

AIA® Document G741™ – 2024

Change Order for a Design-Build Project

PROJECT: (name and address)
25_077_D/B EMS HVAC Project
300 E. 4th Street
Emmett, Idaho 83617

DESIGN-BUILD CONTRACT INFORMATION:
Contract For: Construction
Date: February 12, 2025

CHANGE ORDER INFORMATION:
Change Order Number: 03
Date: October 17, 2025

OWNER: (name and address)
Emmett Independent School District #221

119 N. Wardwell Ave.
Emmett, Idaho 83617

DESIGN-BUILDER: (name and address)
Wright Brothers, The Building Company,
LLC
70 N. Short Road
Eagle, Idaho 83617

THE DESIGN-BUILD CONTRACT IS CHANGED AS FOLLOWS:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Change Directives.)

Authorizes Wright Brothers to install HVAC Equipment, in the classrooms, Gym and Auditorium.

01 - Install HVAC - \$3,299,886.09

02 - Contractor Contingency in the amount of \$119,050.37 is not included in the change order amount. If needed, Contingency items will be treated as a time and material, plus overhead and profit, plus bond.

03 - Owner Contingency in the amount of \$526,661.45 is not included in the change order amount. If needed, Contingency items will be treated as time and material, plus overhead and profit, plus bond.

04 - Items listed in the attached budget that are noted with "allowance", are items that could not be quantified during the design and budgeting process. If allowance cost exceed the aloted allowance budget, contingency amount will be used to cover exceeding costs.

The original Contract Sum was	\$	173,821.08
The net change by previously authorized Change Orders	\$	1,724,896.01
The Contract Sum prior to this Change Order was	\$	1,898,717.09
The Contract Sum will be increased by this Change Order in the amount of	\$	3,299,886.09
The new Contract Sum including this Change Order will be	\$	5,198,603.18

The Contract Time will be increased by Zero (0) days.

The date of Substantial Completion as of the date of this Change Order therefore is June 19, 2026

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

When executing this Change Order, the Design-Builder represents that all changes to Project design implemented by this Change Order have been reviewed and approved in writing by the Architect or other licensed design professional(s) of record for the Project.

NOT VALID UNTIL SIGNED BY THE DESIGN-BUILDER AND OWNER.

Wright Brothers, The Building Company, LLC
DESIGN-BUILDER (Firm name)

70 N. Short Road Eagle, ID 83617

ADDRESS

BY (Signature)

Jeff Chapman
(Typed name)

10/21/2025

DATE

Emmett Independent School District #221
OWNER (Firm name)

119 N. Wardwell Ave, Emmett, Idaho 83617

ADDRESS

BY (Signature)

Craig Woods
(Typed name)

10/20/2025

DATE



PROJECT NAME: EMS HVAC Project

PROJECT NUMBER: 25_077

DATE: 10/17/2025

DOCUMENT: 105% BUDGET ESTIMATE

Description	Takeoff Qty	U/M	Unit Cost	Amount
Emmett Middle School HVAC Project - 100% Budget				
DIVISION 2				
DEMOLITION				
Louvers	32.00	ea.	\$ -	\$ -
Saw Cut Louvers - 13 EA	13.00	ea.	\$ 2,500.00	\$ 32,500.00
Floor Protection and Cleanup	30.00	ea.	\$ 500.00	\$ 15,000.00
Demo Window Area	17.00	ea.	\$ 250.00	\$ 4,250.00
Rent Manlift	2.00	month	\$ 2,500.00	\$ 5,000.00
Rent Forklift	2.00	month	\$ 2,000.00	\$ 4,000.00
Core Drilling for Splits - 3" Dia	25.00	ea.	\$ 300.00	\$ 7,500.00
Demo Acoustical Ceiling	4,610.00	sqft	\$ 1.00	\$ 4,610.00
Landscape Repairs	1.00	lsum	\$ 15,000.00	\$ 15,000.00
Tree Removal	1.00	lsum	\$ 11,000.00	\$ 11,000.00
Fencing Around Chillers	170.00	lnft	\$ 50.00	\$ 8,500.00
Lead and Asbestos Abatement (Allowance)	1.00	lsum	\$ 55,000.00	\$ 55,000.00
DIVISION 3				
CONCRETE				
Concrete Pads	550.00	sqft	\$ 10.00	\$ 5,500.00
Bollards	6.00	EA	\$ 750.00	\$ 4,500.00
DIVISION 7				
FRAMING AND FLASHING				
Flashing around Louvers	14.00	EA	\$ 500.00	\$ 7,000.00
Lintels	14.00	EA	\$ 2,500.00	\$ 35,000.00
Frame Around Louver through Window	17.00	EA	\$ 250.00	\$ 4,250.00
Joint Sealents	1.00	LS	\$ 15,000.00	\$ 15,000.00
Roof Repair & Curb Modifications	1.00	LS	\$ 7,500.00	\$ 7,500.00
PLATFORMS				
Lumber Materials	29.00	EA	\$ 200.00	\$ 5,800.00
Labor	29.00	EA	\$ 240.00	\$ 6,960.00
Casework Modification - 16 Classrooms (Allowance)	16.00	EA	\$ 400.00	\$ 6,400.00
DIVISION 9				
FINISHES				
Drywall Patch Budget	1.00	lsum	\$ 15,000.00	\$ 15,000.00
Brick Veneer	208.00	sqft	\$ 25.00	\$ 5,200.00
Carpet Repair - 25sf/unit	90.00	syd	\$ 30.00	\$ 2,700.00
Drop Ceiling - Admin Areas	1,610.00	sf	\$ 4.75	\$ 7,647.50
Drop Ceiling - Tech Building (Allowance)	3,000.00	sf	\$ 4.75	\$ 14,250.00
LVL over Platforms	1,000.00	sf	\$ 3.00	\$ 3,000.00
Cove Base Around Platform	448.00	lf	\$ 4.00	\$ 1,792.00
DIVISION 10				
SPECIALTIES				
				\$ -
				\$ -



WRIGHT BROTHERS
THE BUILDING COMPANY

PROJECT NAME: EMS HVAC Project

PROJECT NUMBER: 25_077

DATE: 10/17/2025

DOCUMENT: 105% BUDGET ESTIMATE

				\$	-
				\$	-
DIVISION 15					
MECHANICAL				\$	-
Plumbing	1.00	lsum	\$ 36,882.85	\$	36,882.85
Gas Lines	-	ft	inc.		inc.
Demo Boiler Piping					
HVAC Equipment (inc. Design Amendment #01)	1.00	lsum	\$ -	\$	-
HVAC Materials and Labor	1.00	lsum	\$ 994,875.00	\$	994,875.00
				\$	-
DIVISION 16					
ELECTRICAL				\$	-
Electrical	1.00	lsum	\$ 664,000.00	\$	664,000.00
General Requirements				\$	515,390.00
Subtotal Remodel				\$	2,521,007.35
OH&P (9%)	1.00	lsum	\$ 226,890.66	\$	226,890.66
50% Design Costs	1.00	lsum	\$ 173,821.08	\$	173,821.08
Design Amendment #01	1.00	lsum	\$ 1,436,482.00	\$	1,436,482.00
Design Amendment #02	1.00	lsum	\$ 288,414.00	\$	288,414.00
Builders Risk Insurance	1.00	lsum		\$	15,547.51
Idaho Power - New Service (Paid by District)	1.00	lsum	\$ -	\$	-
Bond	1.00	lsum	\$ 46,046.00	\$	46,046.00
Base Bid Total - Classrooms and Admin Areas HVAC				\$	4,708,208.60
Alternate 2 - Gym				\$	211,052.60
Alternate 4 - Auditorium				\$	279,341.98
Construction Contingency (5%)				\$	119,050.37
Owner Contingency (5%)				\$	526,661.45
Grand Total with Alternates				\$	5,844,315.00