

ACI/BOLAND, INC. – KANSAS CITY  
1421 E 104<sup>th</sup> Street, Suite 100  
Kansas City, Missouri 64131  
T.816.763.9600  
F.816.763.9757

June 11, 2014

Bob Brown  
Curtiss Manes Schulte  
P.O. Box 233  
Eldon, Missouri 65026

**RE: CHANGE ORDER NO. 3  
OSAGE BEACH ELEMENTARY SCHOOL  
CAMDENTON R-III SCHOOL DISTRICT**

Dear Bob,

Enclosed please find three (3) copies of Change Order No. 3 for \$40,666 on the above referenced project. Items include the credit for Sewer line connection to existing forced main on west side of Nichols Rd (PR #13). Also is the additional cost associated with PR #11-Option D to change floor to floor height to 14'-0". Apparently I had a math error, and was off by \$1.

Please sign all copies and return them to Tim Hadfield with Camdenton School District at P.O. Box 1409, Camdenton, MO. 65020. Please email a signed copy to me.

Should you have any questions, please do not hesitate to contact our office at your convenience.

Sincerely,

**ACI/BOLAND, INC.**

A handwritten signature in blue ink that reads "Connie Lauer".

Connie Lauer  
Associate/Architect

Enclosures  
Copy: File 3-13020



# AIA Document G701™ – 2001

## Change Order

|  |  |   |
|--|--|---|
| <b>PROJECT</b> <i>(Name and address):</i><br>Osage Beach Elementary School<br>1241 Nichols Road<br>Osage Beach, MO 65065 | <b>CHANGE ORDER NUMBER:</b> 003<br><b>DATE:</b> June 5, 2014   | <b>OWNER:</b> <input type="checkbox"/><br><b>ARCHITECT:</b> <input type="checkbox"/><br><b>CONTRACTOR:</b> <input type="checkbox"/><br><b>FIELD:</b> <input type="checkbox"/><br><b>OTHER:</b> <input type="checkbox"/> |
| <b>TO CONTRACTOR</b> <i>(Name and address):</i><br>Curtiss-Manes-Schulte, Inc.<br>PO Box 233<br>Eldon, MO 65026          | <b>ARCHITECT'S PROJECT NUMBER:</b> 3-13020<br><b>CONTRACT DATE:</b> November 11, 2014<br><b>CONTRACT FOR:</b> General Construction |   |

### THE CONTRACT IS CHANGED AS FOLLOWS:

*(Include, where applicable, any undisputed amount attributable to previously executed Construction Change Directives)*

- |  |                           |
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| 1. Credit for sewer main connection to existing forced main on west side of Nichols Road | Deduct (\$7,700)          |
| 2. Additional cost associated with changing floor height to 14'-0" per PR #11 - Option D | Add \$48,366              |
|  | <b>Total Add \$40,666</b> |

|  |                  |
|--|------------------|
| The original Contract Sum was  | \$ 12,902,314.00 |
| The net change by previously authorized Change Orders                    | \$ 84,501.85     |
| The Contract Sum prior to this Change Order was                          | \$ 12,986,815.85 |
| The Contract Sum will be increased by this Change Order in the amount of | \$ 40,666.00     |
| The new Contract Sum including this Change Order will be                 | \$ 13,027,481.85 |

The Contract Time will be unchanged by Zero (0) days.  
The date of Substantial Completion as of the date of this Change Order therefore is May 29, 2015

**NOTE:** This Change Order does not include changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

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| <u>ACI/Boland, Inc.</u><br><b>ARCHITECT</b> <i>(Firm name)</i>               | <u>Curtiss-Manes-Schulte, Inc.</u><br><b>CONTRACTOR</b> <i>(Firm name)</i> | <u>Camdenton R-III School District</u><br><b>OWNER</b> <i>(Firm name)</i> |
| <u>1421 E. 104th St., Suite 100, Kansas City, MO 64131</u><br><b>ADDRESS</b> | <u>PO Box 233, Eldon, MO 65026</u><br><b>ADDRESS</b>                       | <u>172 Dare Boulevard, Camdenton, MO 65020</u><br><b>ADDRESS</b>          |
| <u><i>Connie Lauer</i></u><br><b>BY</b> <i>(Signature)</i>                   | <u><i>BB</i></u><br><b>BY</b> <i>(Signature)</i>                           | <u></u><br><b>BY</b> <i>(Signature)</i>                                   |
| <u>Connie Lauer</u><br><i>(Typed name)</i>                                   | <u>Bob Brown</u><br><i>(Typed name)</i>                                    | <u></u><br><i>(Typed name)</i>  |
| <u>6-11-14</u><br><b>DATE</b>  | <u>6-16-14</u><br><b>DATE</b>  | <u></u><br><b>DATE</b>  |





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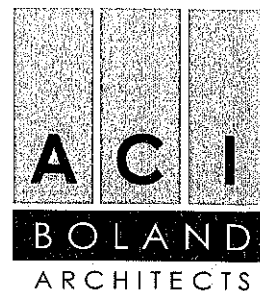
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| Connie Lauer<br><i>(Typed name)</i>                            | Bob Brown<br><i>(Typed name)</i>   | <i>(Typed name)</i>   |
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Should you have any questions, please do not hesitate to contact our office at your convenience.

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Connie Lauer  
Associate/Architect

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Total Add \$40,667

|  |    |               |
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| <u>Connie Lauer</u><br><b>BY</b> (Signature)            | <u>[Signature]</u><br><b>BY</b> (Signature)                         | <u>[Signature]</u><br><b>BY</b> (Signature)                        |
| Connie Lauer<br>(Typed name)                            | Bob Brown<br>(Typed name)   | <br>(Typed name)   |
| <u>6-5-14</u><br><b>DATE</b>                            | <u>6-10-14</u><br><b>DATE</b>                                       | <br><b>DATE</b>  |



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|---|--|--|



**CURTISS**

**MANES**

**SCHULTE**

**INC.**

General Contractor

## PROPOSED CHANGE ORDER

DATE: 6/3/2014

PROJECT:

No. 00015

TO: Camdenton R-III School District  
172 Dare Boulevard

Osage Beach Elementary School  
Camdenton R-III School District  
Osage Beach, MO

Camdenton, MO 65020

TITLE:

ATTN: Kerry Dickermann

Sanitary Sewer Connection

### DESCRIPTION OF PROPOSAL

Cost saving to the owner to connect sanitary sewer to the force main along Nichols Road just north of the north entrance to the bus parking lot as shown on RFI #26.

| Item  | Description                              | Quantity | Units | Unit Price    | Net Amount          |
|-------|--|----------|-------|---------------|---------------------|
| 00001 | Twehous Excavating - Please see attached | 1.000    |       | (\$7,700.00)  | (\$7,700.00)        |
|       |  |          |       | <b>Total:</b> | <b>(\$7,700.00)</b> |

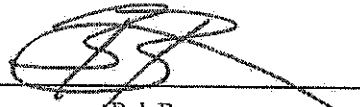
CURTISS-MANES-SCHULTE, INC.

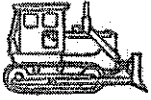
P.O. Box 233

1211 Business 54 South

Eldon, Missouri 65026

Phone: 573/392-6553 Fax: 573/392-4527

  
Bob Brown



## TWEHOUS EXCAVATING CO., INC.

Excavating Contractor • Roads • Lakes • Rock Blasting  
8514 LIBERTY ROAD – JEFFERSON CITY, MISSOURI 65101

An Equal Opportunity Employer



April 24, 2014

Mr. Bob Brown  
Project Manager  
Curtis-Manes-Schulte  
1211 Business 54 South  
Eldon, Missouri 65026

RE: Osage Beach Elementary School

Dear Mr. Brown,

During excavation for the water main it was discovered that there is a 2.5" sanitary force main that runs on the west side of Nichols Road that the City did not know was there. In discussions with Lee Schuman, he indicated that he would like for the 2" force main on this project be tied into the 2.5" line at a point just north of the upper driveway rather than connecting per the plans at the intersection of Nichols Road and Dude Ranch Road. Please see the attached drawing for the approximate connection point.

If this connection point is acceptable, there will be cost savings since there will be less line to install. The cost savings for this is \$7,700.00. Please let me know if this connection point is acceptable.

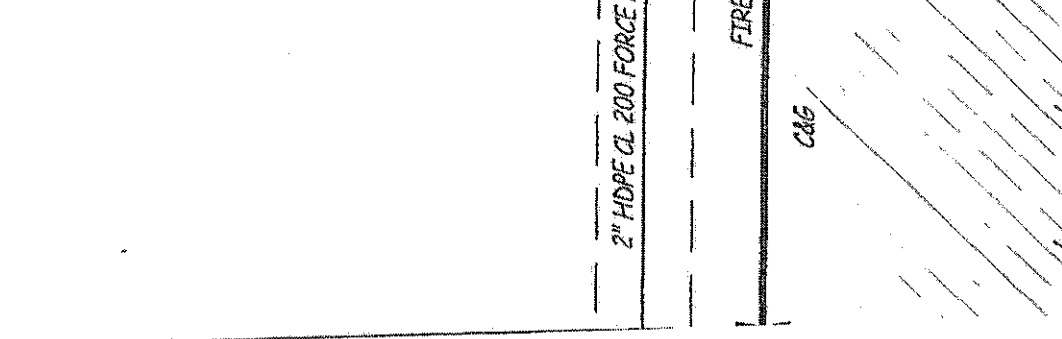
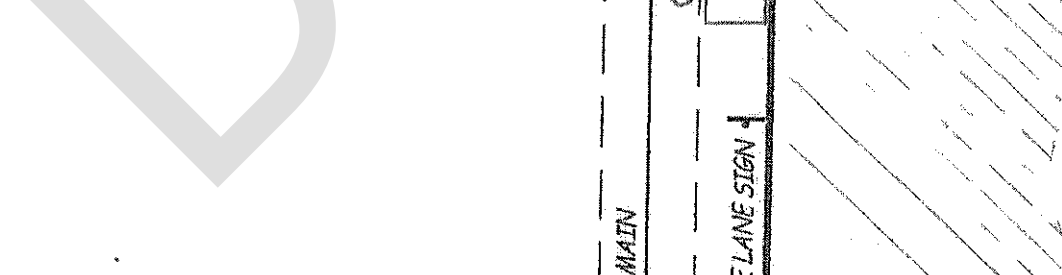
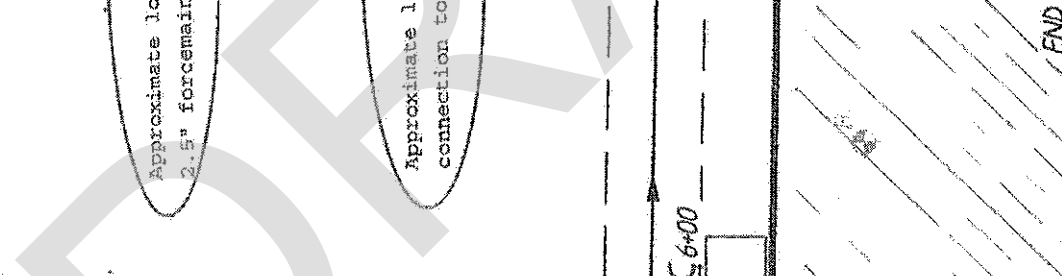
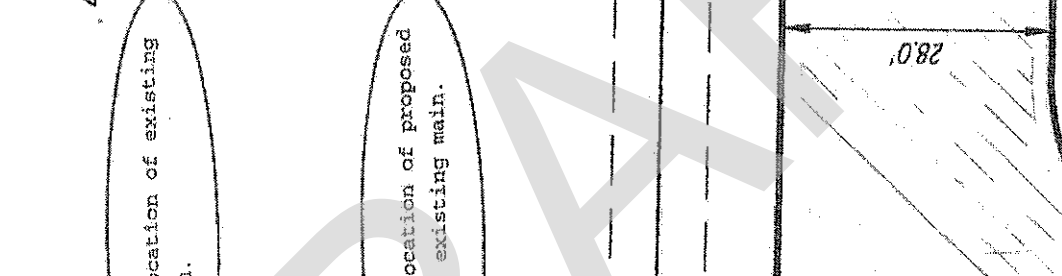
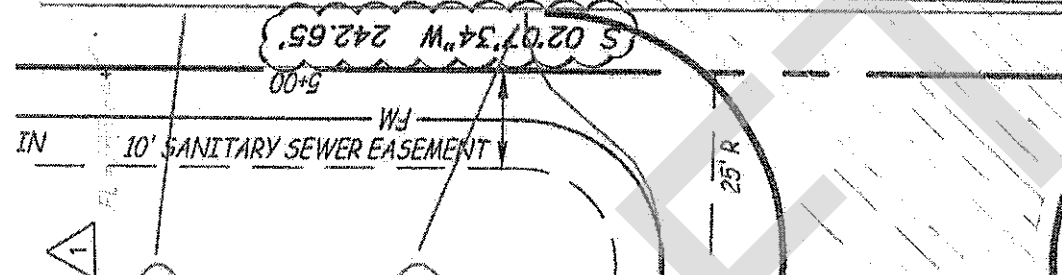
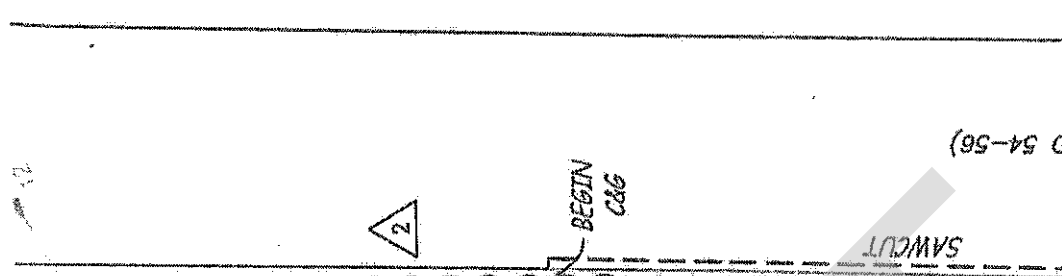
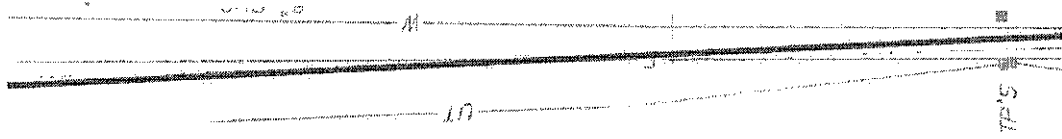
If you have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Randall L. Twehous".

Randall L. Twehous  
Vice President  
Twehous Excavating Co., Inc.

Encl.



D 54-56)

SAMCUT

BEGIN  
C&G

S 02°07'34\"/>

5+00

10' SANITARY SEWER EASEMENT

Approximate location of existing  
2.5" forcemain.

Approximate location of proposed  
connection to existing main.

2" HDPE CL 200 FORCE MAIN

FIRE LANE SIGN

C&G

END

**CURTISS**

**MANES**

**SCHULTE**

**INC.**

General Contractor

**PROPOSED CHANGE ORDER**

DATE: 5/22/2014

PROJECT:

No. 00013

TO: Curtiss-Manes-Schulte, Inc.  
1211 Business 54 South  
P.O. Box 233  
Eldon, MO 65026

Osage Beach Elementary School  
Camdenton R-III School District  
Osage Beach, MO

TITLE:

Revised Area C Option D/C

ATTN: Bob Brown

**DESCRIPTION OF PROPOSAL**

Option C - Revised wall sections adding 1 course of CMU/Brick in area C, modifying steel stairs, elevator pit rails, extending columns on E line, and revised top of retaining wall details.

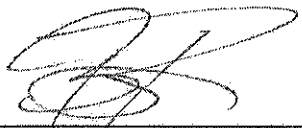
| Item             | Description                                 | Quantity | Units | Unit Price            | Net Amount            |
|------------------|---|----------|-------|-----------------------|-----------------------|
| 00001            | Banze Concrete - Please see attached        | 1.000    |       | \$5,768.00            | \$5,768.00            |
| 00002            | Fastrack Erectors - Please see attached     | 1.000    |       | \$595.00              | \$595.00              |
| 00003            | Blattner Steel - Please see attached        | 1.000    |       | \$400.00              | \$400.00              |
| 00004            | Blattner Steel - Please see attached        | 1.000    |       | \$15,000.00           | \$15,000.00           |
| 00005            | ThyssenKrupp Elevator - Please see attached | 1.000    |       | \$1,298.00            | \$1,298.00            |
| 00006            | Dinwiddie Masonry - Please see attached     | 1.000    |       | \$25,305.00           | \$25,305.00           |
| <del>00007</del> | <del>CMS Overhead 8%</del>                  | 1.000    |       | <del>\$3,860.28</del> | <del>\$3,860.28</del> |
| <del>00008</del> | <del>CMS Profit 7%</del>                    | 1.000    |       | <del>\$3,656.47</del> | <del>\$3,656.47</del> |

Total: ~~\$55,891.75~~

Revised Total \$48,367

CURTISS-MANES-SCHULTE, INC.

P.O. Box 233  
1211 Business 54 South  
Eldon, Missouri 65026  
Phone: 573/392-6553 Fax: 573/392-4527



Bob Brown





**TS Banze Construction, Inc.**  
 2681 West Pearce Blvd.  
 Wentzville, MO 63385

phone : 636.673.1307  
 fax : 636.673.1107

## PR #011R - 5-7-14 - Revised Area "C" Floor Elevation

Job Name: Osage Beach Elementary School - Osage Beach, MO

Date: 5-9-14

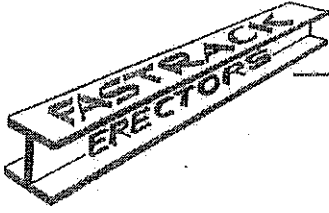
Work Description: Elevate Area C Floor Slab, Thickend Slab Edges at retaining wall

| Work Description  | Cost        |
|---|-------------|
| Thickened Concrete Edge at top of retaining wall.<br>Detail SD-S13: Materials \$1,065 - Labor \$280 - Equip \$0.00 - Total \$1,345.00<br>Detail SD-S14: Materials \$1,855 - Labor \$2,875 - Equip \$680 - Total \$5,410.00<br>Detail SD-S15: Materials \$1,670 - Labor \$3,175 - Equip \$923 - Total \$5,768.00   | See Options |
| Additional Concrete and Insulation at Exterior Doors at Lower Level per detail 4a/SD-S16 :<br>Materials \$735 - Labor \$320 - Equip \$0.00  | \$1,055.00  |
| Additional 2" Perimeter Insulation at Area C where finished slab grade is raised 8" per SDA-20.<br>Materials \$665 - Labor \$0.00 - Equip \$0.00  | \$665.00    |
| Thickened slab on grade in area "C" per detail 6/SD-S17<br>Materials \$2425 - Labor \$550 - Equip \$0.00  | \$2,975.00  |
| Place Elevator pit walls 8" taller per direction given in PR #11R   | \$210.00    |
| Additional interior footing steps per detail 5a/SD-S18 and 1/S4.0<br>Materials \$1,895 - Labor \$1205 - Equip \$0.00  | \$3,100.00  |
| Concrete Waste Material at interior footings due to added 8" of clean gravel per Palmerton & Parrish Email attached to PR #11R.<br>Materials \$2525 - Labor \$0.00 - Equip \$0.00   | \$2,525.00  |
| Qualifications: TS Banze Construction is <u>Not</u> responsible for bracing bent plate and/or other structural steel edge at top of retaining wall against the forces of concrete slab pressure. TS Banze Construction is not responsible for placing railing at top of retaining wall for fall protection; railing to be provided & installed by others before installing slab edge forms and/or placing area "A" slab on grade. |             |

Note: Signature required before work can proceed

Owner/Owner's Rep. Signature:

Date:



Certified Steel Erector



(636) 271-5200  
FAX (636) 271-5201  
2006 Rose Lane  
Pacific, MO 63069

May 9, 2014

Curtiss, Manes, & Schulte, Inc.

Attn: Bob Brown

Office: 573-392-6553

Fax: 573-392-4527

Project: Osage Beach Elementary School (Camdenton R-III School District)

- 1241 Nichols Rd. - Osage Beach, MO.

( PR- 11)

### PROPOSAL

Thank you for the opportunity to offer our quotation to furnish all labor, equipment, insurance, and supervision required for performing the construction work described below:

### SCOPE OF WORK

- Pricing for Revised details 8,9-S4.0:
  - Option 1: Install New Beam (W8x13, MC8x20, or HSS8x3x1/4), under original 5/16 bent plate - ADD THE SUM OF \$2,730.00 (Labor: 28 MH x \$85.00/MH = \$2,380.00, Equipment: 350.00)
  - Option 2: Install L3x3 pedestals under original 5/16" bent plate -- ADD THE SUM OF \$2,210.00 (Labor: 26 MH x \$85.00/MH = \$2,210.00)
  - Option 3: Install BP5/16x8x3 expansion bolted to face of thickened slab instead of installing the original 5/16 bent plate - ADD THE SUM OF \$595.00 (Labor: 7 MH x \$85.00/MH = \$595.00)
- Column Extensions along Grid "E" at (4) HSS5x5 Columns - ADD \$1,900.00 (Labor: 20 MH x \$85.00/MH = \$1,900.00)

Standard exclusions

Note: Prices are base on Fastrack Erectors performing the work while already in the are performing original contract work. This material is to come with the original contract work for that area.

Note: All Notes and Exclusions from our original proposal still apply.

Thank you

DNER, INC. d/b/a FASTRACK ERECTORS

Christopher L. Sharp

**CHANGE ORDER # 1**

**JOB #1668**

MAY 8, 2014

PROJECT: OSAGE BEACH ELEMENTARY  
OSAGE BEACH MO

TO: CURTISS - MAINES - SCHULTE  
P O BOX 233  
ELDON MO 65026

REQUEST FOR APPROVAL OF THE FOLLOWING CHANGES TO THE JOB AND CONTRACT PRICE

**EXTRA - MATERIAL PER PROPOSAL REQUEST #11**

|                              |                 |            |
|------------------------------|-----------------|------------|
| DETAIL 14/SD-S18             | FOR ADDED STEEL | \$400.00   |
| DETAILS 8 & 9/SD-13 OPTION A | FOR ADDED STEEL | \$2,400.00 |
| DETAILS 8 & 9/SD-14 OPTION B | FOR ADDED STEEL | \$450.00   |
| DETAILS 8 & 9/SD-15 OPTION C |                 | NO CHANGE  |

**NO ERECTION INCLUDED**

NOT VALID UNTIL SIGNED BY BOTH THE CONTRACTOR AND ARCHITECT OR ENGINEER. SIGNATURE OF THE CONTRACTOR INDICATES HIS AGREEMENT HEREWITH, INCLUDING ANY ADJUSTMENTS IN THE CONTRACT SUM OR THE CONTRACT TIME SCHEDULE.

SUBMITTED BY

  
MARK WITTENBORN

\_\_\_\_\_  
ARCHITECT

\_\_\_\_\_  
ENGINEER

\_\_\_\_\_  
CONTRACTOR

\_\_\_\_\_  
DATE

\_\_\_\_\_  
DATE

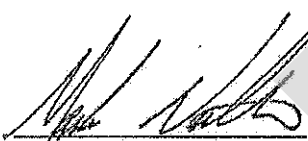
\_\_\_\_\_  
DATE

Blattner Steel Company  
PO Box 2137  
Cape Girardeau, Mo 63703  
Ph. 573-339-1129 Fax. 573-335-4537

Change Order for Osage Beach, Blattner Steel Job #1668

The cost to add 8" to the lower half of the three sets of stairs, revise the guardrails and grab rails to accommodate the added dimensions, and the re-detailing of the stairs would be \$15,000.00

Thanks



Mark Wittenborn

Accepted by

Date





## Subcontract Change Order Request

Date: 05/13/14

PROJECT NUMBER: 13253  
 CONTRACT DATE: 01/01/00  
 CHANGE ORDER NUMBER: 1

PROJECT NAME: OSAGE BEACH ELEMENTARY SCHOOL  
 PROJECT ADDRESS: 12401 NICHOLS ROAD  
 OSAGE BEACH, MO, 65065-0000

CONTRACTOR NAME: Curtiss-Manes-Schulte  
 CONTRACTOR ADDRESS: PO BOX 233  
 ELDON, MO, 65026

SUBCONTRACTOR NAME: ThyssenKrupp Elevator Corporation  
 SUBCONTRACTOR ADDRESS: 7915 NIEMAN  
 LENEXA, KS, 66214

This request for a formal Change Order is made for the above-referenced Contractor and specifically intends to modify and amend the work, price and/or terms set forth in above-referenced Subcontract as follows:

Material Changes: This is for adding 8" to the pit, this has us to make jacks longer, rails longer, pit ladder longer, buffer longer. GC agrees to issue a formal change order to ThyssenKrupp Elevator for the described work prior to the final turnover of the equipment.

The following costs are required to accomplish the above scope:

|  |                   |
|--|-------------------|
| Material Cost Subtotal   | \$1,180.00        |
| Labor Cost Subtotal  | \$0.00            |
| Miscellaneous Cost Subtotal  | \$0.00            |
| <b>SUBTOTAL</b>  | <b>\$1,180.00</b> |
| 10.00% OH&P  | \$118.00          |
| <b>Total Amount of this Change Order to be added to the contract price</b> | <b>\$1,298.00</b> |

In the event of any conflict between the work, price and/or terms and conditions of the above-referenced Subcontract or prior change orders thereto and this Change Order, this Change Order shall be final. Please sign two (2) copies of this Change Order and return two (2) copies to ThyssenKrupp Elevator. A fully executed copy of this Change Order will be returned to you for your files.

### Signed Acceptance:

By signing this Change Order where indicated below, the Contractor's signatory hereby acknowledges (a) that the Contractor agrees to all of the terms and conditions contained herein, (b) that the signatory has the authorization necessary to bind the Contractor to agreements of this nature, and (c) that this form is valid and binding notwithstanding any conflicts with procedures and/or forms required by the original Subcontract referenced above which are deemed to have been waived.

Subcontractor:  
**ThyssenKrupp Elevator Corporation**

Contractor:  
**Curtiss-Manes-Schulte**

By: Robert Rape  
 Title: Operations Manager

Date: 05/13/14

By: SHAWN SCHULTE  
 Title: Proj Mgr

Date:

**Hargis Dinwiddie Masonry Construction, Inc.**

241 Foote Lane Road  
Eldon, Missouri 65026  
Phone: 573-392-5959  
Fax: 573-392-7085

05/06/2014

Curtis Manes Schulte  
Attn: Bob

Re: Osage Beach Elementary School Project

**Proposal: For 1 Course of 8 inch Block on interior and exterior walls only of Area C and 2 courses of Brick to exterior walls of Area C.**

**Breakdown as follows:**

**Material -**

**Brick and mortar: \$2,540.00**

**Block, grout and mortar: \$6,364.00**

**Labor – \$12,975.00**

**Equipment /Overhead – \$3,426.00**

**Price: \$25,305.00**

**If you have any questions please call me at 573-216-8061.**

Thank You,

Anthony Dinwiddie  
President, Hargis Dinwiddie Masonry Construction, Inc.

**CURTISS**

**MANES**

**SCHULTE**

General Contractor

**PROPOSED CHANGE ORDER**

DATE: 5/22/2014

PROJECT:

No. 00011

TO: Curtiss-Manes-Schulte, Inc.  
1211 Business 54 South  
P.O. Box 233  
Eldon, MO 65026

Osage Beach Elementary School  
Camdenton R-III School District  
Osage Beach, MO

TITLE:

Revised Area C Option D/A

ATTN: Bob Brown

**DESCRIPTION OF PROPOSAL**

Option A - Revised wall sections adding 1 course of CMU/Brick in area C, modifying steel stairs, elevator pit rails, extending columns on E line, and revised top of retaining wall details.

| Item  | Description                                | Quantity | Units | Unit Price  | Net Amount  |
|-------|--|----------|-------|-------------|-------------|
| 00001 | Banzo Concrete - Please see attached.      | 1.000    |       | \$1,345.00  | \$1,345.00  |
| 00002 | Fastrack Erectors - Please see attached    | 1.000    |       | \$2,730.00  | \$2,730.00  |
| 00003 | Blattner Steel - Please see attached       | 1.000    |       | \$15,000.00 | \$15,000.00 |
| 00004 | Blattner Steel - Please see attached       | 1.000    |       | \$2,800.00  | \$2,800.00  |
| 00005 | ThyssenKrupp Elevator- Please see attached | 1.000    |       | \$1,298.00  | \$1,298.00  |
| 00006 | Dinwiddie Masonry - Please see attached.   | 1.000    |       | \$25,305.00 | \$25,305.00 |
| 00007 | CMS Overhead - 8%                          | 1.000    |       | \$3,878.24  | \$3,878.24  |
| 00008 | CMS Profit - 7%                            | 1.000    |       | \$3,664.93  | \$3,664.93  |

**Total: \$56,021.17**

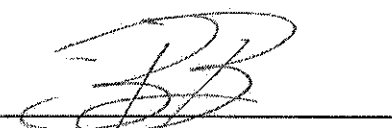
**CURTISS-MANES-SCHULTE, INC.**

P.O. Box 233

1211 Business 54 South

Eldon, Missouri 65026

Phone: 573/392-6553 Fax: 573/392-4527

  
Bob Brown

# INVOICE

Remit Payment to: **ACI/Boland, Inc.**

1421 E. 104th Street, Suite 100  
Kansas City, Missouri 64131  
T. 816.763.9600 F. 816.763.9757



Camdenton R-III School District  
Dr. Tim Hadfield, Superintendent  
P.O. Box 1409  
Camdenton, MO 65020-1409

June 10, 2014  
Project No: 3-13020.00  
Invoice No: 0031700

Project 3-13020.00 Camdenton SD Osage Beach Elementary

**INVOICE FOR PROFESSIONAL SERVICES:**

**Fee**

Estimated Construction Cost 12,986,815.85  
Fee Percentage 4.35  
Total Fee 564,926.49

| Billing Phase           | Percent of Fee | Fee        | Percent Complete | Earned           |
|-------------------------|----------------|------------|------------------|------------------|
| Schematic Design        | 15.00          | 84,738.97  | 100.00           | 84,738.97        |
| Design Development      | 20.00          | 112,985.30 | 100.00           | 112,985.30       |
| Construction Documents  | 40.00          | 225,970.60 | 100.00           | 225,970.60       |
| Bidding/Negotiation     | 5.00           | 28,246.32  | 100.00           | 28,246.32        |
| Contract Administration | 20.00          | 112,985.30 | 17.00            | 19,207.50        |
| Total Earned            |                |            |                  | 471,148.69       |
| Previous Fee Billing    |                |            |                  | 460,944.41       |
| Current Fee Billing     |                |            |                  | 10,204.28        |
| <b>Total Fee</b>        |                |            |                  | <b>10,204.28</b> |

**Additional Fees**

Credit Design Error -48,366.00  
**Total Additional Fees -48,366.00 -48,366.00**

**TOTAL THIS INVOICE -\$38,161.72**

Respectfully Submitted:

Michael Kautz