



January 9, 2018

Hector Rodriguez, General Manager
Gonzalez Maintenance Construction
19735 Wittenburg
San Antonio, Texas 78256

Re: Contract Amendment CONTRACT No. 17-872-AFS

Dear Mr. Rodriguez:

Please regard this letter as the formal amendment of the Contract #17-872-AFS originally dated October 9, 2017, between the Edwards Aquifer Authority ("EAA") and Gonzalez Maintenance Construction ("Contractor") for renovations to EAA building.

The original Contract term, which was October 9, 2017 through December 31, 2017, is hereby amended. The new Contract expiration date shall be March 31, 2018. The Contract is extended under the same terms and conditions originally set forth in the existing Contract. The total annual amount under the Contract, as now amended, is not to exceed \$66,510.

The amendments to the Contract include revisions to the scope of work and budget estimate as well as an extension of the completion date for this Contract. Below are the amended portions of the contract and attached is a restated scope of services (Exhibit A). The underlined text below indicates language added to the Contract. The strike-through text indicates deleted language.

The Contract is hereby amended and restated, in full, as follows:

ARTICLE I – TERM; DESCRIPTION OF WORK

Section 1.1. Term. This Contract is effective and commences on October 9, 2017, ("Effective Date"), and terminates on ~~December 31, 2017~~March 30, 2018, ("Expiration Date").

ARTICLE III – COMPENSATION

Section 3.1. Fees and Expenses. The EAA agrees to pay the Contractor for the Services rendered under this Contract in accordance with the Scope of Work and Budget Estimate, but in no event shall payments to the Contractor exceed ~~\$47,640~~\$66,510. The Contractor may not exceed this amount and will be responsible for the payment of all of its other and additional costs and expenses. The Contractor is not authorized to expend any additional funds in excess of this amount without the prior written approval from the EAA. The EAA will not be held accountable for any unauthorized work performed or funds expended by the Contractor in providing the Services under this Contract.

Please sign below to reflect your approval and acceptance of these amendment(s) of the Contract and return a signed original of this letter to the EAA.

Please contact the EAA immediately if you have any questions about this Contract amendment.

Sincerely,

Roland Ruiz
General Manager

APPROVED AND ACCEPTED:
Gonzalez Maintenance Construction

Hector Rodriguez
General Manager

Date

EXHIBIT A
SCOPE OF WORK AND BUDGET ESTIMATE

SPECIFICATIONS AND SERVICES

At the EAA's direction, the Contractor will renovate various offices to include the removal of existing walls or installations of new walls, installation of metal studs, drywall, doors, door frames, carpet, rail system for fire proof cabinets, and for data and voice drops; relocation or cancelation of electrical outlets and switches; the relocation of AC vents and returns; and the reinforcement and adjustment of railing of suspended ceiling.

The Contractor shall be responsible for the purchase all necessary materials for the office renovation.

The Contractor shall be responsible for obtaining all necessary permits, if applicable.

The Contractor shall be responsible for maintaining the site in a clean condition during the duration of the project. The Contractor shall remove all construction materials, waste, demolition debris, excess material, etc. and properly dispose of such items.

SCOPE OF WORK AND COSTS

Office 103C \$2,940.

Installation of New Wall and Door:

Install metal studs

Install 5/8" drywall

Install door unit to match existing

Install new metal door frame

Install new door

Install door hardware (hinges)

Install existing double metal window unit

Install window unit

Secure and seal window unit properly

Tape and float drywall

Apply texture to match existing drywall

Apply 1 coat of primer to new drywall

Apply 2 coats of paint to entire office

Apply 2 coats of paint to exterior wall and adjacent wall section

Apply 2 coats of oil base paint to metal door frame and metal window frame

Install vinyl cove base where needed

Offices 142 and 137 \$2,760.

Cut Power to Electricity in Walls to be Removed:

Remove wall

Remove drywall

Remove metal studs

Remove metal plates
Remove doors and doorframes
Reinforce (brace) metal studs and plates to attic structure
Repair ceiling
Paint ceiling to match existing ceiling
Repair wall
Apply texture to match existing wall
Paint walls to match existing wall
Install new carpet inserts to match existing where walls existed
Install vinyl cove base where needed

Office 143 \$1,780.

Remove entry door and door frame
Remove wall
Remove drywall
Remove metal studs
Remove metal plates
Fabricate wall to enclose existing entrance
Fabricate opening to install new door entrance
Install new metal studs and plates
Install metal frame
Install door, door frame and hardware
Repair walls
Apply texture to match existing walls
Paint walls to match existing walls
Install new carpet inserts to match where wall existed
Install vinyl cove base where needed

Office 141 (IT Storage) \$1,330.

Fabricate wall to create straight wall
Apply texture to match existing walls
Paint walls to match existing walls
Install vinyl cove base where needed

Office 140 \$1,940.

Cut power to electricity in walls to be removed
Remove walls
Remove drywall
Remove metal studs
Remove metal plates
Remove doors and door frame
Apply texture to match existing wall
Paint walls to match existing wall
Install new carpet inserts to match where walls existed
Install vinyl cove base where needed

Office 140A (Fire Resistant File Cabinets Room)	\$3,840.
Install previously removed fire resistant file cabinets into new designated area with fabricate rail support system	
Install rail support system	
Install heavy fire-resistant file cabinets on rail support system	
Install vinyl composite tile to finish floor to match existing flooring	
 Office 153 (Facilities Room)	 \$1,960.
Remove all base and wall cabinets	
Remove counter tops	
Relocate electrical outlets to standard height	
Repair walls	
Apply texture to match existing walls	
Paint walls to match existing walls	
Install vinyl composite tile to match existing	
Install vinyl cove base where needed	
 Office 154 (Environmental Management Storage)	 \$ 790.
Repair walls	
Apply texture to match existing walls	
Paint walls to match existing walls	
 Office 158 and 157B (Aquifer Science Storage)	 \$2,750.
Install new metal studs	
Install new metal plates	
Install new 5/8" drywall	
Apply texture to match existing walls	
Paint walls to match existing walls	
Install vinyl cove base where needed	
 Office 160 (Storage Room by Back Exit)	 \$2,980.
Fabricate Wall to Divide Space into Two (2) Offices:	
Install new metal studs	
Install new metal plates	
Install new 5/8" drywall	
Fabricate opening to install entry door	
Install metal frame	
Install door, door frame and hardware	
Apply texture to match existing walls	
Paint walls to match existing walls	
Paint door frame to match existing frames	
Install vinyl cove base where needed	

Office 159A (Finance Office)	\$2,760.
Fabricate Wall to Enclose Space for New Office:	
Install new metal studs	
Install new metal plates	
Install new 5/8" drywall	
Fabricate opening to install entry door	
Install metal frame	
Install door and hardware	
Apply texture to match existing walls	
Paint walls to match existing walls	
Paint door frame to match existing frame	
Install vinyl cove base where needed	
Office 159 (Records Room)	\$3,840.
Remove walls to open space	
Remove door and frame	
Remove file cabinet system (rails, and support)	
Level floor	
Install new vinyl composite tile to match existing tile	
Install vinyl cove base to match existing	
Enclose wall where door once existed	
Install new metal studs	
Install new metal plates	
Install new 5/8" drywall	
Apply texture to match existing walls	
Paint walls to match existing walls	
Mail/Copy Room	\$1,940.
Fabricate island with cabinets removed from general storage room	
Fabricate new counter top	
Install new kick plates around island cabinets	
Electrical	\$2,850.
Relocate outlets and electrical switches	
Install new electrical boxes	
Install new electrical outlets	
Install new electrical switches	
Relocate lamps to accommodate new areas	
Relocate electrical switches to be controlled in new areas	
Cancel electrical outlets and electrical switches in walls to be removed	
Mechanical	\$1,910.
Relocate AC vents according to new layout	
Relocate AC return vents to accommodate new spaces	

Suspended Ceiling \$1,860.
Reinforce and adjust railing system according to new layout
Cut and adjust ceiling tiles

Carpet \$4,930.
Install new carpet (similar quality as existing) in new office areas without carpet

Communications \$4,480.
Run new data and voice (12 runs in new office areas and cubicles) from server room
Install 1 - 16 net patch panel
Install 12 - 4 port walls Panduit wiring duct (ivory to match existing)
Install 12 net cables, adapters, boxes
Install 12 phone cables, adapters, boxes
New Cat 5 cable
New Cat 5 keystone jacks

<u>Additional services</u>	
<u>GM office remodel</u>	<u>\$2,390.</u>
<u>Remodel addition- GM</u>	<u>\$2,980.</u>
<u>Remodel addition-Deputy GM</u>	<u>\$1,825.</u>
<u>Remodel Paint 13 internal offices, new color</u>	<u>\$2,950.</u>
<u>Remodel - Communications/Electrical Wiring</u>	<u>\$8,725</u>

Includes all labor and material

Total

	<u>\$47,640</u>
<u>6,510.</u>	

Total payments made to the Contractor under this Contract shall not exceed \$~~47,640~~66,510.

Renovations shall be completed no later than ~~December 31, 2017~~March 31, 2018.