square			Total \$639.92

Customer Signature _____

Balfour Beatty Construction

January 31, 2018

Ms. Kim Brown
Library Associates, LLC
17 Lockwood Drive
Charleston, SC 29401

Project: Hotel at Marion Square

Re: Request for Change Order # 220
Level 09 Attic Access

Dear Ms. Brown:

We are submitting, herewith, our Request for Change Order # 220 in the amount of Negative Fifty-seven thousand one hundred fifty-three (\$57,153.71)) to provide additional work in accordance with the following qualifications:

Contractor to revise access to the 9th floor attic area to access Fan Coil Units, Stair Pressurization Fans, Exhaust Fans, and Make Up Air Units. Price to include revised access as shown on the attached sketch. Pricing is inclusive of the following.

- Credit Mechanical Cat Walk Platform – (\$76,491.00)
 - Grating shown on building sections (See typical A328 in the attached back up)
- Add Mechanical Platform at MAU Wells - \$12,000
 - Cost is to install stanchions and grating to provide access to the make-up air unit.
 - Provide ladder from pool chemical storage room to the north elevation attic way.
 - Install stanchions grating on north side of the attic to cross ductwork.
- Revise Framing and Add Door Frames for Access
 - Relocate structural framing for new fire rated door frames.
 - Install new two hour rated door frames
 - Install access panels at pool equipment room.
 - Install two hour rated 3070 door at Stair 03 and 04 9th floor landing for access to attic.

This Change Order Request addresses those requests for costs and/or time associated with the Construction Change Directive and Change Order Request(s) referenced above which are undisputed; however, this Change Order does not resolve related requests for costs and/or time which remain in dispute, and those requests are expressly reserved. This proposal covers only the changes to the specific work as set fourth in the attached proposal breakout. Changes in the work and associated price adjustments other than those noted in our proposal are not included. Pricing included in this proposal is valid for thirty (30) days.

Balfour Beatty Construction

Please contact me with any questions regarding this request for Change Order.

Sincerely,



Alec Dooley
Assistant Project Manager

cc:

Melissa Pense
Marty Wall
Jim Clements
Jennifer Faulkinberry
David Stanton
David Simonton
Nick Starcevic
Tim Spano

RCO # 220 - File

Balfour Beatty Construction

Hotel at Marion Square

Request for Change Order # 220— Level 09 Attic Access

The additional work for the **Level 09 Attic Access** by Balfour Beatty Construction is hereby approved:

#	Budget Code	Description	Total
1	400.50925200.40	Level 09 Attic Access – Framing and Access Panels	\$3,544.00
2	400.50810060.45	Level 09 Attic Access – Furnish Fire Rated Doors and Frames	\$3,793.29
3	400.50512000.40	Level 09 Attic Access - Credit Cat Walk	(\$76,491.00)
4	400.50512000.40	Level 09 Attic Access – Add Cat Walk and Ladder	\$12,000.00

Total Items (\$57,153.71)

Total Markups

RCO Total (\$57,153.71)

The total Cost to perform the work as described above is an ADD of Negative Fifty-seven thousand one hundred fifty-three ((\$57,153.71)).

Please indicate your acceptance and approval of this additional work in the space provided below.

Authorization Granted by: _____ Date: _____
Kim Brown, Library Associates, LLC

RCO# 220

Miscellaneous Steel Industries, Inc.

PRICING

PROJECT:	Hotel at Marion Square Plank System			
CONTRACTOR:				
ARCHITECT:				
LOCATION:	Charleston, SC			
CLASSIFICATION	QUANTITY	TONNAGE	COST	DESCRIPTION
RAW MATERIAL:				
WIDE FLANGE	4500 Lbs	-2.25 TN	(\$6,496)	
TUBE STEEL	0 Lbs	0 TN	\$0	
CHANNELS	5000 Lbs	-2.5 TN	(\$7,218)	
PIPE	2700 Lbs	-1.35 TN	(\$3,897)	
TUBE STEEL	0 Lbs	0 TN	\$0	
ANGLE	700 Lbs	-0.35 TN	(\$1,010)	
FLAT BAR	0 Lbs	0 TN	\$0	
PLATE & CHECKERED PLATE	0 Lbs	0 TN	\$0	
BOLTS			(\$161)	\$25/Tn
TOTAL RAW MATERIAL		-6.45	(\$18 782)	
BUY-OUTS:				
Grating	0 sq		(\$2,700)	
Bolts			\$0	
			\$0	
			\$0	
			\$0	
TOTAL BUY-OUTS			(\$2 700)	
OTHER:				
STAIR MATERIAL		0 TN	\$0	
BOLLARDS	0 EA	0 TN	\$0	
Buy Outs			\$0	
Slide Plates			\$0	
			\$0	
TOTAL OTHER		0 TN	\$0	
SUB:				
STRUCTURAL SUB	LS		\$0	
GALVANIZING	-6.45 TN		(\$4,838)	
BLASTING & PAINTING	TN		\$0	
ENGINEERING			\$0	
ROLLING			\$0	
TOTAL SUB			(\$4,838)	
FREIGHT		-6.45 TN	(\$3,500)	
PAINT		0 TN	\$0	
LABOR W/15% HANDLING	-140 HRS		(\$9,800)	22 HOURS PER TON
DETAILING	0 HRS		\$0	
SUB-TOTAL			(\$39,620)	
PROFIT	0 %		\$0	
TOTAL			(\$39,620)	
TAX (\$26,320)	8.25 %		(\$2,171)	
CONTINGENCY			\$0	
PHONE/TRAVEL			\$0	
ERECTION			(\$34,700)	
ERECTION MARK UP	10%		\$0	
BOND	%			
GRAND TOTAL			(\$76,491)	

Zach Cole

From: Zach Cole
Sent: Wednesday, January 31, 2018 2:22 PM
To: Zach Cole
Subject: FW: Plank System at Roof

Zachary Cole
 Project Manager
 Miscellaneous Steel Industries
 Office: 512-268-2831
 Cell: 512-393-9748

From: Bennie Martin [mailto:martinwlding@homesc.com]
Sent: Tuesday, November 14, 2017 9:03 AM
To: Zach Cole <zcole@msikyle.com>
Subject: Re: Plank System at Roof

Yes install included.

On Nov 14, 2017, at 9:59 AM, Zach Cole <zcole@msikyle.com> wrote:

This price includes installation?

Zachary Cole
 Project Manager
 Miscellaneous Steel Industries
 Office: 512-268-2831
 Cell: 512-393-9748

From: Bennie Martin [mailto:martinwlding@homesc.com]
Sent: Tuesday, November 14, 2017 8:31 AM
To: Zach Cole <zcole@msikyle.com>
Subject: Re: Plank System at Roof

*Bennie Martin Quote
 to supply new Material*

That's correct,
 Alec, just emailed back and said all galvanized, add \$250 for galv angle.

So total is \$12,000.
 Bennie

On Nov 14, 2017, at 9:20 AM, Zach Cole <zcole@msikyle.com> wrote:

And just to make sure you're going to supply all of the grating and hardware required correct?

Zachary Cole
 Project Manager

Miscellaneous Steel Industries
Office: 512-268-2831
Cell: 512-393-9748

From: Bennie Martin [<mailto:martinwlding@homesc.com>]
Sent: Tuesday, November 14, 2017 8:11 AM
To: Zach Cole <zcole@msikyle.com>
Subject: Re: Plank System at Roof

Zach,

Pricing for the 3 platforms with ladders plus 1 additional ladder, all at the 9th floor. One of the platforms has a hand rail. Galv bar grating with angle structure. \$11750. Any questions let me know.

Thanks,
Bennie Martin

On Nov 13, 2017, at 7:40 PM, Zach Cole <zcole@msikyle.com> wrote:

Bennie

Let's go over this tomorrow and see if we can work up a price.

Zachary Cole

On Nov 13, 2017, at 5:56 PM, Dooley, Alec
<adooley@Balfourbeattyus.com> wrote:

Bennie,

Thanks for looking at this with me today. I think we have a good plan for how to proceed. I would like for us to put a number on the scope we discussed today as this is ultimately a change order with the owner

Please let me know if you have any questions.

Thanks,

Alec Dooley | Assistant Project Manager
mobile: 704.614.4907 | email: adooley@balfourbeattyus.com
Balfour Beatty Construction | 306 Meeting Street, Suite 300,
Charleston, SC 29401 | www.balfourbeattyus.com

From: Bennie Martin
[<mailto:martinwlding@homesc.com>]
Sent: Monday, November 13, 2017 12:35 PM
To: Dooley, Alec <adooley@Balfourbeattyus.com>
Subject: Re: Plank System at Roof



COOK & BOARDMAN

A DIVISION OF THE KETCH & ASHMAN COMPANY, LLC

9347 D. Ducks Lane, Suite A
Charlotte, NC 28273

Phone: 704-334-8683
Fax: 704-334-9366

TO: Balfour Beatty Construction

Date: December 20, 2017

ATTN: Nic Starcevic

Project: Hotel at Marion Square

Division 8 2 each 3070 HMF, Flush HM Door and
Hardware

Cost	Tax	15%	Total
\$2,591.30	\$220.26	\$421.73	\$3,233.29

Installation of 2 Openings

Cost	Tax	15%	Total
\$486.95		\$73.05	\$560.00

\$3,793.29

The above prices are subject to the following **conditions/exclusions**:

We exclude all glass any glazing unless otherwise noted.

All hardware for aluminum doors by door supplier unless otherwise noted.

The above prices are subject to the following terms:

Our terms are Net 30 subject to credit approval.

Tax included in above pricing

Freight is FOB Destination, unloading and storage is excluded.

Quoted prices are valid for 30 days.

Thank you for the opportunity to participate in your project. Please contact us for any additional clarification you may require. At Cook and Boardman we are proud to have earned a reputation of being a service/solution provider in addition to providing materials.

Respectfully,

Kevin Rogers

Kevin Rogers

Email: kr Rogers@cookandboardman.com

Commercial Doors and Frames • Builders Hardware and Accessories • Electronic Security

www.cookandboardman.com

R - 3419

ELECTRONICALLY FILED - 2023 May 12 7:58 PM - CHARLESTON - COMMON PLEAS - CASE#2019CP1001108



PRECISION WALLS, INC.
Partners in driving your job.

REQUEST FOR CHANGE ORDER

Ref.# CO-18724
GC #
Date Dec 05, 2017
Job # 14-1278

To: **Balfour Beatty Construction**
406 S McDowell Street, Suite 200
Raleigh, NC 27601
Phone: (919)233-5001

Project: **Hotel @ Marion Square**
404 King Street
Charleston, SC 29403

Description: RFI 1133 - L9 Pricing Request for Added Access Panels and Door Frame

Labor		Total Hrs	Rate	Total
Door Frames Labor		2.00	42.00	\$84.00
Structural Framing		50.00	42.00	\$2,100.00
Hang Drywall (Walls Only)		6.00	42.00	\$252.00
Clean-up/Material Handling		6.00	30.00	\$180.00
Working Foreman		2.00	55.00	\$110.00
Access Doors		2.00	42.00	\$84.00
Total Labor				\$2,810.00
Material	Size	Quantity UOM	Unit Price	Total
MISC ACCESS DOOR	EA	2.00 EA	175.00 EA	\$350.00
Total Material				\$350.00
Equipment				
Total Equipment				\$0.00
Subtotal for Detail				\$3,160.00
Miscellaneous				Total
Freight and Delivery Expense				\$200.00
Tool & Equipment Expense 10%				\$35.00
Total Miscellaneous Charges				\$235.00
Adjustments				Total
ROUNDING				\$0.70
Total Adjustments				\$0.70

Notes: Per email pricing request and onsite review with Alec Dooley (2) 2x2 fire rated lockable access panels will need to be added for access to the 9th floor attic space as well as two hollow metal door frames. Please reference the attached take off and back up. Pricing includes cutting into drywall, re-working the framing, installing the frames, and patching drywall back. No drywall finishing is included due to drywall is not finished at time of proposal. Precision Walls reserves the right to update this proposal if it is approved after drywall finishing commences.

- Prices firm for 7 days and based on current job conditions
- Contract time extension of: 3 days
- Material delivery time of: 10 days
- We will not proceed with this work without a written Change Order

Adjustments Total:	\$0.70	
Sub Total:	\$3,395.70	
Sales Tax on Materials:	\$52.65	9.00%
OH&P (Material & Equipment):	\$95.65	15.00%
Sub Total:	\$3,544.00	
Total:	\$3,544.00	

Michael Thomas Zinna
Project Manager

CONTRACT
DOCS

R - 3423

Owner Change Order

Owner	☒
Architect	☒
Contractor	☒
Field	☐
Other	☐

Project:
Hotel at Marion Square

Change Order Number: 010

Change Order Date: 4/25/2018

To Contractor: (Name and address):
Balfour Beatty Construction
1930 Camden Road Suite 280
Charlotte, NC 28203

Architect's Project No: Owner Agreement
Contract Date:

The Contract is changed as follows:

OCO to incorporate Request for Change Orders 144, 151R1, 163, 167, 168, 193, 199R3, 201R1, 206, 210, 217, 224, 226, 228, 229, 230R2, 232, and 234.

RCO 144 – Added Low Voltage Sleeves for Level 1 and 2	\$4,190.00
RCO 151R1 – RFI 0968 Elevator Equipment Room Ceiling	\$2,178.73
RCO 163 – RFI 0953 Juliet Balcony Door Base	\$1,867.00
RCO 167 – ADA Guestroom Bathroom Tile Revisions	\$3,681.00
RCO 168 – Ballroom RCP Conflict with Ductwork	\$8,734.00
RCO 193 – SI36R1	\$95,638.19
RCO 199R3 – Patisserie Stone and Tile Revisions	\$1,605.21
RCO 201R1 – Remove Crown for Full Height TV Cabinets	(\$10,973.00)
RCO 206 – SI 54 Elevator Lobby Stone and Tile Revisions	\$2,058.16
RCO 210 – SI 54 Tile Revisions Entry Foyer	\$6,799.34
RCO 217 – Camellia's Bar – Pink Marble Changes Only	\$7,340.25
RCO 224 – SI 37 – Credit Plumbing Fixtures	(\$4,353.58)
RCO 226 – Cabana Casework Revisions	\$1,386.09
RCO 228 – Spa Retail Countertop Revision	\$8,836.53
RCO 229 – Lobby and Bar GMP to SI 54	\$1,796.04
RCO 230R2 – Rooftop Bar Countertop Revisions	\$24,643.94
RCO 232 – Spa Countertop Revision GMP to SI 54	\$2,027.75
RCO 234 – RFI 1200 – Added Quarry Cast at Front Entry	\$21,433.93

The original Contract Sum was	\$59,344,747.00
Net change by previously authorized Change Orders	\$4,760,922.87
The Contract Sum prior to this Change Order was	\$64,105,669.87
The Contract Sum will be increased by this Change Order in the amount of	\$178,889.58
The new Contract Sum including this Change Order will be	\$64,284,559.45
The Contract Time will be increased / decreased	0 days

The date of Substantial Completion as of the date of this Change Order therefore is

8/19/2017

NOTE: This Change Order addresses those requests for costs and/or time associated with the Construction Change Directive and Request for Change (RCO) referenced above which are undisputed; however, this change order does not resolve related requests for costs and/or time which remain in dispute, and those requests are strictly reserved.

NOTE: This summary does not reflect changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which have been authorized by Construction Change Directive.

ARCHITECT (Firm name)
Winford Lindsay Architect
344 West Pike Street
Lawrenceville, GA 30046

ADDRESS

BY (Signature)


(Typed name) Jennifer Faulkinberry

DATE 4.25.18

CONTRACTOR (Firm name)
Balfour Beatty Construction
1930 Camden Road Suite 280
Charlotte, NC 28203

ADDRESS

BY (Signature)

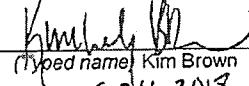

DAVID SIMONTON
(Typed name) David Simonton

DATE 4/25/18

OWNER (Firm name)
Library Associates, LLC
17 Lockwood Drive
Charleston, SC 29401

ADDRESS

BY (Signature)


(Typed name) Kim Brown

DATE 5.24.2018

Balfour Beatty Construction

June 29, 2017

Ms. Kim Brown
Library Associates, LLC
17 Lockwood Drive
Charleston, SC 29401

Project: Hotel at Marion Square

Re: Request for Change Order # 144
Added Low Voltage Sleeves on Floors 1 and 2

Dear Ms. Brown:

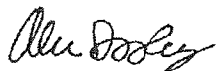
We are submitting, herewith, our Request for Change Order # 144 in the amount of Four thousand one hundred ninety (\$4,190.00) to provide additional work in accordance with the following qualifications:

Provide additional 44 sleeves for low voltage contractor pathways. Additional sleeves are based on the attached marked up drawing provided to us by the low voltage contractor.

This proposal covers only the changes to the specific work as set fourth in the attached proposal breakout. Changes in the work and associated price adjustments other than those noted in our proposal are not included. Pricing included in this proposal is valid for thirty (30) days.

Please contact me with any questions regarding this request for Change Order.

Sincerely,



Alec Dooley
Assistant Project Manager

cc:
Marty Wall
Melissa Pense
Jim Clements
Jennifer Faulkinberry
Bill Richardson
Nick Starcevic
Tim Spano
David Stanton

RCO # 144 - File

Balfour Beatty
Construction**Hotel at Marion Square**

Request for Change Order # 144-- Added Low Voltage Sleeves on Floors 1 and 2

The additional work for the **Added Low Voltage Sleeves on Floors 1 and 2** by Balfour Beatty Construction is hereby approved:

#	Budget Code	Description	Total
1	400.51600000.40	Added Low Voltage Sleeves on Floors 1 and 2	\$3,996.08

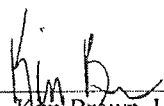
Total Items \$3,996.08

Total Markups \$193.92

RCO Total \$4,190.00

The total Cost to perform the work as described above is an ADD of Four thousand one hundred ninety (\$4,190.00).

Please indicate your acceptance and approval of this additional work in the space provided below.

Authorization Granted by: 
Kim Brown, Library Associates, LLC

Date: 3.8.2018

RCO# 144

PROPOSED CHANGE ORDER

Watson Electrical
3215 Fortune Drive, Suite 109
North Charleston, South Carolina 29418

CCN # 50
Date: 2/10/2017
Project Name: Marion Square Hotel
Project Number: 21046
Page Number: 1

Client Address:

Balfour Beatty Construction
306 Meeting Street
Charleston, South Carolina

Work Description

We reserve the right to correct this quote for errors and omissions.

Additional low voltage sleeves not covered in contract.
Price is based on plan "New Doc 3" received on 02-10-17

1st Floor

(21) 1 inch sleeves
(2) 2 inch sleeves
(2) 4 inch sleeves

2nd Floor

(14) 1 inch sleeves
(2) 2 inch sleeves
(3) 4sleeves

This quote covers direct costs only and we reserve the right to claim for impact and consequential costs.

This price is good for acceptance within 10 days from the date of receipt.

We request a time extension of 2 days.

We will supply and install all materials, labor, and equipment as per your instructions on <CO 50 Low Voltage Sleeves>.

Itemized Breakdown

Description	Qty	Net Price	U	Total Mat.	Labor	U	Total Hrs.
1" SLEEVE & SEAL	35	20.00	E	700.00	0.85	E	29.75
2" SLEEVE & SEAL	4	20.00	E	80.00	1.05	E	4.20
4" SLEEVE & SEAL	5	20.00	E	100.00	1.15	E	5.75
Totals	44			880.00			39.70

Summary

General Materials		880.00
Material Tax (@ 8.500 %)		74.80
Material Total		954.80
JOURNEYMAN (39.70 Hrs @ \$52.00)		2,064.40
FOREMAN @ 15% (5.96 Hrs @ \$55.00)		327.80
MILEAGE (45.66 @ 0.00 @ \$2.50 + 0.000 % + 0.000 % + 0.000 %)		114.15
CONSUMABLES (45.66 @ 0.00 @ \$0.30 + 0.000 % + 0.000 % + 0.000 %)		13.70

ORIGINAL

R - 3429

PROPOSED CHANGE ORDER**Watson Electrical**3215 Fortune Drive, Suite 109
North Charleston, South Carolina 29418

Client Address:

Balfour Beatty Construction306 Meeting Street
Charleston, South Carolina

CCN

50

Date:

2/10/2017

Project Name:

Marion Square Hotel

Project Number:

21046

Page Number:

2

Summary (Cont'd)

Subtotal			3,474.85
Overhead	(@ 10.000 %)		347.49
Markup	(@ 5.000 %)		101.12
Subtotal		15% OHP = \$521.23	4,013.46
Final Amount		\$3,996.08	\$4,013.46

CONTRACTOR CERTIFICATION

Name: _____
 Date: _____
 Signature: _____

I hereby certify that this quotation is complete and accurate based on the information provided.

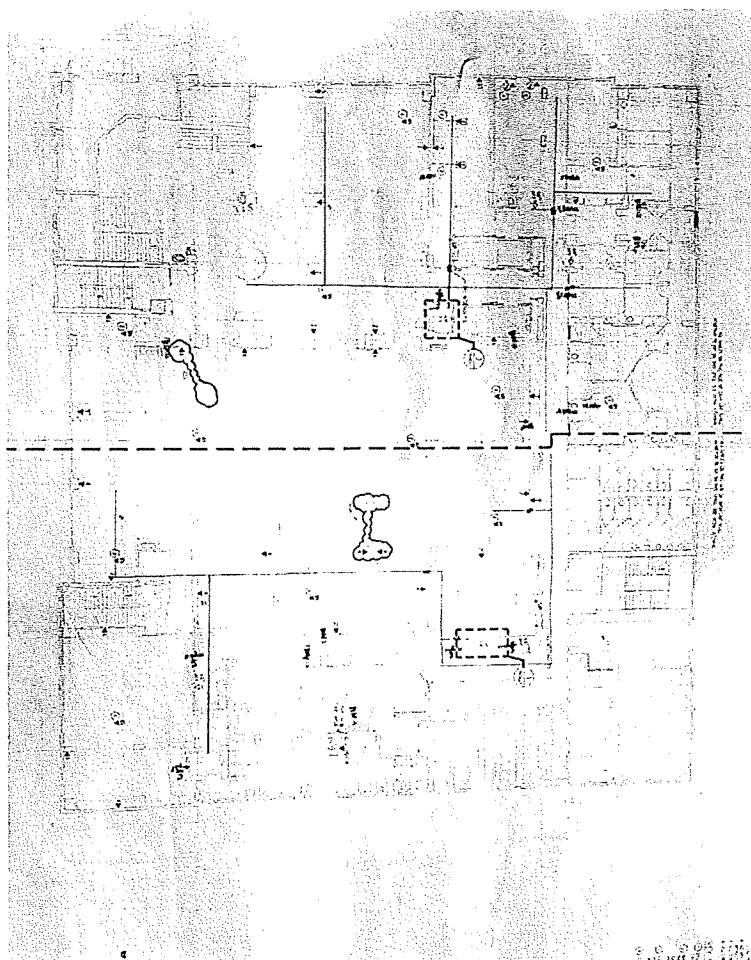
CLIENT ACCEPTANCE

CCN #: 50 _____
 Final Amount: \$4,013.46 _____
 Name: _____
 Date: _____
 Signature: _____
 Change Order #: _____

I hereby accept this quotation and authorize the contractor to complete the above described work.

ORIGINAL

R - 3430



Balfour Beatty Construction

January 23, 2018

Ms. Kim Brown
Library Associates, LLC
17 Lockwood Drive
Charleston, SC 29401

Project: Hotel at Marion Square

Re: Request for Change Order # 151R1
RFI 0968 - Elevator Equipment Room Ceiling

Dear Ms. Brown:

We are submitting, herewith, our Request for Change Order # 151R1 in the amount of Two thousand one hundred seventy-eight (\$2,178.73) to provide additional work in accordance with the following qualifications:

Install a 2 hour rated horizontal shaft wall ceiling per #NER-258 SYSTEM G on sheet A 382 to fully separate the pipes from the elevator equipment room per the response to RFI 0968.

This proposal covers only the changes to the specific work as set fourth in the attached proposal breakout. Changes in the work and associated price adjustments other than those noted in our proposal are not included. Pricing included in this proposal is valid for thirty (30) days.

Please contact me with any questions regarding this request for Change Order.

Sincerely,



Alec Dooley
Assistant Project Manager

cc:
Melissa Pense
Marty Wall
Jim Clements
Jennifer Faulkinberry
Nick Starcevic
Tim Spano
David Stanton

RCO # 151R1 - File

Balfour Beatty
Construction**Hotel at Marion Square**

Request for Change Order # 151R1- RFI 0968 - Elevator Equipment Room Ceiling

The additional work for the **RFI 0968 - Elevator Equipment Room Ceiling** by Balfour Beatty Construction is hereby approved:

#	Budget Code	Description	Total
1	400.50925200.40	RFI 0968 - Provide Two Hour Rated Ceiling	\$2,078.00

Total Items \$2,078.00

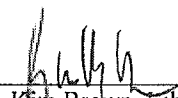
Total Markups \$100.73

RCO Total \$2,178.73

The total Cost to perform the work as described above is an ADD of Two thousand one hundred seventy-eight (\$2,178.73).

Please indicate your acceptance and approval of this additional work in the space provided below.

Authorization Granted by:


Kim Brown, Library Associates, LLC

Date:

3-8-2019

RCO# 151R1



REQUEST FOR CHANGE ORDER

Page 1 of 2

Ref.# CO-18425

GC #

Date Jun 01, 2017

Job # 14-1278

To: Balfour Beatty Construction
406 S McDowell Street, Suite 200
Raleigh, NC 27601
Phone: (919)233-5001

Project: Hotel @ Marion Square
404 King Street
Charleston, SC 29403

Description: RFI 0968 - Shaftwall Ceiling at 8th Floor Elevator Equipment Room

Labor		Total Hrs	Rate	Total
Frame Shaftwall		20.00	42.00	\$840.00
Hang DW Ceilings/Bulkheads		10.00	42.00	\$420.00
Insulation Thermal Labor		1.00	42.00	\$42.00
Fire Stopping-Caulk		2.00	42.00	\$84.00
Clean-up/Material Handling		4.00	30.00	\$120.00
Working Foreman		2.00	55.00	\$110.00
Total Labor				\$1,616.00
Material	Size	Quantity UOM	Unit Price	Total
METAL FRAMING		1.00 EA	131.01 EA	\$131.01
DRYWALL & ACCESSORIES		1.00 EA	107.31 EA	\$107.31
FINISHING & ACCESSORIES		1.00 EA	56.15 EA	\$56.15
FIRE SEAL/FIRESTOPPING PRODUCTS		1.00 EA	19.96 EA	\$19.96
FASTENERS		1.00 EA	18.72 EA	\$18.72
Total Material				\$333.15
Equipment		Quantity UOM	Unit Price	Total
19' SCISSOR LIFT-2WD ELEC - JLG 1930ES - Genie GS-1930		0.00 EA	350.00 EA	\$0.00
Total Equipment				\$0.00
Subtotal for Detail				\$1,949.15
Miscellaneous				Total
Freight and Delivery Expense				\$0.00
Tool & Equipment Expense				\$37.06
Total Miscellaneous Charges				\$37.06
Adjustments				Total
ROUNDING				\$0.07
Total Adjustments				\$0.07

Notes: Per RFI 0968 construct a 2 hour rated shaftwall ceiling in the room adjacent to the elevator equipment room on level 8. This includes 2.5" shaftwall studs/track, 1" liner panels, (2) layers of 5/8" type X gypsum board, insulated, and finished for paint by others. Fire caulking the perimeter of the 1" liner panels is included also.

- Prices firm for 7 days and based on current job conditions
- Contract time extension of: 4 days
- Material delivery time of: 4 days
- We will not proceed with this work without a written Change Order

7317 Peppermill Pkwy, N. Charleston, South Carolina, 29418

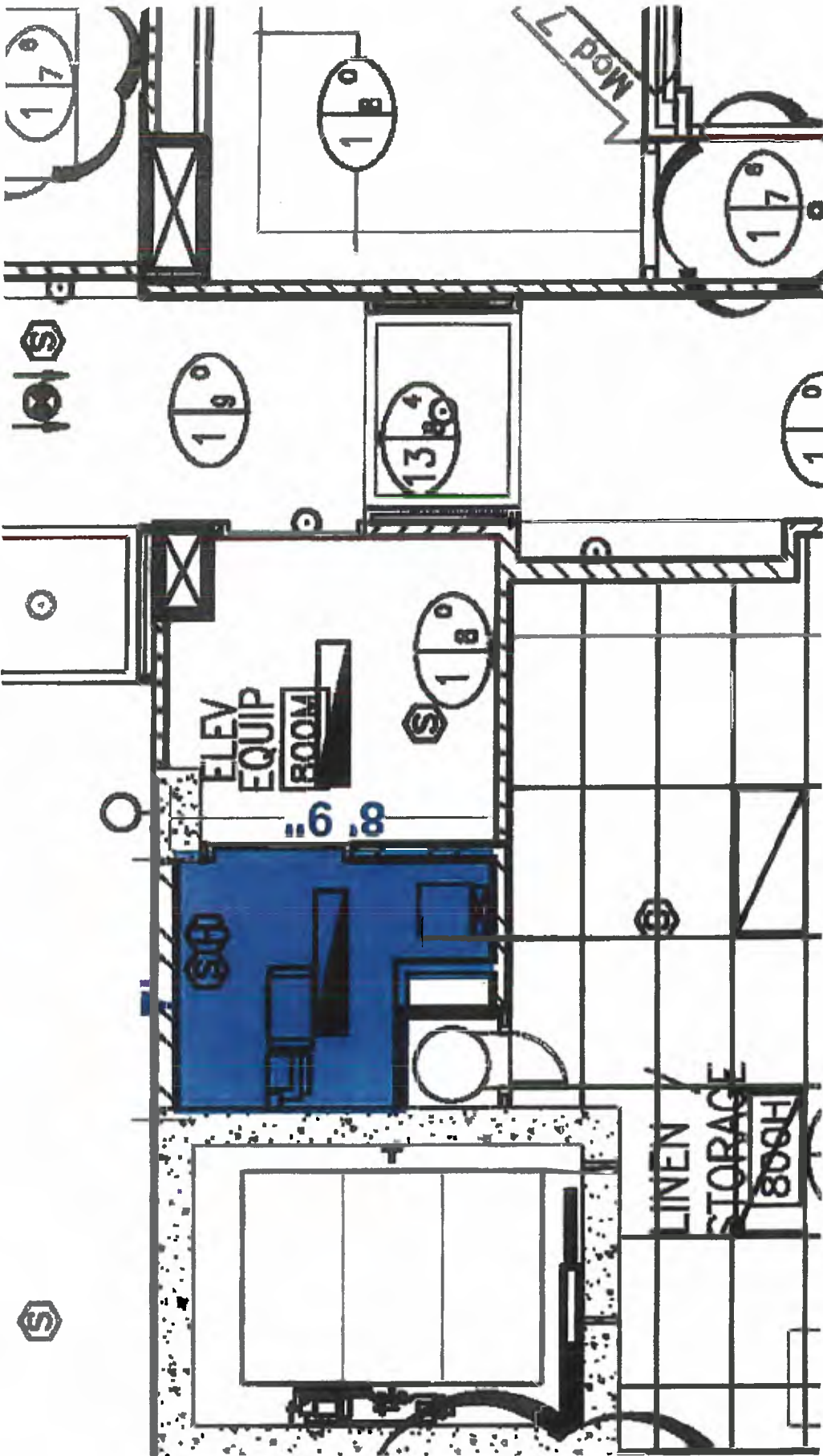
T:843-793-6020

Fax:

Run on: Jun 1, 2017 2:30 PM

R - 3435

**Plaintiff Balfour Beatty's
Trial Exhibit # 226
(Part 7 of 16)**



Zinna, Michael

From: Jennifer Faulkinberry <JFaulkinberry@lpbatlanta.com>
Sent: Tuesday, May 16, 2017 5:17 PM
To: Starcevic, Nicholas
Cc: Dooley, Alec; Christine Spence; jclements@matrixse.com; Eldridge, Johnny; Hassett, Kevin; kbrown@bennetthospitality.com; MCerino@smeinc.com; Dale, Marty; Janssen, Michael; Ledford, Ryan; Pieniak, Shanti; Spano, Tim
Subject: RE: Hotel at Marion Square - RFI:0968 - Plumbing above Elevator Equipment - 800M

Nick,

Provide a fully welded minimum 20 gauge drain pan with 6" high ends. Locate a 3" drain at the end of the pan and route 3" drain to spill over LAV in Toilet 800J so if there is an issue with a pipe leak it will be observed by staff. Locate drain pan and drain as high as possible.

Below the pan install a 2 hour rated horizontal shaftwall ceiling per #NER-258 SYSTEM G on sheet A 382 to fully separate the pipes from the elevator eq room.

Jennifer G. Faulkinberry, AIA, NCARB

Winford Lindsay Architect

344 West Pike Street

direct 770.407.5786 Lawrenceville, GA 30046

fax 770.407.5817

jfaulkinberry@lpbatlanta.com

cell 770.241.2473

-----Original Message-----

From: Nick Starcevic [mailto:system@constructware.com]

Sent: Tuesday, May 16, 2017 3:58 PM

To: Jennifer Faulkinberry

Cc: adooley@balfourbeattyus.com; Christine Spence; jclements@matrixse.com; jeldridge@balfourbeattyus.com;

khassett@balfourbeattyus.com; kbrown@bennetthospitality.com; MCerino@smeinc.com;

mdale@balfourbeattyus.com; Mjanssen@balfourbeattyus.com; nstarcevic@balfourbeattyus.com;

Rledford@balfourbeattyus.com; spieniak@balfourbeattyus.com; timspano@balfourbeattyus.com

Subject: Hotel at Marion Square - RFI:0968 - Plumbing above Elevator Equipment - 800M

Jennifer,

Please see the attached HOT RFI for review.

Thanks,

Nick Starcevic | Balfour Beatty Construction

m: 704.361.3265

nstarcevic@balfourbeattyus.com

306 Meeting St. . Suite 300

Charleston, SC 29401



R - 3439

Balfour Beatty Construction

Request For Information

Project [13026000] - Hotel at Marion Square Date 5/16/2017

Balfour Beatty Construction, LLC
306 Meeting Street, Ste. 300
Charleston, SC 29401

RFI No. 0968

Primary Responder	Jennifer Faulkinberry Winford Lindsay Architect 344 West Pike Street Lawrenceville, GA 30046 Phone: 770-407-5786 Fax: 770-407-5817	Date	5/16/2017
		Status	Closed
		Resolved Date	
		Reason for Request	Conflict Resolution
		Action Requested	Approval
		Probable Cost Effect	Increase
		Probable Time Effect	T.B.D.
		Priority	Hlgh
		Response Due	5/23/2017
CC	Marty Dale (Balfour Beatty Construction, LLC) Alec Dooley (Balfour Beatty Construction, LLC) John Eldridge (Balfour Beatty Construction, LLC) Kevin Hassett (Balfour Beatty Construction, LLC) Mike Janssen (Balfour Beatty Construction, LLC) Ryan Ledford (Balfour Beatty Construction, LLC) Shanti Pieniak (Balfour Beatty Construction, LLC) Tim Spano (Balfour Beatty Construction, LLC) Nick Starcevic (Balfour Beatty Construction, LLC) Kim Brown (Library Associates, LLC) Jim Clements (Matrix Program Management Services) Marc Cerino (S&ME, Inc) Jennifer Faulkinberry (Winford Lindsay Architect) Christine Spence (Winford Lindsay Architect)		
From	Nick Starcevic Balfour Beatty Construction, LLC		

Subject Plumbing above Elevator Equipment - 800M

Drawing No. A108 & P109

Detail No./Paragraph

CSI Code

Schedule Activity ID

Information Requested

Attached are both the plumbing drawing for the roof terrace and the elevator equipment room below on level 8. We have encountered a violation of the elevator code with having plumbing drain lines above the ceiling and above the controller. For informational purposes the controller is located against the shear wall on the West side of the room to allow for proper clearance in front of the machine to meet code (picture attached).

Recommendation

Install a full pan above the ceiling in this area and tie into an adjacent drain. Please advise if this is desired and where we need to tie in the drain, what size line and what depth pan. We'll also need to know if / how this pan is to sealed and rated.

Posted to Drawings

Subcontractor Name

Subcontractor's RFI#

Response Information

Responder	Date	Response
Jennifer Faulkinberry	5/16/2017	Provide a fully welded minimum 20 gauge drain pan with 6" high ends. Locate a 3" drain at the end of the pan and route 3" drain to spill over LAV in Toilet 800J so if there is an issue with a pipe leak it will be observed by staff. Locate drain pan and drain as high as possible. Below the pan install a 2 hour rated horizontal shaftwall ceiling per #NER-258 SYSTEM G on sheet A 382 to fully separate the pipes from the elevator eq room. Jennifer G. Faulkinberry, AIA, NCARB Winford Lindsay Architect

Disclaimer

Jennifer Faulkinberry (Winford Lindsay Architect) 5/16/2017
 Authorized Signature Printed Name Date

Supporting documents and attached files

This RFI has the following supporting documents and attached files:

Description	Date	Open as
Attached file: RE_Hotel_at_Marion_Square_-_RFI_0968_-_Plumbin... 133KB		
File Director: A108 - 8TH FLOOR PLAN.pdf 1265KB	5/16/2017	
File Director: IMG_1725.JPG 458KB	5/16/2017	
File Director: P109 - ROOF TERRACE.pdf 409KB	5/16/2017	

Attached file Supporting document

Distribution

Recipient	Company	Method	Date
Alec Dooley	Balfour Beatty Construction, LLC	Email: adooley@balfourbeattyus.com	5/20/2017
Ben Schneider	Otis Elevator Company	Email: benjamin.schneider@otis.com	5/20/2017
Bill Brittelli	Watson Electrical Construction Co. LLC	Email: wbrittelli@watsonelec.com	5/20/2017
Carla Harwell	Old North State Masonry, LLC	Email: cdharwell@gmail.com	5/20/2017
Cherie Clubb	Watson Electrical Construction Co. LLC	Email: cclubb@watsonelec.com	5/20/2017
Chip Venable	Old North State Masonry, LLC	Email: cvenable@oldnorthstatemasonry.com	5/20/2017
	Winford Lindsay Architect	Email: CSpence@lpmatlanta.com	5/16/2017

Christine Spence			
Clovis LaCour	David Allen Company, Inc.	Email: clovislacour@davidallen.com	5/20/2017
Craig Francke	Gulf Stream Construction Company, Inc	Email: cfrancke@gulfstreamconstruction.com	5/20/2017
Dale Winovich	Watson Electrical Construction Co. LLC	Email: DWinovich@watsonelec.com	5/20/2017
Dave Isakson	Won-Door Corporation	Email: davei@wondoor.com	5/20/2017
David Farmer	Watson Electrical Construction Co. LLC	Email: dfarmer@watsonelec.com	5/20/2017
David Stasiukaitis	Low Country Case & Millwork, Inc.	Email: David@lccm.com	5/20/2017
David Traub	Baker Roofing Company	Email: dtraub@bakerroofing.com	5/20/2017
David Winters	Premier Exteriors, LLC	Email: david@premierexteriorsllc.com	5/20/2017
Don Kromel	Baker Roofing of Norfolk, LLC	Email: dkromel@bakerroofing.com	5/20/2017
Doug Covert	Bernhard MCC, LLC	Email: dcovert@bernhardmcc.com	5/20/2017
Doug Ford	Skyline Steel, LLC.	Email: doug.ford@skylinesteel.com	5/20/2017
Eric Stoehr	Bernhard MCC, LLC	Email: estoehr@bernhardmcc.com	5/20/2017
Greg Carnforth	Chester Pool Systems, Inc.	Email: greg@chesterpools.com	5/20/2017
Jason Kenna	Heede Southeast, Inc.	Email: jkenna@heedesoutheast.com	5/20/2017
Jennifer Faulkinberry	Winford Lindsay Architect	Email: jfaulkinberry@lpmatianta.com	5/16/2017
Jim Clements	Matrix Program Management Services	Email: jclements@matrixse.com	5/16/2017
Jimmy Warren	Warco Construction, Inc.	Email: jwarren@warcoconstruction.com	5/20/2017
John Byrnes	Seamon Whiteside and Associates Surveying, LLC	Email: jbyrnes@ses-sc.com	5/20/2017
John Eldridge	Balfour Beatty Construction, LLC	Email: jeldridge@balfourbeattyus.com	5/20/2017
Jon Cagle	Baker Roofing Company	Email: jcagle@bakerroofing.com	5/20/2017
Joseph Heath	David Allen Company, Inc.	Email: josephheath@davidallen.com	5/20/2017
Josh Beech	Lithko Contracting Inc	Email: beechj@lithko.com	5/20/2017
Justin Ballard	Gulf Stream Construction Company, Inc	Email: jballard@gulfstreamconstruction.com	5/20/2017
Keith Cadima	Chester Pool Systems, Inc.	Email: keithc@chesterpools.com	5/20/2017
Keith Townley	Tate Ornamental, Inc.	Email: ktownley@tateornamental.com	5/20/2017
Ken Cox	Maxson & Associates, Inc.	Email: kwcox@maxsonassociates.com	5/20/2017
Ken Hummel	Strong Tower Construction, LLC dba Koch Corporation	Email: ken.hummel@kochcorporation.com	5/20/2017
Kevin Hassett	Balfour Beatty Construction, LLC	Email: khassett@balfourbeattyus.com	5/20/2017
Kevin Rogers	Cook and Boardman LLC	Email: krogers@cookandboardman.com	5/20/2017
Kim Brown	Library Associates, LLC	Email: kbrown@bennethhospitality.com	5/16/2017
Larry Vihlidal	Strong Tower Construction, LLC dba Koch Corporation	Email: larry.vihlidal@kochcorporation.com	5/20/2017
Laura Darre	Won-Door Corporation	Email: ldarre@wondoor.com	5/20/2017
Leonce Vidal	Palmetto Automatic Sprinkler Company, Inc.	Email: lvidal@pasco-inc.com	5/20/2017
Liston Edwards	Pleasant Places, Inc.	Email: lge@pleasantplaces.com	5/20/2017
Marc Cerino	S&ME, Inc	Email: MCerino@smeinc.com	5/16/2017
Martin Hovis	Tom Rochester & Associates, Inc. dba Southeastern Architectural Systems SEAS	Email: martin@seas-tr.com	5/20/2017
Martin, G. Swain	Parker Marine Contracting Corporation	Email: marty@parkermarine.net	5/20/2017
Marty Dale	Balfour Beatty Construction, LLC	Email: mdale@balfourbeattyus.com	5/20/2017

Mayank Dagliya	David Allen Company, Inc.	Email: mayankdagliya@davidallen.com	5/20/2017
Michael Beck	Park Plus, Inc.	Email: michael.beck@parkplusinc.com	5/20/2017
Michael Schneida	Bernhard MCC, LLC	Email: mschneida@bernhardmcc.com	5/20/2017
Michael Zinna	Precision Walls, Inc.	Email: mzinna@precisionwalls.com	5/20/2017
Mike Floyd	McCall Brothers, Inc.	Email: mlke@mccallbro.com	5/20/2017
Mike Janssen	Balfour Beatty Construction, LLC	Email: mjanssen@balfourbeattyus.com	5/20/2017
Nick Peak	Warco Construction, Inc.	Email: npeak@warcoconstruction.com	5/20/2017
Nick Starcevic	Balfour Beatty Construction, LLC	Email: nstarcevic@balfourbeattyus.com	5/20/2017
Paola Dorantes	Balfour Beatty Construction, LLC	Email: pdorantes@balfourbeattyus.com	5/20/2017
Paul Dustin	1st Choice Glass, Inc.	Email: pauldustin@glass1st.net	5/20/2017
Peggy Grover	Strong Tower Construction, LLC dba Koch Corporation	Email: peggy.grover@kochcorporation.com	5/20/2017
Rob Greer	Waterproofing Specialties, Inc.	Email: robg@wsi-nc.com	5/20/2017
Robby Nolen	Lithko Contracting Inc	Email: nolenr@lithko.com	5/20/2017
Robert Weyer	Bernhard MCC, LLC	Email: rweyer@bernhardmcc.com	5/20/2017
Russell Kenney	R. J. Kenney Associates, Inc.	Email: rmkenney@rjkenney.com	5/20/2017
Rusty Williams	Bernhard MCC, LLC	Email: rwilliams@bernhardmcc.com	5/20/2017
Ryan Ledford	Balfour Beatty Construction, LLC	Email: Rledford@balfourbeattyus.com	5/20/2017
Sam Winget	Tom Rochester & Associates, Inc. dba Southeastern Architectural Systems SEAS	Email: sam@seas-tr.com	5/20/2017
Scott Bullock	TriMark Foodcraft, LLC	Email: sbullock@trimarkusa.com	5/20/2017
Scott McCormack	SBC Group, LLC dba Merit Professional Coatings-Charleston	Email: scottm@meritnow.com	5/20/2017
Sean Harris	Tate Ornamental, Inc.	Email: Sharris@tateornamental.com	5/20/2017
Shanti Pieniak	Balfour Beatty Construction, LLC	Email: spieniak@balfourbeattyus.com	5/20/2017
Steve Muenow	Maxson & Associates	Email: smuenow@maxsonassociates.com	5/20/2017
Steven Strube	Elite Awnings, LLC	Email: estimating@eliteawnings.net	5/20/2017
Tim Spano	Balfour Beatty Construction, LLC	Email: timspano@balfourbeattyus.com	5/20/2017
Troy Williams	Precision Walls Incorporated	Email: twilliams@precisionwalls.com	5/20/2017
Zachary Cole	Miscellaneous Steel Industries, Inc.	Email: zcole@msikyle.com	5/20/2017

Balfour Beatty

Construction

August 30, 2017

Ms. Kim Brown
Library Associates, LLC
17 Lockwood Drive
Charleston, SC 29401

Project: Hotel at Marion Square
Re: Request for Change Order # 163
RFI 0953 Juliet Balcony Door Base

Dear Ms. Brown:

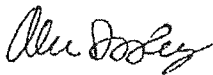
We are submitting, herewith, our Request for Change Order # 163 in the amount of One thousand eight hundred sixty-seven (\$1,867.00) to provide additional work in accordance with the following qualifications:

Per RFI 0953, contractor is to add base at the front of the Juliet Balcony doors to cover the stone sill in the third floor Guestrooms. DCI has provided the attached sketch for how to cover this sill for pricing. Cost includes material and installation labor for this base detail at twenty-seven (27) locations on the third floor.

This proposal covers only the changes to the specific work as set forth in the attached proposal breakout. Changes in the work and associated price adjustments other than those noted in our proposal are not included. Pricing included in this proposal is valid for thirty (30) days.

Please contact me with any questions regarding this request for Change Order.

Sincerely,



Alec Dooley
Assistant Project Manager

cc:
Melissa Pense
Marty Wall
Jim Clements
Jennifer Faulkinberry
Woody Faust
Nick Starcevic
Tim Spano
David Stanton

RCO # 163 - File

Balfour Beatty Construction

Hotel at Marion Square

Request for Change Order # 163- RFI 0953 Juliet Balcony Door Base

The additional work for the **RFI 0953 Juliet Balcony Door Base** by Balfour Beatty Construction is hereby approved:

#	Budget Code	Description	Total
1	400.50640000.40	RFI 0953 Juliet Balcony Door Base	\$1,781.00

Total Items \$1,781.00

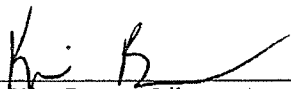
Total Markups \$86.00

RCO Total \$1,867.00

The total Cost to perform the work as described above is an ADD of One thousand eight hundred sixty-seven (\$1,867.00).

Please indicate your acceptance and approval of this additional work in the space provided below.

Authorization Granted by:


Kim Brown, Library Associates, LLC

Date: 2/22/2019

RCO# 163



LOW COUNTRY CASE & MILLWORK
 3270 Benchmark Drive
 Ladson, SC 29456
 (843) 797-0881



AWI ARCHITECTURAL
 WOODWORK
 INSTITUTE

Page No. 1 of 2

CHANGE ORDER

PROPOSAL SUBMITTED TO Balfour Beatty		TODAY'S DATE 8/30/17	DATE OF PLANS/PAGE #'S RFI #0953
PHONE NUMBER	FAX NUMBER	SPECIFICATIONS AND ADDENDUMS (include dates) None Provided - See Note 1	
JOB NAME Hotel at Marion Square		JOB LOCATION Charleston, SC	

We propose to furnish material, labor, tools, and equipment to complete the following work in accordance with the plans and specifications:

NOTES

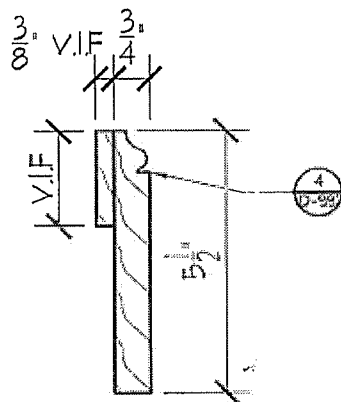
1. If project specifications are not provided, LCCM reserves the right to alter the amount of this proposal.
2. LCCM standard work hours are 8:00 a.m. - 5:00 p.m., Monday - Thursday. Up-charges will apply to any work that is required for any reason to be performed before or after the hours listed.
3. LCCM standard lead time is 4-6 weeks from receipt of approved submittals and field verified site conditions (field verified site conditions include metal stud walls/soffits framed, plumbing and electrical rough-ins complete). An up-charge of 10% will be added to any jobs that require a lead time of 4 weeks or less.
4. All millwork is priced per AWI specifications for custom grade.

EXCLUSIONS

- Anything not listed on this proposal
- Blocking
- Any Caulking and/or Silicone

RFI 0953 - BALCONY DOOR BASEBOARD

A total of (135) LFT of primed, paint grade base board (3/4" x 5-1/2") and fur-out (3/8" x 2") will be provided and installed underneath the (27) "Juliet Doors" on the 3rd Floor per RFI #0953, the attached take-off, and the detail below.



RAW MATERIALS AND MANUFACTURING = \$837.00

INSTALL LABOR = \$704.00

SUBTOTAL = \$1,541.00

MARK-UP

A 15% mark-up has been added to all of the above work.

TOTAL MARK-UP = \$231.00

ADDITIONAL CHARGES**AWI Certification**

All of the above work will be AWI Certified (0.5% fee).

Total = \$9

TOTAL PRICE = \$1,781.00

We propose hereby to furnish material and labor – complete in accordance with above specifications for the sum of:
ONE THOUSAND SEVEN HUNDRED EIGHTY ONE AND NO/100*** dollars (\$ 1,781.00)**

Payment as follows: Progress payments for stored materials to be billed monthly.
 Balance due upon completion of LCCM's scope.

All material is guaranteed to be as specified. All work to be completed in a substantial workmanlike manner according to specifications submitted, per standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance. If either party commences legal action to enforce its rights pursuant to this agreement, the prevailing party in said legal action shall be entitled to recover its reasonable attorney's fees and costs of litigation relating to said legal action, as determined by a court of competent jurisdiction.

Authorized Signature David Stasiukaitis

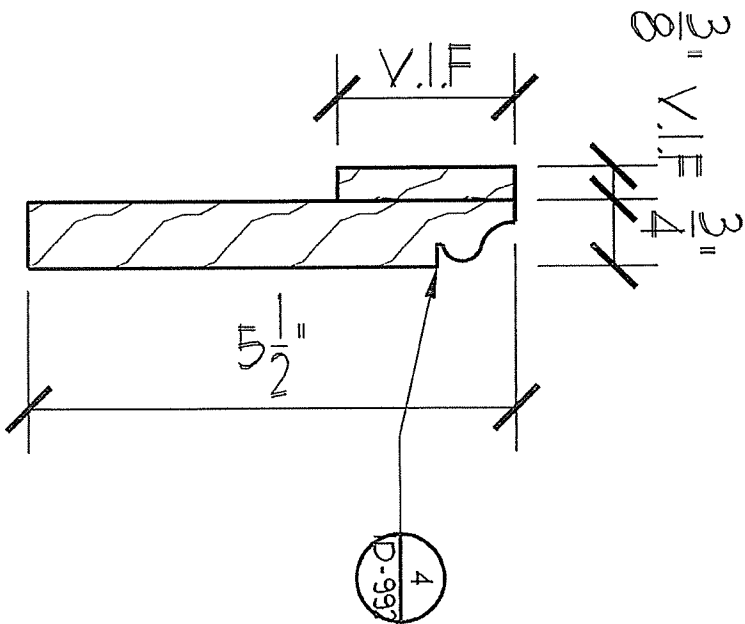
Note: this proposal may be withdrawn by us
 if not accepted within 30 days.

ACCEPTANCE OF PROPOSAL The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____

Signature _____

Date of Acceptance _____



1 TWO PIECE BASE AT JULIET WINDOWS
SCALE: 1" = 1'-0"

REVISIONS:

DATE: 2017-08-25

DRAWN BY:

SP

MARION SQUARE
CHARLESTON, SOUTH CAROLINA



DESIGN
CONTINUUM
INCOF
RATED
14000A 2003
14000A 2003
14000A 2003

Balfour Beatty Construction

September 14, 2017

Ms. Kim Brown
Library Associates, LLC
17 Lockwood Drive
Charleston, SC 29401

Project: Hotel at Marion Square

Re: Request for Change Order # 167
ADA Guestroom Bathroom Floor Tile Revision

Dear Ms. Brown:

We are submitting, herewith, our Request for Change Order # 167 in the amount of Three thousand six hundred eighty-one (\$3,681.00) to provide additional work in accordance with the following qualifications:

The contract drawings show a herringbone pattern at the guestroom bathrooms. The ADA bathrooms show a area floor drain in front of the guest vanity. In order to achieve a four plane slope to these drains, the herringbone pattern would show inconsistent joints and small slivers of tile. This change order is to ship the current tile offsite to be cut into square pieces and then set at a diagonal as requested by DCI in their sketch distributed on 8/14/17.

This proposal covers only the changes to the specific work as set fourth in the attached proposal breakout. Changes in the work and associated price adjustments other than those noted in our proposal are not included. Pricing included in this proposal is valid for thirty (30) days.

Please contact me with any questions regarding this request for Change Order.

Sincerely,



Alec Dooley
Assistant Project Manager

cc:
Melissa Pense
Marty Wall
Jim Clements
Jennifer Faulkinberry
Woody Faust
Nick Starcevic
Tim Spano
David Stanton

RCO # 167 - File

Balfour Beatty Construction

Hotel at Marion Square

Request for Change Order # 167- ADA Guestroom Bathroom Floor Tile Revision

The additional work for the **ADA Guestroom Bathroom Floor Tile Revision** by Balfour Beatty Construction is hereby approved:

#	Budget Code	Description	Total
1	400.50932000.40	ADA Guestroom Bathroom Floor Tile Revision	\$3,511.00

Total Items \$3,511.00

Total Markups \$170.00

RCO Total \$3,681.00

The total Cost to perform the work as described above is an ADD of Three thousand six hundred eighty-one (\$3,681.00).

Please indicate your acceptance and approval of this additional work in the space provided below.

Authorization Granted by: Kim B.
Kim Brown, Library Associates, LLC

Date: 2/22/2018

RCO# 167

David Allen Company
PRICING REQUEST SHEET

PCO # 24
 Date: 8/17/2017
 DAC Job # SC5-104-01

TO: *Balfour Beatty Construction*
 Attn: *Alex Dooley*

Project: Hotel at Marion Square

Description of Changes:

ADA Guestroom Bathroom Tile Cut

1	Labor Costs			\$180
2	Labor Burden			\$63
3	Material Cost & Sales Tax			\$2,780
4	Equipment Cost & Sales Tax			\$0
5	Subtotal (Lines 1-4)			\$3,023
6	Overhead and Profit (at	15%		\$453
7	Additional Bond Costs (at	1%	(if applicable)	\$35
TOTAL CHANGE PROPOSAL (Lines 5, 6, & 7)				\$3,511

SEE ATTACHED BREAKDOWN SHEET

Qualifications:

- 1 Days Added to Schedule: 3
- 2
- 3
- 4
- 5
- 6 Proposal is valid for 30 days.

Submitted By: Mayank Dagliya
 Title: Project Coordinator

PROJECT:		Hotel at Marion Square										Date:		8/17/2017	
DESCRIPTION:		ADA Guestroom Bathroom Tile Cut													
ITEMS		LABOR				MATERIAL (includes waste)				EQUIPMENT					
	QTY	UOM	UNIT COST	EXTENSION	QTY	UOM	UNIT COST	EXTENSION	QTY	UOM	UNIT COST	EXTENSION			
PT-03 6"x12" Sassuolo Classic Stone Porcelain Tile Cut into 6"x6"				\$0.00	1.100	SF	\$1.50	\$1,650.00				\$0.00			
Selling Materials				\$0.00	1	Lps	\$200.00	\$200.00				\$0.00			
				\$0.00				\$0.00				\$0.00			
Shop Drawings				\$0.00				\$0.00				\$0.00			
Misc Tools				\$0.00				\$0.00				\$0.00			
Safety				\$0.00				\$0.00				\$0.00			
Freight				\$0.00	1	Lps	\$700.00	\$700.00				\$0.00			
Job Delivery	4	hrs	\$45.00	\$180.00				\$0.00				\$0.00			
Per Diem/Hotel				\$0.00				\$0.00				\$0.00			
Truck Mileage				\$0.00				\$0.00				\$0.00			
LABOR SUBTOTAL				\$180.00											
Labor Burden			35%	\$63.00											
LABOR TOTAL				\$243.00											
MATERIAL SUBTOTAL								\$2,550.00							
Tax							9.00%	\$229.50							
MATERIAL TOTAL								\$2,779.50							
EQUIPMENT SUBTOTAL												\$0.00			
Tax							9.00%	\$0.00				\$0.00			
EQUIPMENT TOTAL												\$0.00			

Dooley, Alec

From: Woody Faust <wfaust@designcontinuuminc.com>
Sent: Monday, August 14, 2017 1:35 PM
To: Dooley, Alec
Cc: Jim Clements; Starcevic, Nicholas; Ledford, Ryan; Kim Brown; Alyssa Foster
Subject: Fwd: 630 / Marion Square / ADA Guestroom Bath Drainage
Attachments: 2017-08-14 ADA Guestroom Bath Drainage.pdf; ATT00001.htm

Follow Up Flag: Follow up
Flag Status: Completed

Alec

Follow up to our earlier phone call. See attached plan ADA bathroom. We split the tile in half to form a diagonal grid pattern in bath. This should allow for the slope.
Let me know if you have any questions.

Regards,
Woody

Norwood Faust
President

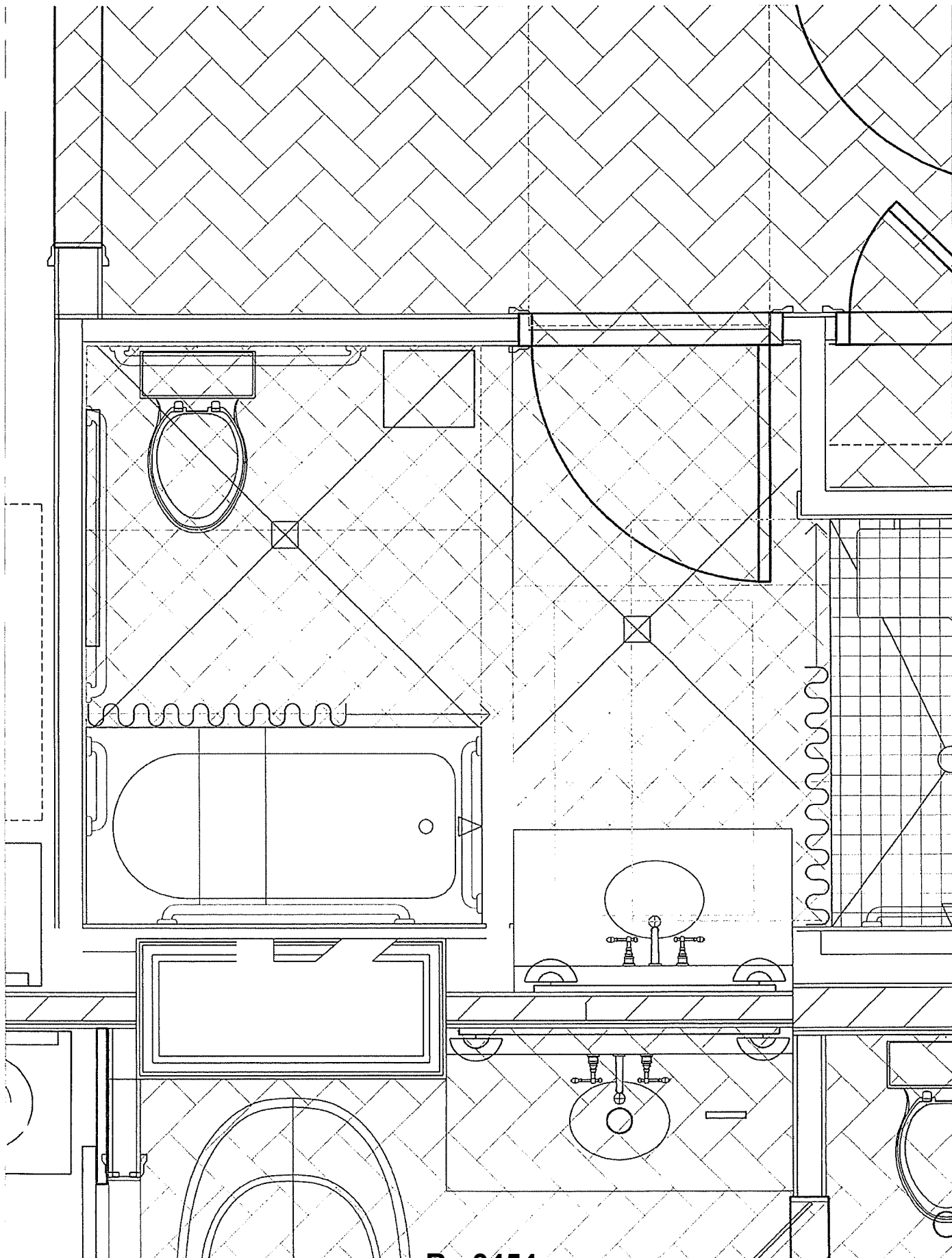
DESIGN CONTINUUM, INC.
 44 Broad Street NW, Suite 310
 Atlanta, GA 30303
 P(404) 266-0095
wfaust@designcontinuuminc.com
www.designcontinuuminc.com
 facebook | instagram | twitter

Begin forwarded message:

From: Alyssa Foster <AFoster@designcontinuuminc.com>
Date: August 14, 2017 at 12:29:03 PM EDT
To: Woody Faust <wfaust@designcontinuuminc.com>
Subject: RE: 630 / Marion Square / ADA Guestroom Bath Drainage

Alyssa Foster, LEED GA
 Project Designer

DESIGN CONTINUUM, INC.
 44 Broad Street NW, Suite 310
 Atlanta, GA 30303
 P(404) 266-0095
afoster@designcontinuuminc.com
www.designcontinuuminc.com
 facebook | instagram | twitter



R - 3454

Balfour Beatty Construction

September 14, 2017

received 2-22-2019

Ms. Kim Brown
Library Associates, LLC
17 Lockwood Drive
Charleston, SC 29401

Project: Hotel at Marion Square

Re: Request for Change Order # 168
RFI 0915 - Ballroom RCP Conflict with Ductwork

Dear Ms. Brown:

We are submitting, herewith, our Request for Change Order # 168 in the amount of Eight thousand seven hundred thirty-four (\$8,734.00) to provide additional work in accordance with the following qualifications:

Per RFI 0915, the ductwork feeding supply air to ballroom one was not able to get under the RCB-7 and above the desired ceiling heights. Contractor requested to lower or alter the ceiling but was directed to make the adjustment within the ductwork. In order to get the ductwork from PIU-2-1 to the supply air registers, the ductwork was added to sweep around the RCB-7, through the Prefunction Room, and back into the ballroom. This required the installation of fire rated sleeves for the revised routing. This change order covers the cost for the added ductwork, insulation, fire caulking, and sleeves.

This proposal covers only the changes to the specific work as set fourth in the attached proposal breakout. Changes in the work and associated price adjustments other than those noted in our proposal are not included. Pricing included in this proposal is valid for thirty (30) days.

Please contact me with any questions regarding this request for Change Order.

Sincerely,



Alec Dooley
Assistant Project Manager

cc:
Melissa Pense
Marty Wall
Jim Clements
Jennifer Faulkinberry
Taylor Walker
Nick Starcevic
Tim Spano
David Stanton

RCO # 168 - File

Balfour Beatty Construction

Hotel at Marion Square

Request for Change Order # 168- RFI 0915 - Ballroom RCP Conflict with Ductwork

The additional work for the **RFI 0915 - Ballroom RCP Conflict with Ductwork** by Balfour Beatty Construction is hereby approved:

#	Budget Code	Description	Total
1	400.51500000.40	RFI 0915 - Ballroom RCP Conflict with Ductwork	\$8,330.33

Total Items \$8,330.33

Total Markups \$403.67

RCO Total \$8,734.00

The total Cost to perform the work as described above is an ADD of Eight thousand seven hundred thirty-four (\$8,734.00).

Please indicate your acceptance and approval of this additional work in the space provided below.

Authorization Granted by: Kim B.
Kim Brown, Library Associates, LLC

Date: 2-22-2018

↳ date of final change order

RCO# 168



BERNHARD MCC, L.L.C.

6-6-17

Balfour Beatty Construction
306 Meeting St. /Suite 300
Charleston, SC 29401

Attn: Nicholas Starcevic/Tim Spano

REF: The Hotel at Marion Square
BBC Contract Number: 13026000
BMCC Project Number: 8350248

SUBJ: BMCC PCO No: 95 RFI 915 Ballroom RCPs Conflict with HVAC Duct

Gentlemen,

Bernhard MCC has received changes as defined in RFI 915 Ballroom RCPs conflict with HVAC duct, and we have confirmed that our scope of work is impacted compared to contract drawings.

The total costs are \$ 8,330.66

This PCO pricing is inclusive of the following:

1. Removal of existing duct and insulation
2. Installation of new duct and insulation per RFI 915
3. Fire stopping per RFI 915 directive

The following clarifications and exclusions apply to this proposal:

1. The cost of this proposal includes only those direct costs for changes which are clearly identified (clouded) on the revised documents. If changes were made but not notated as such, we have not accounted for them and any such costs would be recovered at the point such are identified.
2. This proposal does not include any overtime or provisions for extended general conditions. If any such costs are required, we reserve the right to recover same.
3. Scope quoted herein aligns with the scope defined in our original subcontract and therefore all exclusions, clarifications, etc. apply equally to this proposal.
4. Scanning, X-raying and or concrete coring is excluded.
5. Architectural access doors are excluded.
6. Drywall demo, spoil removal, framing demo, framing, patching re-installation of drywall, painting etc.

If you have any questions, please contact us as soon as possible. This proposal remains in effect for 30 days.

Sincerely,

Bernhard MCC, L.L.C.

Eric Stoehr
Project Manager

ES/SID
Attachment



Proposed Change Summary

Project: The Hotel at Marion Square
Location: Charleston, SC

Date: 6/6/17

BMCC Job # 8350248
BMCC PCO # 95

Description: RFI 915 Ballroom RCPS conflict with HVAC duct

Labor Breakdown:

Std Hrs	Prem Hrs		Std Rate	Prem Rate	
0.0	0.0	Project Manager	\$80.00	\$120.00	\$0.00
2.0	0.0	Superintendent (Additional)	\$75.00	\$112.50	\$150.00
0.0	0.0	Foreman (Working)	\$51.00	\$76.50	\$0.00
0.0	0.0	Journeyman	\$37.00	\$55.50	\$0.00
0.0	0.0	Start-up Technician	\$88.00	\$132.00	\$0.00
0.0	0.0	BIM Coordinator	\$70.00	\$105.00	\$0.00
0.0	0.0	Detailer - Fabrication	\$53.00	\$79.50	\$0.00
0.0	0.0	Laborer	\$23.00	\$34.50	\$0.00
0.0	0.0	Helper	\$15.00	\$22.50	\$0.00
0.0	0.0	Field Engineer (Trimble Operator)	\$51.00	\$76.50	\$0.00
0.0	0.0	Safety Manager	\$64.50	\$96.75	\$0.00
0.0	0.0	Clean Up	\$15.00	\$22.50	\$0.00
1.0	0.0	Estimator	\$51.00	\$76.50	\$51.00
Subtotal					\$201.00

Field Office Expenses: Water purchased for field employees (OS11A)	calculated	
Travel/Lodging/Parking Per-Diem for out-of-town field employees	calculated	
Purchasing/Expediter/Fab-Coordinator On-Site	0.0% of labor cost	\$0.00
Small Tools	0.0% of labor cost	\$0.00
Tool Rental	0.0% of labor cost	\$0.00
Quality Control/Owner Instruction	5.00% of labor cost	\$10.05
Consumables & Fuel	0.0% of material cost	\$0.00
Subtotal		\$10.05

Overhead & Profit: 15.0% \$31.66

Subtotal Labor \$242.71

Material Breakdown	Item Description	Cost	Tax	Net
Pipe, Valve, Fittings, etc			\$0.00	\$0.00
Equipment			\$0.00	\$0.00
Equipment rental			\$0.00	\$0.00
Permits & Business License Expense	City of Charleston Fees Structure		\$0.00	\$0.00
Seismic	Chapman		\$0.00	\$0.00
Freight for Prefabricated Assemblies			\$0.00	\$0.00
X-Ray/Core Drill	Excluded (to be Submitted Separately)		\$0.00	\$0.00
Subtotal				\$0.00

State Sales Tax Rate: 8.50%

Overhead & Profit: 15.0% \$0.00

Subtotal Material & Equipment \$0.00

Subcontractor Breakdown	Scope Description	Cost		Total
Sheet metal	Knight & Wilson	\$6,423.00		\$6,423.00
Insulation (Piping & Sheetmetal)	Guy M. Beaty	\$610.00		\$610.00
Temperature Controls	Trane			\$0.00
Guestroom Automated System	ECS			\$0.00
Test & Balance	By Others			\$0.00
Fire Caulk	Caulking and Sleeves			\$0.00
Subtotal				\$7,033.00

Overhead & Profit: 15.0% \$1,054.95

Subtotal Subcontractor Costs \$8,087.95

Total Cost \$8,330.66

Schedule Comments: Seven (7) days of schedule extension are necessary as a result of this scope change on Task ID 5448, however we reserve the right to re-examine that impact at a later date and request appropriate time cost compensation should the cumulative effect with other scope modifications warrant. No cost associated with the schedule extension is included in this proposal. It is assumed that incorporation of schedule modifications into the Master Schedule will be made and issued, at which point we will address any associated cost at that time.

R - 3458

Balfour Beatty Construction

Request For Information

Project [13026000] - Hotel at Marion Square **Date** 3/10/2017

Balfour Beatty Construction, LLC
406 S McDowell Street
Suite 200
Raleigh, NC 27601
Phone: 919-233-5001
Fax: 919-233-5002

RFI No. 0915

PCO 95

Primary Responder	Taylor Walker, P.E. Lindsay Pope Brayfield Clifford 344 West Pike Street Lawrenceville, GA 30046 US Phone: 770-963-8989 Fax: 770-822-9492	Date	3/10/2017
CC	Jeno Cossette (Clancy & Theys/ Balfour Beatty, a Joint Venture) Marty Dale (Balfour Beatty Construction, LLC) Alec Dooley (Balfour Beatty Construction, LLC) John Eldridge (Balfour Beatty Construction, LLC) Ryan Ledford (Balfour Beatty Construction, LLC) Tim Spano (Balfour Beatty Construction, LLC) Nick Starcevic (Balfour Beatty Construction, LLC) Peter Waterfield (Balfour Beatty Construction, LLC) Kim Brown (Library Associates, LLC) Jim Clements (Matrix Program Management Services) Marc Cerino (S&ME, Inc) Jennifer Faulkinberry (Winford Lindsay Architect) Ryan Ledford Balfour Beatty Construction, LLC	Status	Closed
		Resolved Date	
		Reason for Request	Conflict Resolution
		Action Requested	Direction
		Probable Cost Effect	T.B.D.
		Probable Time Effect	T.B.D.
		Priority	
From		Response Due	3/17/2017

Subject Ballroom RCP Conflict With Ducts

Drawing No. A162

Detail No./Paragraph

CSI Code

Schedule Activity ID

Information Requested

North of Ballroom 1 on the east and west sides there is a conflict with the mechanical ductwork and the soffit shown at 11'6". Please see photo's and images of the BIM model which must not have been caught in the model. Please advise if soffit can be modified to allow duct to be above ceiling.

Recommendation

Per my walk with Taylor yesterday, we are going to reroute the ducts as shown on the attached sketch. The new ductwork routing is shown in green. The ductwork highlighted in yellow will be removed to allow for the ceiling to frame as shown on the RCP. All ductwork will remain 8". Please confirm that this ductwork routing is acceptable.

I have drawn red lines to show a penetration in a fire wall to accomplish the duct rerouting. Taylor is going to confirm how we are to penetrate this wall without utilizing a fire damper.

Posted to Drawings

Subcontractor Name

Subcontractor's RFI#

Response Information

Responder	Date	Response
Jennifer Faulkinberry	5/5/2017	
Taylor Walker, P.E.	5/5/2017	Here is how you get around the fire damper: "A minimum 12 inch long (16 gauge) steel sleeve shall be centered in each duct opening. The sleeve shall be secured to both sides of the wall and all four sides of the sleeve with a minimum 1-1/2 inch by 1-1/2 inch by 16 gauge steel retaining angles. The retaining angles shall be secured to the sleeve and the wall with no. 10 screws. The annular space between the steel sleeve and the wall opening shall be filled with rock (mineral) wool batting on all sides." As long as the duct is minimum 26 gauge, it is installed above a ceiling and installed with the sleeve as mentioned above, a fire damper is not required. This is acceptable as per Section 607.5.3, exception #3 in the 2006 IMC.

Disclaimer

The Architect/Engineer and/or Owner has issued the attached information in response to the referenced RFI. Should this result in a change of the Scope of your Work, please provide detailed pricing analysis and schedule impact within seven (7) calendar days of receipt of this letter. Failure to submit timely information will constitute a waiver of your right to a change order for the work and may result in the incorporation of the changed work into your subcontract at no cost.

Authorized Signature

Taylor Walker, P.E.
(Lindsay Pope Brayfield Clifford)

Printed Name

5/5/2017

Date

Supporting documents and attached files

This RFI has the following supporting documents and attached files:

Description	Date	Open as
 File Director: RFI-0915.pdf 8998KB	3/10/2017	

 Attached file  Supporting document

Distribution

Recipient	Company	Method	Date
Alec Dooley	Balfour Beatty Construction, LLC	Email: adooley@balfourbeattyus.com	3/10/2017
Jennifer Faulkinberry	Winford Lindsay Architect	Email: jfaulkinberry@lpbatlanta.com	3/10/2017

Jeno Cossette	Balfour Beatty Construction, LLC	Email: jcossette@balfourbeattyus.com	3/10/2017
Jim Clements	Matrix Program Management Services	Email: jclements@matrixse.com	3/10/2017
John Eldridge	Balfour Beatty Construction, LLC	Email: jeldridge@balfourbeattyus.com	3/10/2017
Kim Brown	Library Associates, LLC	Email: kbrown@bennetthospitality.com	3/10/2017
Marc Cerino	S&ME, Inc	Email: MCerino@smeinc.com	3/10/2017
Marty Dale	Balfour Beatty Construction, LLC	Email: mdale@balfourbeattyus.com	3/10/2017
Nick Starcevic	Balfour Beatty Construction, LLC	Email: nstarcevic@balfourbeattyus.com	3/10/2017
Peter Waterfield	Balfour Beatty Construction, LLC	Email: pwaterfield@balfourbeattyus.com	3/10/2017
Ryan Ledford	Balfour Beatty Construction, LLC	Email: Rledford@balfourbeattyus.com	3/10/2017
Tim Spano	Balfour Beatty Construction, LLC	Email: timspano@balfourbeattyus.com	3/10/2017

Dooley, Alec

From: Taylor Walker <TWalker@lpbatlanta.com>
Sent: Monday, May 08, 2017 10:28 AM
To: Dooley, Alec; Ledford, Ryan; Jennifer Faulkinberry
Cc: Cossette, Jen; jclements@matrixse.com; Eldridge, Johnny; kbrown@bennetthospitality.com; MCerino@smeinc.com; Dale, Marty; Starcevic, Nicholas; Waterfield, Peter; Spano, Tim
Subject: RE: Hotel at Marion Square - RFI:0915 - Ballroom RCP Conflict With Ducts

Yes.

-----Original Message-----

From: Dooley, Alec [mailto:adooley@Balfourbeattyus.com]
 Sent: Monday, May 08, 2017 9:41 AM
 To: Taylor Walker; Ledford, Ryan; Jennifer Faulkinberry
 Cc: Cossette, Jen; jclements@matrixse.com; Eldridge, Johnny; kbrown@bennetthospitality.com; MCerino@smeinc.com; Dale, Marty; Starcevic, Nicholas; Waterfield, Peter; Spano, Tim
 Subject: RE: Hotel at Marion Square - RFI:0915 - Ballroom RCP Conflict With Ducts

Taylor,

Is the routing confirmed to be acceptable?

Thank you,

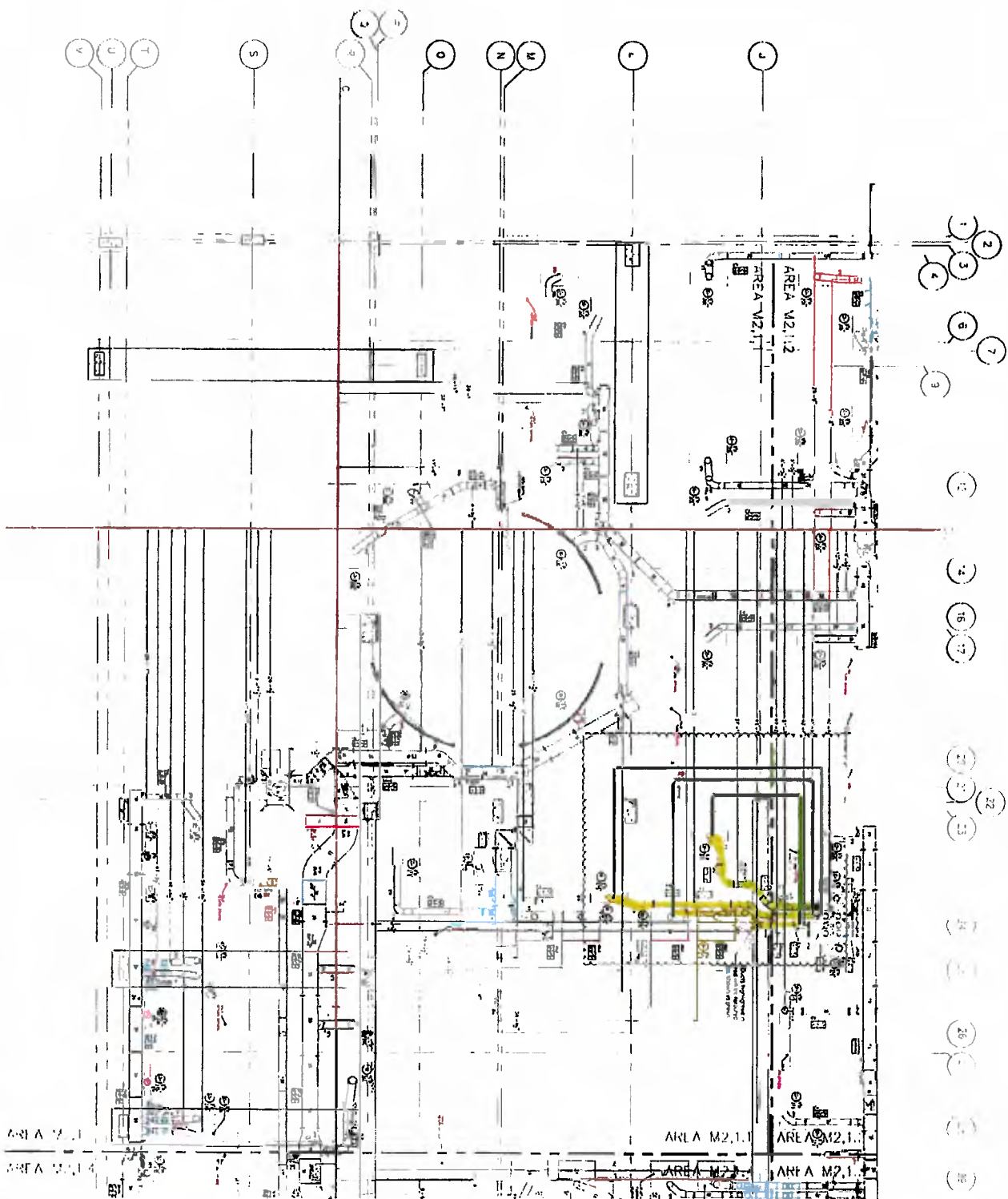
Alec Dooley | Assistant Project Manager
 mobile: 704.614.4907 | email: adooley@balfourbeattyus.com Balfour Beatty Construction | 306 Meeting Street, Suite 300, Charleston, SC 29401 | www.balfourbeattyus.com

-----Original Message-----

From: Taylor Walker [mailto:TWalker@lpbatlanta.com]
 Sent: Friday, May 05, 2017 1:33 PM
 To: Dooley, Alec <adooley@Balfourbeattyus.com>; Ledford, Ryan <RLedford@Balfourbeattyus.com>; Jennifer Faulkinberry <JFaulkinberry@lpbatlanta.com>
 Cc: Cossette, Jen <JCossette@Balfourbeattyus.com>; jclements@matrixse.com; Eldridge, Johnny <JEldridge@Balfourbeattyus.com>; kbrown@bennetthospitality.com; MCerino@smeinc.com; Dale, Marty <mdale@balfourbeattyus.com>; Starcevic, Nicholas <NStarcevic@Balfourbeattyus.com>; Waterfield, Peter <PWaterfield@Balfourbeattyus.com>; Spano, Tim <timsSpano@Balfourbeattyus.com>
 Subject: RE: Hotel at Marion Square - RFI:0915 - Ballroom RCP Conflict With Ducts

Here is how you get around the fire damper:

"A minimum 12 inch long (16 gauge) steel sleeve shall be centered in each duct opening. The sleeve shall be secured to both sides of the wall and all four sides of the sleeve with a minimum 1-1/2 inch by 1-1/2 inch by 16 gauge steel retaining angles. The retaining angles shall be secured to the sleeve and the wall with no. 10 screws. The annular space between the steel sleeve and the wall opening shall be filled with rock (mineral) wool batting on all sides."



SECOND FLOOR DUCTWORK PLAN AREA-M2.1.1

THE HOTEL
AT
MARION SQUARE

R - 3463

KW
KNIGHT & WILSON, INC.
www.knightwilson.com

M2.1.1

CEILING SYMBOLS		
KEY	SYMBOL	DESCRIPTION
1		100% ceiling
2		100% ceiling
3		100% ceiling
4		100% ceiling
5		100% ceiling
6		100% ceiling
7		100% ceiling
8		100% ceiling
9		100% ceiling
10		100% ceiling
11		100% ceiling
12		100% ceiling
13		100% ceiling
14		100% ceiling
15		100% ceiling
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32		100% ceiling
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35		100% ceiling
36		100% ceiling
37		100% ceiling
38		100% ceiling
39		100% ceiling
40		100% ceiling
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42		100% ceiling
43		100% ceiling
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45		100% ceiling
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52		100% ceiling
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59		100% ceiling
60		100% ceiling
61		100% ceiling
62		100% ceiling
63		

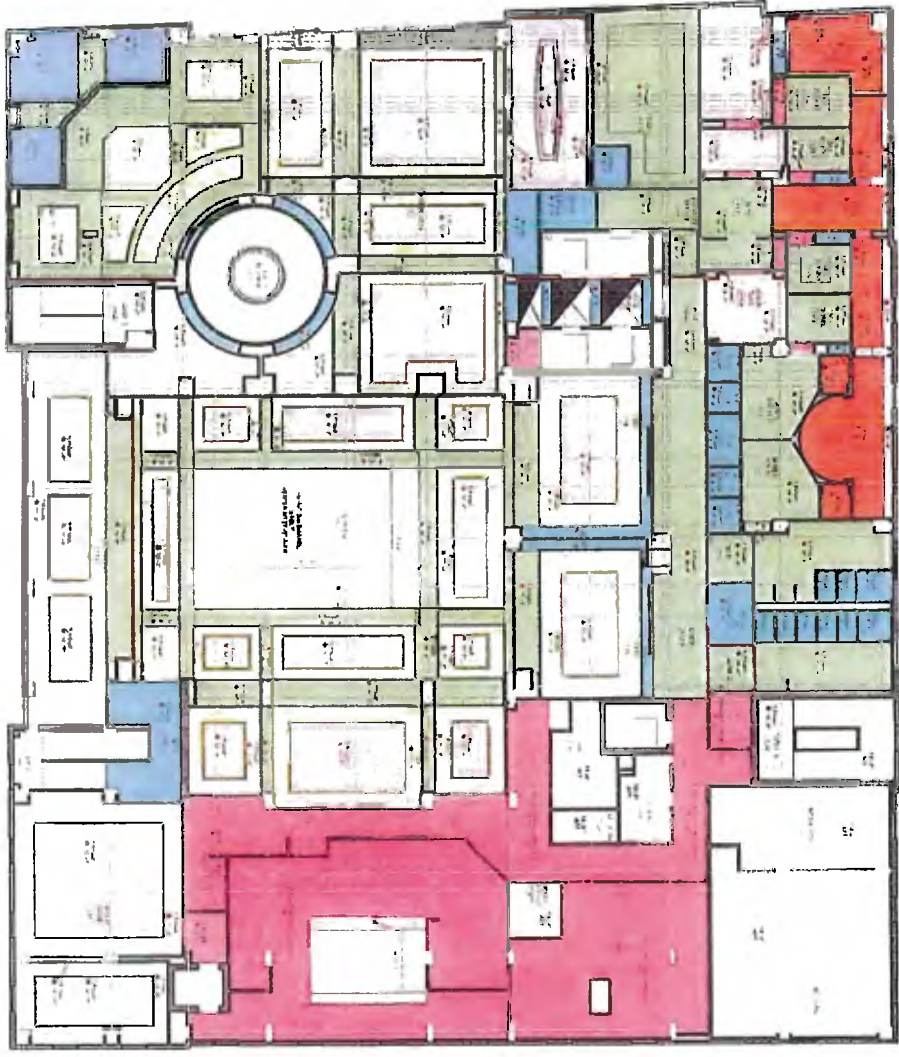
[illegible][illegible]





Balfour Beatty
Construction

FOR REFERENCE
R - 3467



2nd level RCP

A162



Date 5/15/2017

To: BMCC
Attn: Eric Stoehr
Ref: Hotel at Marion Square
Rework per the response to RFI 915

Price to:

Rerouting duct and using the alternate fire rating method described by the Engineer per the drawing mark ups dated 5/5/2017.

Total...\$5,115.00

Thank you

*Jerry Petefish
Regional Project Manager
Estimator
Knight and Wilson, Inc
901-486-3362*

Knight and Wilson Sheet Metal
1240 Williams
Memphis, TN 38104

5/15/2017

Material, equipment and labor itemized below will be provided by: Knight & Wilson Sheet Metal										
Job Name:		Hotel at Marion Square					Date itemized:		5/12/17	
Project Number							Change Order #			
Description		repairing seisminc cables removed by insulator								
DESCRIPTION	UNIT	MATERIAL			FABRICATION			FIELD LABOR		
		QTY	COST	TOTAL	HOURS	RATE	TOTAL	HOURS	RATE	TOTAL
DEDUCT										
Ductwork	Lbs		0.75	\$0		\$44		0	\$44	
	SqFt		0.46	\$0	0	\$44	\$0	0	\$44	\$0
purchased duct	lot					\$44	\$0	0	\$44	\$0
	Ea					\$44	\$0	0	\$44	\$0
	Ea			\$0		\$44	\$0	0	\$44	\$0
	lot					\$44	\$0	0	\$44	\$0
				\$0		\$44	\$0		\$44	\$0
				\$0		\$44	\$0		\$44	\$0
				\$0		\$44	\$0		\$44	\$0
						\$44			\$44	\$0
ADD										
Ductwork	Lbs	27	0.75	\$20	3	\$44	\$132	16	\$44	\$704
Air Distribution	lot					\$44	\$0		\$44	\$0
purchased duct	lot	1		\$385		\$44	\$0	49	\$44	\$2,156
demolition				\$0		\$44	\$0	10	\$44	\$440
lodging	7	days	75	\$525		\$44	\$0		\$44	\$0
misc	lot					\$44	\$0		\$44	\$0
				\$0		\$44	\$0		\$44	\$0
										\$0
SUBTOTAL				\$930		\$132		75		\$3,300
+ 9.25 TSST				\$86						
TOTAL COST				\$4,448						
+ 15 % Overhead /profit				\$667						
SUBTOTAL				\$5,115						
TOTAL				\$5,115						

Balfour Beatty Construction

Request For Information

Project [13026000] - Hotel at Marion Square **Date** 3/10/2017

Balfour Beatty Construction, LLC
406 S McDowell Street
Suite 200
Raleigh, NC 27601
Phone: 919-233-5001
Fax: 919-233-5002

RFI No. 0915

Primary Responder	Taylor Walker, P.E. Lindsay Pope Brayfield Clifford 344 West Pike Street Lawrenceville, GA 30046 US Phone: 770-963-8989 Fax: 770-822-9492	Date	3/10/2017
		Status	Closed
		Resolved Date	
		Reason for Request	Conflict Resolution
		Action Requested	Direction
CC	Jeno Cossette (Clancy & Theys/ Balfour Beatty, a Joint Venture) Marty Dale (Balfour Beatty Construction, LLC) Alec Dooley (Balfour Beatty Construction, LLC) John Eldridge (Balfour Beatty Construction, LLC) Ryan Ledford (Balfour Beatty Construction, LLC) Tim Spano (Balfour Beatty Construction, LLC) Nick Starcevic (Balfour Beatty Construction, LLC) Peter Waterfield (Balfour Beatty Construction, LLC) Kim Brown (Library Associates, LLC) Jim Clements (Matrix Program Management Services) Marc Cerino (S&ME, Inc) Jennifer Faulkinberry (Winford Lindsay Architect)	Probable Cost Effect	T.B.D.
		Probable Time Effect	T.B.D.
		Priority	
From	Ryan Ledford Balfour Beatty Construction, LLC	Response Due	3/17/2017

Subject Ballroom RCP Conflict With Ducts

Drawing No. A162

Detail No./Paragraph

CSI Code

Schedule Activity ID

Information Requested

North of Ballroom 1 on the east and west sides there is a conflict with the mechanical ductwork and the soffit shown at 11'6". Please see photo's and images of the BIM model which must not have been caught in the model. Please advise if soffit can be modified to allow duct to be above ceiling.

Recommendation

Per my walk with Taylor yesterday, we are going to reroute the ducts as shown on the attached sketch. The new ductwork routing is shown in green. The ductwork highlighted in yellow will be removed to allow for the ceiling to frame as shown on the RCP. All ductwork will remain 8". Please confirm that this ductwork routing is acceptable.

I have drawn red lines to show a penetration in a fire wall to accomplish the duct rerouting. Taylor is going to confirm how we are to penetrate this wall without utilizing a fire damper.

Posted to Drawings

R - 3470

Subcontractor Name

Subcontractor's RFI#

Response Information

Responder	Date	Response
Jennifer Faulkinberry	5/5/2017	
Taylor Walker, P.E.	5/5/2017	Here is how you get around the fire damper: "A minimum 12 inch long (16 gauge) steel sleeve shall be centered in each duct opening. The sleeve shall be secured to both sides of the wall and all four sides of the sleeve with a minimum 1-1/2 inch by 1-1/2 inch by 16 gauge steel retaining angles. The retaining angles shall be secured to the sleeve and the wall with no. 10 screws. The annular space between the steel sleeve and the wall opening shall be filled with rock (mineral) wool batting on all sides." As long as the duct is minimum 26 gauge, it is installed above a ceiling and installed with the sleeve as mentioned above, a fire damper is not required. This is acceptable as per Section 607.5.3, exception #3 in the 2006 IMC.

Disclaimer

The Architect/Engineer and/or Owner has issued the attached information in response to the referenced RFI. Should this result in a change of the Scope of your Work, please provide detailed pricing analysis and schedule impact within seven (7) calendar days of receipt of this letter. Failure to submit timely information will constitute a waiver of your right to a change order for the work and may result in the incorporation of the changed work into your subcontract at no cost.

Authorized Signature

Taylor Walker, P.E.
(Lindsay Pope Brayfield Clifford)

Printed Name

5/5/2017

Date

Supporting documents and attached files

This RFI has the following supporting documents and attached files:

Description	Date	Open as
 File Director: RFI-0915.pdf 8998KB	3/10/2017	

 Attached file  Supporting document

Distribution

Recipient	Company	Method	Date
Alec Dooley	Balfour Beatty Construction, LLC	Email: adooley@balfourbeattyus.com	3/10/2017
Jennifer Faulkinberry	Winford Lindsay Architect	Email: jfaulkinberry@lpbatlanta.com	3/10/2017



KNIGHT & WILSON, INC.

www.knightwilson.com

1240 WILLIAMS ST

MEMPHIS, TENNESSEE 38104

(901) 274-6978

Date 4/10/2017

To: BMCC
Attn: Eric Stoehr
Re: Hotel at Marion Square
2nd floor duct conflict

Price to:

Reroute ductwork from PIU-2-1. Ductwork conflicts with high ceilings.
Duct was installed per the approved coordination drawings created
from the BIM model.

Total...\$1,308.00

Thank you

*Jerry Petefish
Regional Project Manager
Estimator
Knight and Wilson, Inc
901-486-3362*

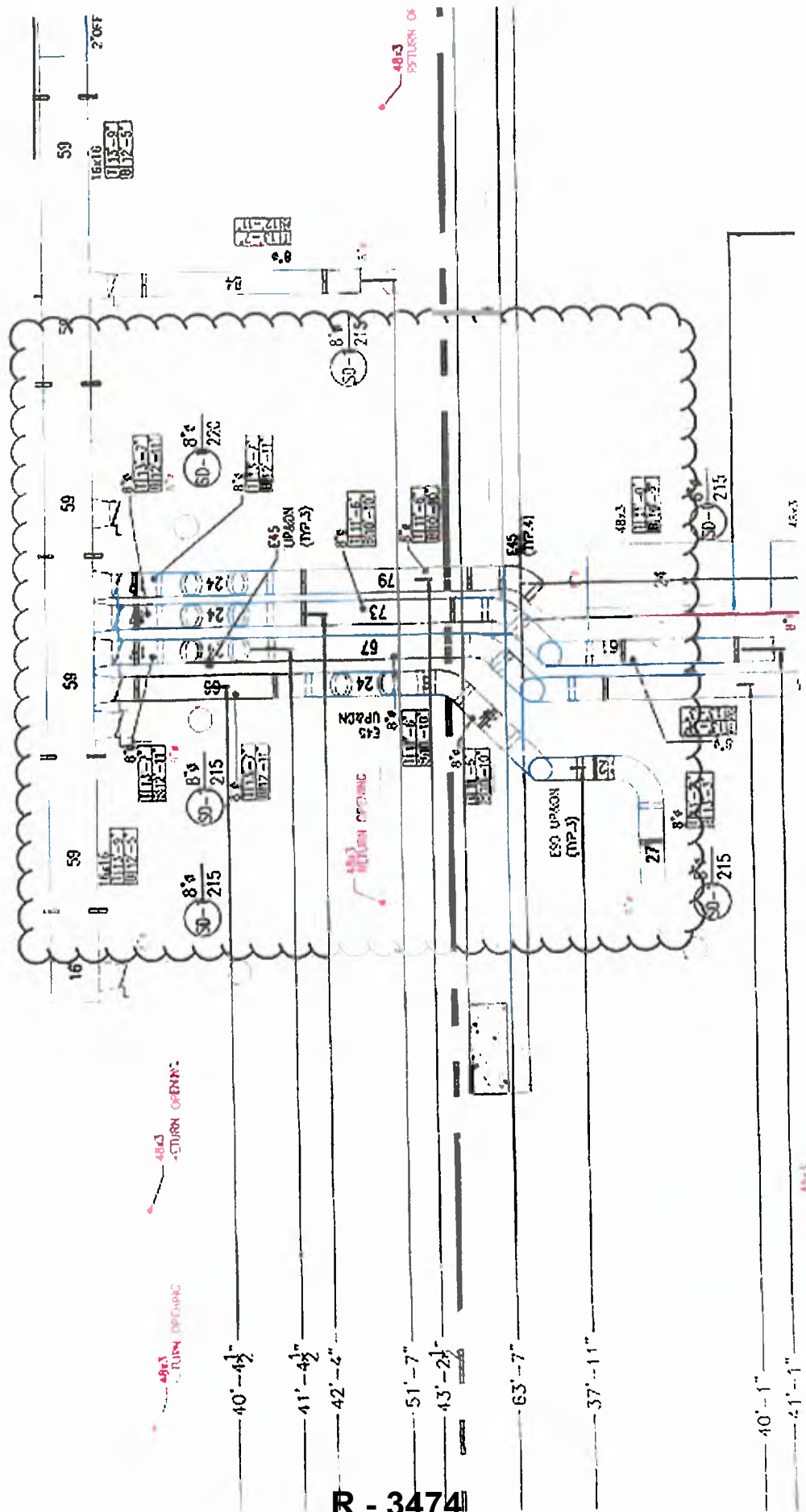
R - 3472

Knight and Wilson Sheet Metal
1240 Williams
Memphis, TN 38104

4/10/2017

Material, equipment and labor itemized below will be provided by: Knight & Wilson Sheet Metal										
Job Name:	Hotel at Marion Square						Date itemized:	4/10/17		
Project Number							Change Order #			
Description:	2nd flr duct conflict PIU-2-1									

DESCRIPTION	UNIT	MATERIAL		TOTAL	FABRICATION		TOTAL	FIELD LABOR		TOTAL
		QTY	COST		HOURS	RATE		HOURS	RATE	
DEDUCT										
Ductwork	Lbs		0.85	\$0	0	\$44			\$44	\$0
Liner	SqFt		0.46	\$0	0	\$44	\$0	0	\$44	\$0
purchased duct	Lin Ft			\$0		\$44	\$0	0	\$44	\$0
Coils	Ea			\$0		\$44	\$0	0	\$44	\$0
Ceiling Diff	Ea			\$0		\$44	\$0	0	\$44	\$0
						\$44	\$0	0	\$44	\$0
				\$0		\$444	\$0		\$44	\$0
				\$0		\$44	\$0		\$44	\$0
				\$0		\$44	\$0		\$44	\$0
Air Distribution						\$44			\$44	\$0
ADD										
Ductwork	Lbs		0.85	\$0		\$44	\$0		\$44	\$0
Liner	SqFt		0.46	\$0		\$44	\$0	0	\$44	\$0
purchased duct	lin	1	85	\$85		\$44	\$0	20	\$44	\$880
lodging	ea	2		\$150		\$44	\$0	0	\$44	\$0
	Ea					\$44	\$0		\$44	\$0
	Ea			\$0		\$44	\$0	0	\$44	\$0
						\$44	\$0		\$44	\$0
						\$44			\$44	\$0
						\$44			\$44	\$0
SUBTOTAL				\$235		\$0		20		\$880
+ 9.25 TSST				\$22						
TOTAL COST				\$1,137						
+ 15 %Profit & Overhead				\$171						
SUBTOTAL				\$1,308						
TOTAL				\$1,308						



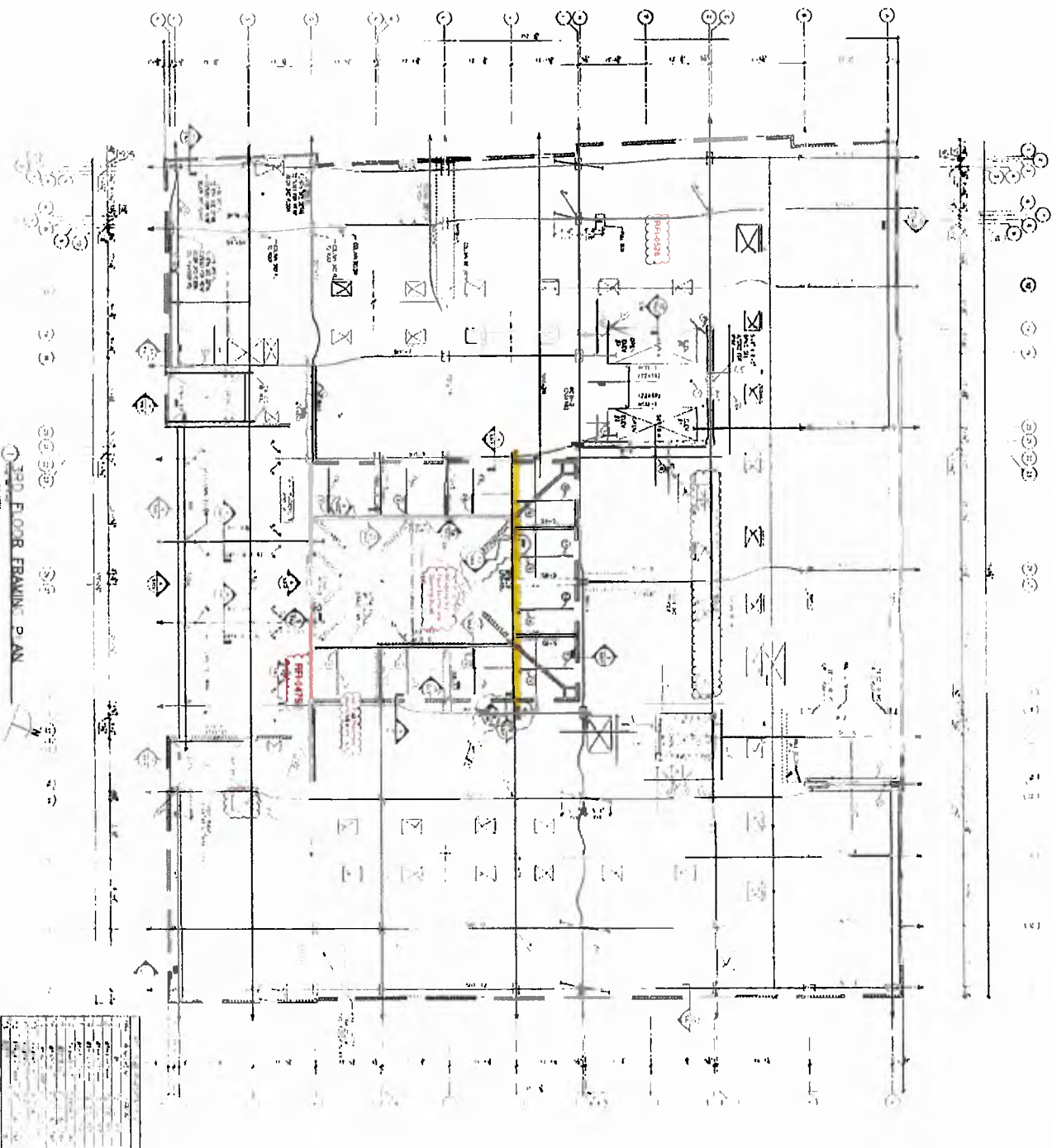
R - 3474

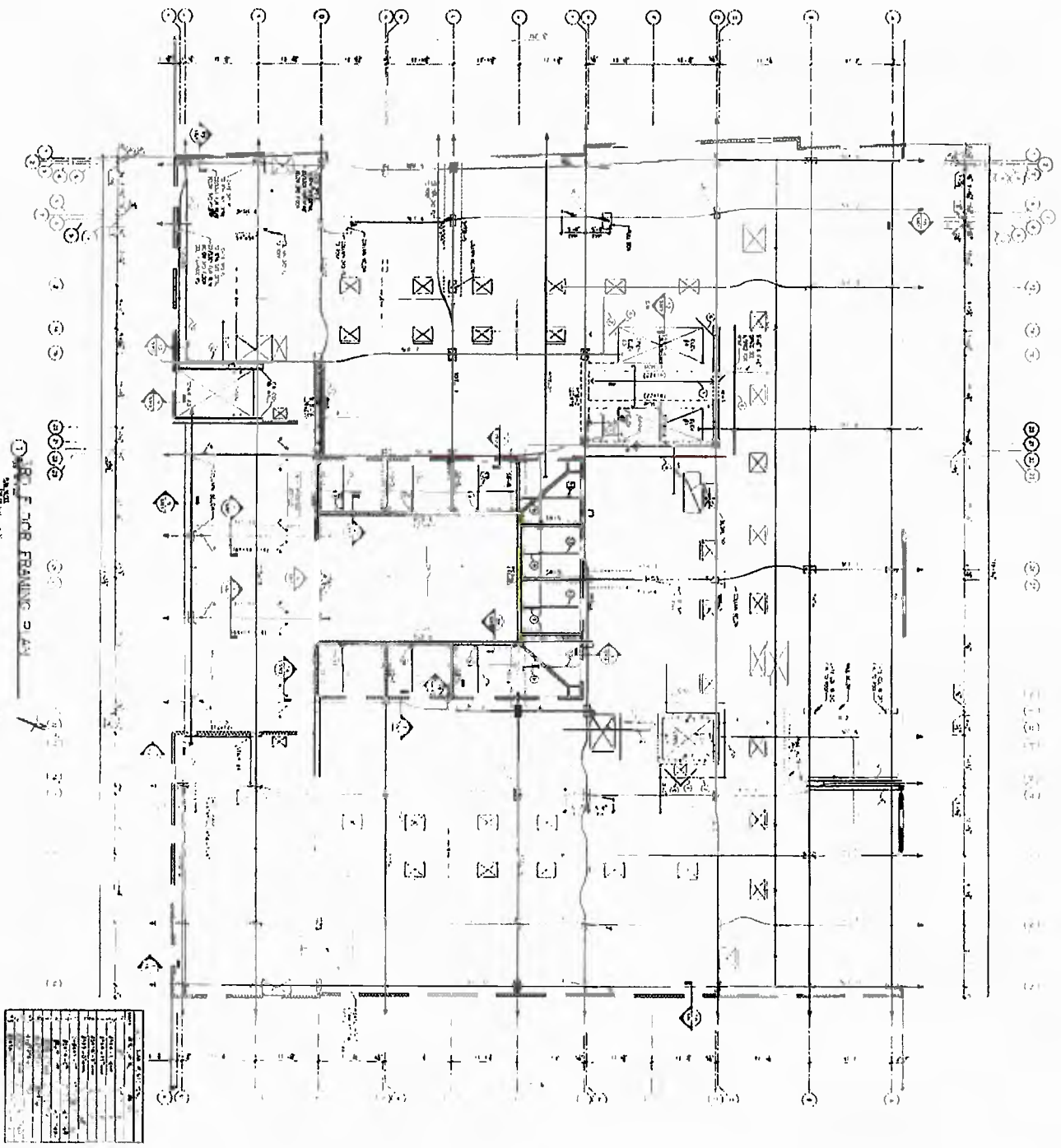
MCC MECHANICAL

R - 3475

Project: Marion Square		Material: Insulation			System: HVAC		Cost	Hours	Labor
Reference: Supplemental Instruction #48									
Supply Duct									
Duct Size	Length	sq/ft			Insulation Type	Insulation Thickness			
8"	125	432			Duct Wrap	2.2"	\$137	18	\$473
									\$0
							\$137	18	\$473
							Total \$610		

RFI 033 - Slab
Thickness at Drains
7107 - Sloped Concrete
Ases at Outlets
Total
354.147 - 2.17 =
351.977





R - 3478

WINFORD
JINDSAY
ARCHITECT



LIBRARY
2023 MAY 12 PM 7:58

CONTRAI
DOCS

Balfour Beatty Construction

January 19, 2018

Ms. Kim Brown
Library Associates, LLC
17 Lockwood Drive
Charleston, SC 29401

Project: Hotel at Marion Square

Re: Request for Change Order # 193
Supplemental Instruction 36R1

Dear Ms. Brown:

~~\$95,688.19~~ 15

We are submitting herewith, our Request for Change Order # 193 in the amount of Ninety-nine thousand seven hundred sixty-one (\$99,761.19) to provide additional work in accordance with the following qualifications:

Provide electrical, framing, drywall, and thermostat revisions as indicated in Supplemental Instruction 036 and 036R1. This supplemental instruction was issued after levels 03 and 04 were roughed in. Level 03 and 04 electrical rough in was revised on Time and Material Tickets processed in RCO 097. This RCO includes the trim out of all newly added devices, rough in of added devices (on a production basis), revised thermostat rough in on level 03, as well as added and revised wall framing.

As of 1/19/18, all added/revised rough-in, wiring device trim out on levels 3-5, wall framing, and thermostat is complete. The remaining activities left to perform includes the trim out of wiring devices on levels 6-8, and the trim out of the owner supplied decorative wall sconces and chandeliers.

The below accounting summary is a break out of task activities for representation purposes only. Please refer to the provided subcontractor back up for material prices and unit costs.

- Wall Corridor Sconce Revisions - (All light fixtures are OFCI) - **\$44,199**
 - Demo Existing Fixture Rough In on Floor 3 and 4 - **\$1,108**
 - 20 total fixture rough ins had to be removed for \$55.43 on average
 - Floors 3-4 Add New DC-17 Wall Sconce - **\$12,091**
 - 29 total fixtures for \$417 for rough in
 - Floors 3-4 New DC-67 Ceiling Mount Light Fixture - **\$3,335**
 - 8 Fixtures for \$417 per rough in
 - Floors 5-8 Credit GMP Wall Scones - **(\$11,257.85)**
 - 27 Fixtures Credited at \$417 per rough in
 - Floors 5-8 Add New DC-17 Wall Scones - **\$9,185**
 - 70 Total Fixtures Added at \$417 per rough in
 - Floors 5-8 New DC-67 Ceiling Mount Light Fixtures - **\$7,921**
 - 19 Total Light Fixtures Added at \$417 per rough in
 - Mileage - **\$1,620**
 - Consumables - **\$195**
- SI36R1 Electrical Revisions (Trim Out Only on L3 and L4) - **\$32,291**
 - Trim Out Level 3 and Level 4 - **\$3,520.74**
 - 63 Total Devices Added for \$55 per device trim out
 - Rough-In was recorded on time and material tickets and processed in RCO 097
 - Add New Electrical Boxes and Trim Out Level 5-8 - **\$22,878.13**
 - 97 Total Devices Added for \$235 per device rough in and trim out
 - Per Diem - **\$2,503**

Balfour Beatty Construction

- o Overtime Adjustment - **\$1,911**
 - o Mileage - **\$1,109**
 - o Consumables - **\$133**
- SI 36 Drywall Revisions - **\$15,548**
 - o Demo Wall Framing - **\$840**
 - Attached breakout for wall demolition
 - Approximately 432 SQF of Framing Demolished or \$1.94 per SQF
 - o Construct Added Walls - **\$12,008**
 - See attached break out for wall construction
 - Approximately 945 SQF of wall was added
 - o Layout - **\$420**
 - o Clean Up - **\$480**
 - o Working Foreman- **\$880**
 - o Fasteners - **\$140**
 - o Tool and Equipment Expense - **\$525**
- Relocate Thermostats - **\$3,109**
 - o Disconnect, relocate, and rewire thermostats in rooms 315, 415, 335, and 435.

We have reviewed this scope of work and it has been determined that this scope has impacted the project schedule, particularly the duration for framing, in wall rough in and electrical trim out activities on each individual guestroom floor. Upon approval of this change order, we will evaluate the impact with Precision Walls and Watson Electric to determine the overall schedule impact and we reserve our rights for additional time and compensation for any schedule impacts from this change.

This Change Order Request addresses those requests for costs and/or time associated with the Construction Change Directive and Change Order Request(s) referenced above which are undisputed; however, this Change Order does not resolve related requests for costs and/or time which remain in dispute, and those requests are expressly reserved. This proposal covers only the changes to the specific work as set fourth in the attached proposal breakout. Changes in the work and associated price adjustments other than those noted in our proposal are not included. Pricing included in this proposal is valid for thirty (30) days.

Please contact me with any questions regarding this request for Change Order.

Sincerely,



Alec Dooley
Assistant Project Manager

cc:

Melissa Pense
Marty Wall
Jim Clements
Jennifer Faulkinberry
Woody Faust
David Stanton
David Simonton
Tim Spano
Nick Starcevic

RCO # 193 - File

Balfour Beatty Construction

Hotel at Marion Square

Request for Change Order # 193- Supplemental Instruction 36R1

The additional work for the **Supplemental Instruction 36R1** by Balfour Beatty Construction is hereby approved:

#	Budget Code	Description	Total
1	400.50925200.40	Supplemental Instruction 36R1 - Drywall Revisions	\$15,548.39
2	400.51600000.40	Supplemental Instruction 36R1 - L3-8 Corridor Sconce Revisions	\$44,199.90
3	400.51600000.40	Supplemental Instruction 36R1 Guestroom Revisions	\$32,291.29
4	400.51500000.40	Supplemental Instruction 36R1 - Relocate Thermostats	\$3,109.50

Total Items

\$95,149.08

Total Markups

\$4,612.11

RCO Total

~~\$99,761.19~~

95638.19

The total Cost to perform the work as described above is an ADD of Ninety-nine thousand seven hundred sixty-one (\$99,761.19).

Please indicate your acceptance and approval of this additional work in the space provided below.

Authorization Granted by:


Kim Brown, Library Associates, LLC

Date:

4/14/2018

RCO# 193

PROPOSED CHANGE ORDER

Watson Electrical

3215 Fortune Drive, Suite 109
North Charleston, South Carolina 29418

CCN # 49
Date: 2/10/2017
Project Name: Marion Square Hotel
Project Number: 21046
Page Number: 1

Client Address:

Balfour Beatty Construction

306 Meeting Street
Charleston, South Carolina

Work Description

We reserve the right to correct this quote for errors and omissions.

This change proposal is per DCI redline lighting markups of corridors 3-8 received 02-09-17.
As of the date of receipt of this information floors 3 and 4 corridors were complete. Demo included to relocate.
Floors 5-8 rough in were not complete.

Count as follows:

FLOORS 3-4

- .0) Demo 3-4
- (12) Deleted-no credit, already installed. For count reference only.
- (20) Existing to relocate or remain
- (29) New DC-17
- (8) New DC-67

FLOORS 5-8

- (27) Deleted fixtures
- (32) Existing to relocate or remain
- (57) New DC-17
- (19) New DC-67
- (0) DC-60 Referenced in documents. No quantity changed from contract drawings.

Price include conduit wire and labor, and fixture installation.

Fixtures furnished by others.

Fire alarm to be relocated as noted.

DC-17 (D1 in lighting schedule) is new. Weight and mounting must be verified. May affect price and install. No backing included.

DC-60 at Elevator Lobbies. No change. Assumption is clarification of ceiling elevations. No other information or direction given in documents received for pricing.

PLEASE CONFIRM PROPOSED QUANTITIES.

IF A NEW FIXTURE TO FIXTURE PACKAGE PLEASE PROVIDE CUTSHEET AND PRODUCT DATA, MOUNTING AND INSTALLATION INSTRUCTIONS.

NO MATERIALS, LABOR OR EQUIPMENT WILL BE AUTHORIZED WITHOUT APPROVED CHANGE ORDER.

.is quote covers direct costs only and we reserve the right to claim for impact and consequential costs.

This price is good for acceptance within 10 days from the date of receipt.

We request a time extension of 15 days.

We will supply and install all materials, labor, and equipment as per your instructions on <CO 49>.

ORIGINAL

R - 3482

PROPOSED CHANGE ORDER

Client Address:

Watson Electrical
 .215 Fortune Drive, Suite 109
 North Charleston, South Carolina 29418

Balfour Beatty Construction
 306 Meeting Street
 Charleston, South Carolina

CCN # 49
Date: 2/10/2017
Project Name: Marion Square Hotel
Project Number: 21046
Page Number: 2

Itemized Breakdown

System	Material(\$)	Labor Hrs
DEMO FLOORS 3 AND 4	0.00	16.00
FLOORS 3-4 NEW DC-17 SCONCE	1,976.58	138.92
FLOORS 3-4 NEW DC-67 CEILING SURFACE MC	545.26	38.32
FLOORS 5-8 DELETE WALL SCONCE	-1,840.28	-129.34
FLOORS 5-8 NEW DC-17 SCONCE	4,771.05	335.30
FLOORS 5-8 NEW DC-67 CEILING SURFACE MC	1,294.99	91.02
Total	6,747.60	490.22

DEMO FLOORS 3 AND 4

Description	Qty	Net Price U	Total Mat.	Labor U	Total Hrs.
DEMO FIXTURE EXIT	20	0.00 E	0.00	0.80 E	16.00
Totals	20		0.00		16.00

FLOORS 3-4 NEW DC-17 SCONCE

Description	Qty	Net Price U	Total Mat.	Labor U	Total Hrs.
#12/2C CABLE MC - STL ARMOR	1,015	861.00 M	873.91	45.00 M	45.67
3/8" CONN SADDLEGRIP DC FOR FLEX / AC-90 / MC	58	92.77 C	53.81	9.00 C	5.22
SNAP-IN CABLE TO MTL STUD SUPPORT	29	64.44 C	18.69	4.50 C	1.30
WIRE CONN RED	145	17.22 C	24.97	9.00 C	13.05
4x 1 1/2" SQ BOX COMB KO	58	942.87 C	546.86	40.00 C	23.20
4" SQ 1G PLSTR RING 1/2" RISE	29	521.45 C	151.22	25.00 C	7.25
4" SQ 1G PLSTR RING 5/8" RISE	29	601.80 C	174.52	25.00 C	7.25
#8x 1/2 P/H SELF-TAP SCREW	58	6.80 C	3.94	7.50 C	4.35
#8x 1/2 WAFER HEAD SELF-TAP STUD SCREW - 12G	58	2.27 C	1.32	7.50 C	4.35
11.10" Lx 0.140" W - 3.000" BUNDLE NYLON CABLE TIE	58	29.53 C	17.13	7.50 C	4.35
SQ BOX MNTG BRKT TO 2 1/2-3 1/2" STUD	58	190.00 C	110.20	7.50 C	4.35
100W WALL BRACKET	29	0.00 E	0.00	0.59 E	17.11
100A-120V IF LAMP	29	0.00 E	0.00	0.05 E	1.45
Totals	1,653		1,976.57		138.91

FLOORS 3-4 NEW DC-67 CEILING SURFACE MOUNT

Description	Qty	Net Price U	Total Mat.	Labor U	Total Hrs.
#12/2C CABLE MC - STL ARMOR	280	861.00 M	241.08	45.00 M	12.60
3/8" CONN SADDLEGRIP DC FOR FLEX / AC-90 / MC	16	92.77 C	14.84	9.00 C	1.44
SNAP-IN CABLE TO MTL STUD SUPPORT	8	64.44 C	5.16	4.50 C	0.36
WIRE CONN RED	40	17.22 C	6.89	9.00 C	3.60
4x 1 1/2" SQ BOX COMB KO	16	942.87 C	150.86	40.00 C	6.40
4" SQ 1G PLSTR RING 1/2" RISE	8	521.45 C	41.72	25.00 C	2.00
4" SQ 1G PLSTR RING 5/8" RISE	8	601.80 C	48.14	25.00 C	2.00
#8x 1/2 P/H SELF-TAP SCREW	16	6.80 C	1.09	7.50 C	1.20
#8x 1/2 WAFER HEAD SELF-TAP STUD SCREW - 12G	16	2.27 C	0.36	7.50 C	1.20
11.10" Lx 0.140" W - 3.000" BUNDLE NYLON CABLE TIE	16	29.53 C	4.72	7.50 C	1.20
SQ BOX MNTG BRKT TO 2 1/2-3 1/2" STUD	16	190.00 C	30.40	7.50 C	1.20
100W WALL BRACKET	8	0.00 E	0.00	0.59 E	4.72
100A-120V IF LAMP	8	0.00 E	0.00	0.05 E	0.40
Totals	456		545.26		38.32

ORIGINAL

R - 3483

PROPOSED CHANGE ORDER

Client Address:

Yatson Electrical
 215 Fortune Drive, Suite 109
 North Charleston, South Carolina 29418

Balfour Beatty Construction
 306 Meeting Street
 Charleston, South Carolina

CCN # 49
Date: 2/10/2017
Project Name: Marion Square Hotel
Project Number: 21046
Page Number: 3

FLOORS 5-8 DELETE WALL SCONCE

Description	Qty	Net Price	U	Total Mat.	Labor	U	Total Hrs.
#12/2C CABLE MC - STL ARMOR	-945	861.00	M	-813.64	45.00	M	-42.52
3/8" CONN SADDLEGRIP DC FOR FLEX / AC-90 / MC	-54	92.77	C	-50.10	9.00	C	-4.86
SNAP-IN CABLE TO MTL STUD SUPPORT	-27	64.44	C	-17.40	4.50	C	-1.22
WIRE CONN RED	-135	17.22	C	-23.25	9.00	C	-12.15
4x 1 1/2" SQ BOX COMB KO	-54	942.87	C	-509.15	40.00	C	-21.60
4" SQ 1G PLSTR RING 1/2" RISE	-27	521.45	C	-140.79	25.00	C	-6.75
4" SQ 1G PLSTR RING 5/8" RISE	-27	601.80	C	-162.49	25.00	C	-6.75
#8x 1/2 P/H SELF-TAP SCREW	-54	6.80	C	-3.67	7.50	C	-4.05
#8x 1/2 WAFER HEAD SELF-TAP STUD SCREW - 12G	-54	2.27	C	-1.23	7.50	C	-4.05
11.10" Lx 0.140" W - 3.000" BUNDLE NYLON CABLE TIE	-54	29.53	C	-15.95	7.50	C	-4.05
SQ BOX MNTG BRKT TO 2 1/2-3 1/2" STUD	-54	190.00	C	-102.60	7.50	C	-4.05
100W WALL BRACKET	-27	0.00	E	-0.00	0.59	E	-15.93
100A-120V IF LAMP	-27	0.00	E	-0.00	0.05	E	-1.35
Totals	-1,539			-1,840.26			-129.33

FLOORS 5-8 NEW DC-17 SCONCE

Description	Qty	Net Price	U	Total Mat.	Labor	U	Total Hrs.
#12/2C CABLE MC - STL ARMOR	2,450	861.00	M	2,109.45	45.00	M	110.25
3/8" CONN SADDLEGRIP DC FOR FLEX / AC-90 / MC	140	92.77	C	129.88	9.00	C	12.60
SNAP-IN CABLE TO MTL STUD SUPPORT	70	64.44	C	45.11	4.50	C	3.15
WIRE CONN RED	350	17.22	C	60.27	9.00	C	31.50
4x 1 1/2" SQ BOX COMB KO	140	942.87	C	1,320.02	40.00	C	56.00
4" SQ 1G PLSTR RING 1/2" RISE	70	521.45	C	365.01	25.00	C	17.50
4" SQ 1G PLSTR RING 5/8" RISE	70	601.80	C	421.26	25.00	C	17.50
#8x 1/2 P/H SELF-TAP SCREW	140	6.80	C	9.52	7.50	C	10.50
#8x 1/2 WAFER HEAD SELF-TAP STUD SCREW - 12G	140	2.27	C	3.18	7.50	C	10.50
11.10" Lx 0.140" W - 3.000" BUNDLE NYLON CABLE TIE	140	29.53	C	41.34	7.50	C	10.50
SQ BOX MNTG BRKT TO 2 1/2-3 1/2" STUD	140	190.00	C	266.00	7.50	C	10.50
100W WALL BRACKET	70	0.00	E	0.00	0.59	E	41.30
100A-120V IF LAMP	70	0.00	E	0.00	0.05	E	3.50
Totals	3,990			4,771.04			335.30

FLOORS 5-8 NEW DC-67 CEILING SURFACE MOUNT

Description	Qty	Net Price	U	Total Mat.	Labor	U	Total Hrs.
#12/2C CABLE MC - STL ARMOR	665	861.00	M	572.57	45.00	M	29.93
3/8" CONN SADDLEGRIP DC FOR FLEX / AC-90 / MC	38	92.77	C	35.25	9.00	C	3.42
SNAP-IN CABLE TO MTL STUD SUPPORT	19	64.44	C	12.24	4.50	C	0.85
WIRE CONN RED	95	17.22	C	16.36	9.00	C	8.55
4x 1 1/2" SQ BOX COMB KO	38	942.87	C	358.29	40.00	C	15.20
4" SQ 1G PLSTR RING 1/2" RISE	19	521.45	C	99.08	25.00	C	4.75
4" SQ 1G PLSTR RING 5/8" RISE	19	601.80	C	114.34	25.00	C	4.75
#8x 1/2 P/H SELF-TAP SCREW	38	6.80	C	2.58	7.50	C	2.85
#8x 1/2 WAFER HEAD SELF-TAP STUD SCREW - 12G	38	2.27	C	0.86	7.50	C	2.85
11.10" Lx 0.140" W - 3.000" BUNDLE NYLON CABLE TIE	38	29.53	C	11.22	7.50	C	2.85
SQ BOX MNTG BRKT TO 2 1/2-3 1/2" STUD	38	190.00	C	72.20	7.50	C	2.85
100W WALL BRACKET	19	0.00	E	0.00	0.59	E	11.21
100A-120V IF LAMP	19	0.00	E	0.00	0.05	E	0.95
Totals	1,083			1,295.00			91.01

ORIGINAL

R - 3484

PROPOSED CHANGE ORDER

Watson Electrical
 2215 Fortune Drive, Suite 109
 North Charleston, South Carolina 29418

Client Address:

Balfour Beatty Construction
 306 Meeting Street
 Charleston, South Carolina

CCN # 49
Date: 2/10/2017
Project Name: Marion Square Hotel
Project Number: 21046
Page Number: 4

Summary

General Materials		6,747.61
Material Tax	(@ 8.500 %)	573.55
Material Total		7,321.16
JOURNEYMAN	(490.21 Hrs @ \$52.00)	25,490.92
FOREMAN @ 15%	(73.53 Hrs @ \$55.00)	4,044.15
MILEAGE	(563.74 @ 0.00 @ \$2.50 + 0.000 % + 0.000 % + 0.000 %)	1,409.35
CONSUMABLES	(563.74 @ 0.00 @ \$0.30 + 0.000 % + 0.000 % + 0.000 %)	169.12
Subtotal		38,434.70
Overhead	(@ 10.000 %)	3,843.47
Markup	(@ 5.000 %)	2,113.91
Subtotal		44,392.08
Final Amount		\$44,392.08

CONTRACTOR CERTIFICATION

Name: _____
 Date: _____
 Signature: _____

I hereby certify that this quotation is complete and accurate based on the information provided.

CLIENT ACCEPTANCE

CCN #: 49
 Final Amount: \$44,392.08
 Name: _____
 Date: _____
 Signature: _____
 Change Order #: _____

I hereby accept this quotation and authorize the contractor to complete the above described work.

ORIGINAL

R - 3485

PROPOSED CHANGE ORDER

Watson Electrical
3215 Fortune Drive, Suite 109
North Charleston, South Carolina 29418

CCN # 62
Date: 5/30/2017
Project Name: Marion Square Hotel
Project Number: 21046
Page Number: 1

Client Address:

Balfour Beatty Construction
306 Meeting Street
Charleston, South Carolina

Work Description

We reserve the right to correct this quote for errors and omissions.

Changes included in this pricing proposal are per SI #36 guestroom changes.
Levels 5 through Level 8 include rough in and devices.
Levels 3 and 4 include device/trim out only.

Level 3 and 4 rough in are covered per Field Work Orders as per work directive previously submitted.

This quote covers direct costs only and we reserve the right to claim for impact and consequential costs.
This price is good for acceptance within 10 days from the date of receipt.
We request a time extension of 9 days.
We will supply and install all materials, labor, and equipment as per your instructions on <CO 62/SI #36>.

Itemized Breakdown

Description	Qty	Net Price	U	Total Mat.	Labor	U	Total Hrs.
#12/2C CABLE MC - STL ARMOR	1,420	861.00	M	1,222.62	45.00	M	63.90
3/8" CONN SADDLEGRIP DC FOR FLEX / AC-90 / MC	142	92.77	C	131.73	9.00	C	12.78
NMC OR MC/AC SUPPORT TO WOOD OR MTL STUD	71	53.57	C	38.03	7.50	C	5.33
CABLE/CONDUIT ANTI-RATTLE SUPPORT FOR MTL ST	284	37.52	C	106.56	6.00	C	17.04
WIRE CONN RED	239	17.22	C	41.16	9.00	C	21.51
4x 1 1/2" SQ BOX COMB KO	6	942.87	C	56.57	40.00	C	2.40
4x 1 1/2" SQ BOX COMB KO W/ FLUSH MTL STUD BRKT	71	1,258.39	C	893.46	40.00	C	28.40
4" SQ 1G PLSTR RING 5/8" RISE	14	601.80	C	84.25	25.00	C	3.50
4" SQ 2G PLSTR RING 5/8" RISE	57	803.16	C	457.80	25.00	C	14.25
GROUND SCREW W/ INSUL #12 LEAD	91	323.21	C	294.12	4.50	C	4.09
#8x 1/2 WAFER HEAD SHEET MTL SCREW	438	4.50	C	19.71	2.26	C	9.90
1G DUPLEX REC PLATE - PLASTIC IVY	31	54.75	C	16.97	15.00	C	4.65
2G DUPLEX REC PLATE - PLASTIC IVY	57	152.90	C	87.15	18.00	C	10.26
2G BLANK-BOX MNT PLATE - PLASTIC IVY	6	514.60	C	30.88	18.00	C	1.08
1G DECORATOR PLATE - PLASTIC IVY	3	113.90	C	3.42	15.00	C	0.45
20A 125V DUP REC - IVY (SG)	145	1,980.00	C	2,871.00	45.00	C	65.25
20A 125V DUP REC - GFCI IVY (SG)	3	6,625.00	C	198.75	52.00	C	1.56
Totals	3,078			6,554.18			266.35

Summary

General Materials
Material Tax (@ 8.500 %)

6,554.18
557.11

ORIGINAL

R - 3486

PROPOSED CHANGE ORDER

Watson Electrical
 2215 Fortune Drive, Suite 109
 North Charleston, South Carolina 29418

Client Address:

Balfour Beatty Construction
 306 Meeting Street
 Charleston, South Carolina

CCN # 62
Date: 5/30/2017
Project Name: Marion Square Hotel
Project Number: 21046
Page Number: 2

Summary (Cont'd)

Material Total		7,111.29
JOURNEYMAN	(266.35 Hrs @ \$52.00)	13,850.20
FOREMAN @ 15%	(39.95 Hrs @ \$55.00)	2,197.25
OVERTIME ADJUSTMENT	(79.91 Hrs @ \$20.80)	1,662.13
MILEAGE	(386.21 @ 0.00 @ \$2.50 + 0.000 % + 0.000 % + 0.000 %)	965.53
CONSUMABLES	(386.21 @ 0.00 @ \$0.30 + 0.000 % + 0.000 % + 0.000 %)	115.86
Subtotal		25,902.26
	(@ 15.000 %)	3,885.34
Subtotal		29,787.60
PER DIEM	(\$2,503.69 + 0.000 % + 0.000 % + 0.000 %)	2,503.69
Subtotal		32,291.29
Final Amount		\$32,291.29

CONTRACTOR CERTIFICATION

Name: _____
 Date: _____
 Signature: _____

I hereby certify that this quotation is complete and accurate based on the information provided.

CLIENT ACCEPTANCE

CCN #: 62 _____
 Final Amount: \$32,291.29 _____
 Name: _____
 Date: _____
 Signature: _____
 Change Order #: _____

I hereby accept this quotation and authorize the contractor to complete the above described work.

ORIGINAL

R - 3487



BERNHARD MCC, L.L.C.

6-7-17

Balfour Beatty Construction
306 Meeting St. /Suite 300
Charleston, SC 29401

Attn: Nicholas Starcevic/Tim Spano

REF: The Hotel at Marion Square
BBC Contract Number: 13026000
BMCC Project Number: 8350248

SUBJ: BMCC PCO No: 080 Correspondence 00087 Supplemental Instruction 36 & 36 R1

Gentlemen,

Bernhard MCC has received changes as defined in Correspondence 00087 Supplemental Instruction 36 & 36 R1, and we have confirmed that our scope of work is impacted compared to contract drawings.

The total costs are \$ 6,157.42

This PCO pricing is inclusive of the following:

1. Relocation of guestroom thermostats per SI 36 in room types C3, D1 and E4

The following clarifications and exclusions apply to this proposal:

1. The cost of this proposal includes only those direct costs for changes which are clearly identified (clouded) on the revised documents. If changes were made but not notated as such, we have not accounted for them and any such costs would be recovered at the point such are identified.
2. This proposal does not include any overtime or provisions for extended general conditions. If any such costs are required, we reserve the right to recover same.
3. Scope quoted herein aligns with the scope defined in our original subcontract and therefore all exclusions, clarifications, etc. apply equally to this proposal.
4. Scanning, X-raying and or concrete coring is excluded.
5. Architectural access doors are excluded.
6. Drywall demo, spoil removal, framing demo, framing, patching/re-installation of drywall, painting etc.

If you have any questions, please contact us as soon as possible. This proposal remains in effect for 30 days.

Sincerely,

Bernhard MCC, L.L.C.

Eric Stoehr
Project Manager

ES/SD
Attachment



Proposed Change Summary

Project: The Hotel at Marion Square
Location: Charleston, SC

Date: 6/7/17

BMCC Job # 8350248
BMCC PCO # 80

Description: Correspondence 00087 Supplemental Instruction 36 & 36R1

Labor Breakdown:

Std Hrs	Prem Hrs		Std Rate	Prem Rate	
0.0	0.0	Project Manager	\$80.00	\$120.00	\$0.00
0.0	0.0	Superintendent (Additional)	\$75.00	\$112.50	\$0.00
0.0	0.0	Foreman (Working)	\$51.00	\$76.50	\$0.00
0.0	0.0	Journeyman	\$37.00	\$55.50	\$0.00
0.0	0.0	Start-up Technician	\$88.00	\$132.00	\$0.00
0.0	0.0	BIM Coordinator	\$70.00	\$105.00	\$0.00
0.0	0.0	Detailer - Fabrication	\$53.00	\$79.50	\$0.00
0.0	0.0	Laborer	\$23.00	\$34.50	\$0.00
0.0	0.0	Helper	\$15.00	\$22.50	\$0.00
0.0	0.0	Field Engineer (Trimble Operator)	\$51.00	\$76.50	\$0.00
0.0	0.0	Safety Manager	\$64.50	\$96.75	\$0.00
0.0	0.0	Clean Up	\$15.00	\$22.50	\$0.00
1.0	0.0	Estimator	\$51.00	\$76.50	\$51.00
Subtotal					\$51.00

Field Office Expenses: Water purchased for field employees (OSHA)	calculated	
Travel/Lodging/Parking Per-Diem for out-of-town field employees	calculated	
Purchasing/Expediter/Fab-Coordinator On-Site	0.0% of labor cost	\$0.00
Small Tools	0.0% of labor cost	\$0.00
Tool Rental	0.0% of labor cost	\$0.00
Quality Control/Owner Instruction	5.00% of labor cost	\$2.55
Consumables & Fuel	0.0% of material cost	\$0.00
Subtotal		\$2.55

Overhead & Profit: 15.0% \$8.03

Subtotal Labor \$61.58

Material Breakdown	Item Description	Cost	Tax	Net
Pipe, Valve, Fittings, etc			\$0.00	\$0.00
Equipment			\$0.00	\$0.00
Equipment rental			\$0.00	\$0.00
Permits & Business License Expense	City of Charleston Fees Structure		\$0.00	\$0.00
Seismic	Chapman		\$0.00	\$0.00
Freight for Prefabricated Assemblies			\$0.00	\$0.00
X-Ray/Core Drill	Excluded (to be Submitted Separately)		\$0.00	\$0.00
Subtotal				\$0.00

State Sales Tax Rate: 8.50%

Overhead & Profit: 15.0% \$0.00

Subtotal Material & Equipment \$0.00

Subcontractor Breakdown	Scope Description	Cost		Total
Sheet metal	Knight & Wilson			\$0.00
Insulation (Piping & Sheetmetal)	Guy M. Beaty			\$0.00
Temperature Controls	Trane			\$0.00
Guestroom Automated System	EC'S	\$5,300.73		\$5,300.73
Test & Balance	By Others			\$0.00
Fire Caulk	Caulking and Sleeves			\$0.00
Subtotal				\$5,300.73

Overhead & Profit: 15.0% \$795.11 \$397

Subtotal Subcontractor Costs \$6,095.84 \$3,047

Total Cost \$6,428.18 \$3,109.50

Schedule Comments: One (1) day each of schedule extension are necessary as a result of this scope change on Task IDs 3080, 8434, 8844, 9334, 9784, 10234, however we reserve the right to re-examine that impact at a later date and request appropriate time cost compensation should the cumulative effect with other scope modifications warrant. No cost associated with the schedule extension is included in this proposal. It is assumed that incorporation of schedule modifications into the Master Schedule will be made and issued, at which point we will address any associated cost at that time.

CHANGE ORDER PROPOSAL FORM

Project Name: Marion Square Hotel ECS Proposal #: COP-1
 Contract: DDC Controls ECS Project #: 15-537
 Contractor: Engineered Control Solutions

Description of Change:

Move thermostats in guest room types C3, D1, and E4 as per SI 036 and SI 036R1.

Patching and painting of demoed sheet-rock is not included.

Materials:	(Attach list with Qty, Item, Unit \$, Total \$)			Subtotals
	1 Total Direct Cost of Material (See attached pricing)		\$ 555.98	
	2 Overhead on item 1: 10%		\$ 55.60	
	3 Sales Tax : 6.75%		\$ 37.53	
	4 Profit on item 1 5%		\$ 27.80	
				\$ 676.91
Labor:	5 Total Manhours (includes payroll taxes & insurance) :			
	Applications Engineer 0 MH@ 52.55 /hr	\$ -		
	Field Engineer 0 MH@ 39.55 /hr	\$ -		
	Travel 24 MH@ 45.77 /hr	\$ 1,098.48		
	Project Manager 12 MH@ 62.72 /hr	\$ 752.64		
	Installer 64 MH@ 33.90 /hr	\$ 2,169.60		
	Graphic Artist 0 MH@ 30.51 /hr	\$ -		
	Labor Subtotal	\$ 4,020.72		
	6 Overhead on Item 5 10%	\$ 402.07		
	7 Profit on item 5 5%	\$ 201.04		\$ 4,623.83
Equipment:	8 Equipment (Include quotes)			
	9 Overhead & Profit on Item 8 10%	\$ -		\$ -
Subcontractors:	10 Subcontractors (Include quotes)	\$ -		
	11 Overhead & Profit on Item 10 10%	\$ -		\$ -

Total of Change Proposal \$ 5,300.73

Time Extension Requests: _____ day(s). Activities Affected: _____

Average cost for all
8 rooms = 662.59

The Contractor agrees to perform the work outlined in this change proposal for the amount specified
above and in accordance with the Contract documents if the work is authorized by the Owner.

Cost for 4 rooms =
\$2,650

Contractors Signature: _____ Date: _____

Approval Recommended by Design Consultant: _____ Date: _____

Owner's Representative Approval: _____ Date: _____

Demo Floors 3 and 4		
Material	0	
Labor J	956.8	
Labor F	151.8	
Total Activity	\$ 1,108.60	
Quantity	20	Fixtures
Average	\$ 55.43	Average
Floors 3-4 Add New DC-17 Sconce		
Material	\$ 2,466.28	
Labor J	\$ 8,307.42	
Labor F	\$ 1,318.00	
Total Activity	\$ 12,091.70	
Quantity	29	Fixtures
Average	\$ 416.96	Rough In
Floors 3-4 New DC-67 Ceiling		
Material	\$ 680.35	
Labor J	\$ 2,291.54	
Labor F	\$ 363.56	
Total Activity	\$ 3,335.45	
Quantity	8	Fixtures
Average	\$ 416.93	
Floors 5-8 Credit Wall Sconces		
Material	\$ (2,296.21)	
Labor J	\$ (7,734.53)	
Labor F	\$ (1,227.11)	
Total Activity	\$ (11,257.85)	
Quantity	27	Fixtures
Average	\$ (416.96)	
Floors 5-8 New DC-17 Wall Sconce		
Material	\$ 5,953.08	
Labor J	\$ 20,050.94	
Labor F	\$ 3,181.16	
Total Activity	\$ 29,185.18	
Quantity	70	Fixtures
Average	\$ 416.93	
Floors 5-8 New DC-67 Ceiling Surface Mount		
Material	\$ 1,615.84	
Labor J	\$ 5,442.40	

Labor F	\$ 863.46	
Total Activity	\$ 7,921.69	
Quantity	19	
Average	416.9311382	
Subtotal Construction	\$ 42,384.76	
Mileage	\$ 1,620.75	
Consumables	\$ 194.49	
Grand Total for Corridors	\$ 44,200.00	

Owner Change Order

Owner	☒
Architect	☒
Contractor	☐
Field	☐
Other	☐

Project:
Hotel at Marion Square

Change Order Number: 007

Change Order Date: 9/14/2017

To Contractor: (Name and address):
Balfour Beatty Construction, LLC
306 Meeting Street, Ste. 300

Architect's Project No: Owner Agreement
Contract Date:

Charleston, SC 29401

The Contract is changed as follows:

OCO 007 - RCO 019, 023R1, 025, 026R3, 031, 038, 055, 058, 061, 062, 064, 067, 070, 072, 073R1, 078, 090, 091, 092, 093, 094, 096, 097, 098, 099, 101, 114, 116, 117, 119, 120, 121, 124, 128, 133, 139

RCO 019 Shower Door Handle Revision
RCO 023R1 Electrical Revisions in Model Room
RCO 025 Millwork Revisions in Model Room
RCO 026R3 Added Barn Door at King Guestroom Mockup
RCO 031 Mock Up Mosaic Glass Tile
RCO 038 Model Room Barn Door Installation
RCO 055 Supplemental Instruction 27 - Slab Fold
RCO 058 MOD 2 Revisions (Drywall)
RCO 061 MOD 4 Revisions (Paint and Drywall)
RCO 062 RFI-0149, RFI 0404 - Roof Truss Revisions
RCO 064 Waterproofing buckstrips around windows
RCO 067 SI #25 Drawing Revisions
RCO 070R3 Changes to Doors and Hardware (Cost Only)
RCO 072 Guestroom Decorative Grilles
RCO 073R1 Graham Window Louvers
RCO 078 Interior SF08 Allowance Reconciliation - Revision 4 (Cost Only)
RCO 090 Sublevel Sheet Pile Painting Upgrade
RCO 091 RFI 0789 Private Dining Revisions
RCO 092 Grout Behind Precast Base per RJK Report
RCO 093 RFI 0745 - SI SAR Change
RCO 094 Dishwater Booster Heater Revision
RCO 096 Plumbing MODs 1-3 (HVAC Excluded) (Cost Only)
RCO 097 SI 36 ID Room Revisions - L3 and L4 Only
RCO 098 MOD 4 Piping Revisions
RCO 099 Exterior Chiller Pipe and Supports
RCO 101 MOD 5 - Drywall and Paint Revisions
RCO 114 Blank Panel at Covered Windows
RCO 116 Symmons Plumbing Fixtures (Cost Only)
RCO 117 SI 38 Secondary Feed to MSB2
RCO 119 Lighting Fixture Finish Revisions
RCO 120 SI 39 Patisserie Revisions (Cost Only)
RCO 121 SI39 Spa Retail Revisions (Cost Only)
RCO 124 Spa Retail Case and Millwork Revisions (Cost Only)
RCO 128 SI 39 Guestroom C3 Light Fixtures
RCO 133 Revised Pocket Door Hardware (Cost Only)
RCO 139 RFI 991 - ADA Control Valve Location

The original Contract Sum was	\$59,344,747.00
Net change by previously authorized Change Orders	\$1,949,584.71
The Contract Sum prior to this Change Order was	\$61,294,331.71
The Contract Sum will be increased by this Change Order in the amount of	\$1,235,856.98
The new Contract Sum including this Change Order will be	\$62,530,188.69
The Contract Time will be increased / decreased	0 days

The date of Substantial Completion as of the date of this Change Order therefore is

8/19/2017

Note: This Change Order addresses those requests for costs and/or time associated with the Construction Change Directive and Request for Change (RCO) referenced above which are undisputed; however, this change order does not resolve related requests for costs and/or time which remain in dispute, and those request are strictly reserved.

NOTE: This summary does not reflect changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which have been authorized by Construction Change Directive.

ARCHITECT (Firm name) Winford Lindsay Architect 344 West Pike Street Lawrenceville, GA 30046 ADDRESS BY (Signature)	CONTRACTOR (Firm name) Balfour Beatty Construction, LLC 1930 Camden Road Suite 280 Charlotte, NC 28203 ADDRESS BY (Signature)	OWNER (Firm name) Library Associates, LLC 17 Lockwood Drive Charleston, SC 29401 ADDRESS BY (Signature)
(Typed name) Jennifer Faulkinberry DATE _____	(Typed name) David Stanton DATE _____	(Typed name) Kim Brown DATE _____

Duplex						Quad						
Room Type	SI 36R1	MOD 1	Delta	Rooms (5-8)	Total (5-8)	Rooms (3-4)	Total (3-4)	SI 36R1	MOD 1	Delta	Rooms (5-8)	Total (5-8)
A1	5	4	1	8	8	4	4	2	2	0	8	0
A2	5	4	1	4	4	2	2	2	2	0	4	0
A3	5	4	1	1	1	2	2	2	2	0	1	0
A4	5	4	1	1	1	2	2	2	2	0	1	0
A5	5	4	1	1	1	2	2	2	2	0	1	0
A6	5	4	1	0	0	2	2	2	2	0	0	0
A7	5	4	1	0	0	2	2	2	2	0	0	0
A8	5	4	1	2	2	4	4	2	2	0	2	0
A9	5	4	1	1	1	2	2	2	2	0	1	0
A10	5	4	1	1	1	2	2	2	2	0	1	0
A11	5	4	1	1	1	2	2	2	2	0	1	0
A12	5	4	1	1	1	2	2	2	2	0	1	0
A13	5	4	1	1	1	2	2	2	2	0	1	0
A14	5	4	1	1	1	2	2	2	2	0	1	0
A15	5	4	1	1	1	2	2	2	2	0	1	0
A16	7	6	1	1	1	2	2	2	2	0	1	0
A17	7	6	1	1	1	2	2	2	2	0	1	0
A18	5	5	0	1	0	2	0	2	2	0	1	0
A19	5	5	0	1	0	2	0	2	2	0	1	0
A20	5	5	0	1	0	2	0	2	2	0	1	0
A21	5	5	0	1	0	2	0	2	2	0	1	0
A22	6	6	0	1	0	1	0	2	2	0	1	0
A23	5	5	0	1	0	0	0	2	2	0	1	0
A24	5	5	0		0	2	0	2	2	0	0	0
A25	6	6	0		0	1	0	2	2	0	0	0
B1	5	4	1	0	0	2	2	2	2	0	0	0
B2	5	4	1	0	0	2	2	2	2	0	0	0
B3	5	4	1	11	11	6	6	2	2	0	11	0
B4	5	4	1	4	4	2	2	2	2	0	4	0
B5	5	5	0	1	0	2	0	2	2	0	1	0
B6	5	5	0	1	0	2	0	2	2	0	1	0
B7	5	5	0	1	0	2	0	2	2	0	1	0
B8	5	5	0	1	0	2	0	2	2	0	1	0
B9	5	4	1	1	1	0	0	3	2	1	1	0
B10	5	4	1	1	1	0	0	2	2	0	2	0
B11	5	5	0	2	0	0	0	3	2	1	2	0
B12	5	5	0	3	0	0	0	2	2	0	3	0
C1	9	6	3	1	3	2	6	3	3	0	1	0
C2	9	6	3	1	3	2	3	3	3	0	1	0
C3	14	13	1	1	1	2	2	4	3	1	1	0
C4	14	8	6	1	6	0	0	2	3	-1	1	0
C5	9	7	2	0	0	1	2	3	3	0	0	0
D1	7	7	0	1	0	2	0	3	2	1	1	0

D2		5	5	0	3	0	0	0	2	2	0	3	0
E1		9	11	-2	3	-6	0	0	4	3	1	3	3
E2		5	6	-1	3	-3	0	0	3	2	1	3	3
E3		6	6	0	3	0	0	0	2	2	0	3	0
E4		7	6	1	2	2	0	0	3	3	0	2	0
E5		6	6	0	2	0	0	0	2	3	-1	2	-2
E6		5	5	0	2	0	0	0	2	2	0	2	0
E7		5	5	0	3	0	0	0	2	2	0	3	0
E8		9	10	-1	1	-1	0	0	4	3	1	1	1
F1		9	11	-2	3	-6	0	0	4	3	1	3	3
F2		9	11	-2	3	-6	0	0	4	3	1	3	3
F3		8	9	-1	3	-3	0	0	4	1	3	3	9
F4		8	9	-1	3	-3	0	0	4	1	3	3	9
Conderge						1							33
				Total		31	Total		63			Total Boxes	33
												Total Devices	66

Interior Wall	Frame	Hang	Finish	Caulk	Insulate	FC	Wall Cost	Description
301	18 SF	0 SF	0 SF	0 LF	0 SF	0 SF	\$ 58.45	Build new window return
335	99 SF	99 SF	99 SF	11 LF	99 SF	0 LF	\$ 1,590.30	Build new cased opening leading into bedroom
304	117 SF	234 SF	234 SF	13 LF	0 SF	0 LF	\$ 2,110.85	Add new wall to flush out column.
349	36 SF	0 SF	0 SF	4 LF	0 SF	0 LF	\$ 135.54	Relocate wall return to be closer to window location
401	18 SF	0 SF	0 SF	0 LF	0 SF	0 SF	\$ 58.45	Build new window return
435	99 SF	99 SF	99 SF	11 LF	99 SF	0 LF	\$ 1,590.30	Build new cased opening leading into bedroom
404	117 SF	234 SF	234 SF	13 LF	0 SF	0 LF	\$ 2,110.85	Add new wall to flush out column.
449	36 SF	0 SF	0 SF	0 LF	0 SF	0 LF	\$ 116.90	Relocate wall return to be closer to window location
535	99 SF	99 SF	99 SF	11 LF	99 SF	0 LF	\$ 1,590.30	Build new cased opening leading into bedroom
603	18 SF	0 SF	0 SF	0 LF	0 SF	0 LF	\$ 58.45	Extend cased opening size
639	45 SF	0 SF	0 SF	5 LF	0 SF	0 LF	\$ 194.42	Build out alcove to center window opening
635	54 SF	0 SF	0 SF	0 LF	0 SF	0 LF	\$ 175.36	Build new cased opening leading into bedroom
606	18 SF	36 SF	36 SF	2 LF	36 SF	0 LF	\$ 500.52	Build in wall niche to condense opening at entry
740	72 SF	72 SF	72 SF	8 LF	0 SF	0 LF	\$ 805.03	Frame new wall to flush out with column
710	72 SF	72 SF	72 SF	8 LF	0 SF	0 LF	\$ 805.03	Build in wall to create alcove at head board
713	27 SF	0 SF	0 SF	0 LF	0 SF	0 LF	\$ 87.68	New framing for expanded closet
Total	945 SF	945 SF	945 SF	86 LF	333 SF		\$ 12,008.47	
Average	\$ 3.25	\$ 3.56	\$ 3.30	\$ 9.66	\$ 4.88			

\$ 12,008.47	Construction
\$ 420.00	Layout
\$ 880.00	Foreman
\$ 480.00	Clean Up
\$ 840.00	Demo Framing
\$ 139.75	Fasteners
\$ 523.72	Tools and Equipment
\$ 15,291.93	Change Order Total

Trim Out WD Only		Material	Labor J	Labor F	Total	Unit Price
63	19.8	\$ 1,556.44	\$ 1,695.33	\$ 268.97	\$ 3,520.74	\$ 55.88
Full Installation						
97		\$ 6,387.87	\$ 14,232.40	\$ 2,257.87	\$ 22,878.13	\$ 235.86
Per Diem					\$ 2,503.00	
Overtime Adjustment					\$ 1,911.45	
M eage					\$ 1,109.75	
Consumables					\$ 133.24	
Grand Total					\$ 32,056.32	

	Labor	Mat Estim		Total
Demo Framing	\$ 840.00			\$ 840.00
Layout	\$ 420.00			\$ 420.00
Interior Framing	\$ 1,680.00	\$ 1,388.75		\$ 3,068.75
Hang Drywall	\$ 2,100.00	\$ 1,266.47		\$ 3,366.47
Caulking Labor	\$ 420.00	\$ 410.66		\$ 830.66
Finishing	\$ 2,100.00	\$ 1,016.67		\$ 3,116.67
Insulation	\$ 756.00	\$ 869.93		\$ 1,625.93
Foreman	\$ 880.00			\$ 880.00
Clean Up	\$ 480.00			\$ 480.00
Fire Stopping	\$ 84.00	\$ 82.13		\$ 166.13