

# AIA® Document G701® – 2017

## Change Order

<b>PROJECT:</b> <i>(Name and address)</i> Frank W. Springstead High School: Buildings 7, 8, and 9 3300 Mariner Boulevard Spring Hill, Florida 34609	<b>CONTRACT INFORMATION:</b> Contract For: Roof and Mechanical Equipment Replacement Date: February 22, 2022	<b>CHANGE ORDER INFORMATION:</b> Change Order Number: 002  Date: May 29, 2025
<b>OWNER:</b> <i>(Name and address)</i> Hernando County School District 8008 Mobley Road Brooksville, FL 34601	<b>ARCHITECT:</b> <i>(Name and address)</i> A/R/C Associates, Incorporated 601 North Fern Creek Avenue, Suite 100 Orlando, FL 32803	<b>CONTRACTOR:</b> <i>(Name and address)</i> Ryman Roofing, Incorporated 36413 State Road 54 Zephyrhills, FL 33541

### THE 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 Construction Change Directives.)*

This zero-dollar Change Order is to rectify the construction duration time period, which surpassed the contractual 120 days to reach Substantial Completion due to delays that are enumerated by the contractor in the attached letter. In summary, the reasons the contractor has provided for the delays are as follows:

- The COVID pandemic caused supply chain issues that manifested most aggressively at the start of this project, with insulation delayed by one year, and the mechanical equipment delayed by two years.
- Mechanical equipment needed to be replaced while students were not present for no less than a week. This presented scheduling issues with the contractor, where they had equipment in hand to install, but could not. This affected air conditioning, which needed to be functional while students were present.
- The mechanical equipment had manufacturer defects that needed to be corrected prior to project closeout, which added delay after the project was Substantially Completed. The Inspectors would not allow the permit to be closed before this was corrected.

The original Contract Sum was	\$ 1,147,279.00
The net change by previously authorized Change Orders	\$ (14,257.34)
The Contract Sum prior to this Change Order was	\$ 1,133,021.66
The Contract Sum will be unchanged by this Change Order in the amount of	\$ 0.00
The new Contract Sum including this Change Order will be	\$ 1,133,021.66

The Contract Time will be increased by Seven Hundred Twelve (712) days.

The new date of Substantial Completion will be July 09, 2024

**NOTE:** This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that 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.

NO VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.



ARCHITECT (Signature)  
BY: Joseph Williams, President  
(Printed name, title and license  
number if required)

5/29/2025  
Date

A blue ink signature, appearing to be "K. Ryman", written over a horizontal line.

CONTRACTOR (Signature)  
BY: Kevin Ryman, President  
(Printed name and title)

5/30/25  
Date

A blue ink signature, appearing to be "Desmond Maner", written over a horizontal line.

OWNER (Signature)  
BY: Desmond Maner, Facilities  
Construction Project Manager  
(Printed name and title)

6-5-25  
Date

# Ryman Roofing, Inc.

36413 SR 54  
ZEPHYRHILLS, FL 33541

OFFICE 813-782-0825  
FAX 813-788-6773

STATE CERTIFIED BUILDING & ROOFING CONTRACTOR  
CGC 1517771 / CCC 1325505

May 10, 2025

**PROJECT NAME:** F.W. Springstead High School  
3300 Mariner Boulevard  
Spring Hill, Florida 34609

This letter is intended to explain the delay between substantial completion and final closeout for the project noted above. Both the school and Ryman Roofing were wellaware that this project had multiple delays during the project due to materials that were out of everyone's hands. We have no control over the economy and the manufacturer that was specified for this project and discussed this early on with the consultant and the school contacts. The insulation at the beginning of the project was back ordered 1 year as well as the AC units. Ryman Roofing even agreed to do the roofing portion over night during the school year as to not disrupt the day to day for teacher and students. Due to the delays with Trane getting the AC units to us (again what was specified in the drawings) we were restricted to utilizing spring break and then summer to replace the RTU's. At the end of the summer 2024 we finally reached substantial completion, however there were multiple units that were either missing pieces or had complications causing breakdowns that Trane need to fix. These delays took us until January 2025 to get corrected. Upon final inspection in February, we found that Trane and the ionizers were incorrect. These items were corrected within two weeks. We then had an additional final inspection that passed with the exception that the inspector wanted specific tags added, which we did not charge for, in the main wire coming from the breaker. This wasn't in the scope, but we had our electrician order them. These stickers took 20 days to get. We then sent the photos to Safe Built and in April 2025 we received the final inspection passed. We do realize the length of time this project took to complete and if you look at the days we were actually able to work and not wait we were on site for 150 days. We would not use or recommend Trane units again and we believe the school is wellaware of this, but due to the existing proprietary Trane system, there was no choice.

Signature: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

05/22/25




# **AIA® Document G704® – 2017**

## **Certificate of Substantial Completion**

<b>PROJECT:</b> <i>(name and address)</i> HCSB/Springstead H.S. Bldgs. 7, 8, & 9  9300 Mariner Boulevard Spring Hill, Florida 34609	<b>CONTRACT INFORMATION:</b> Contract For: Roof and Mechanical Equipment Replacement Date: March 10 <sup>th</sup> , 2022	<b>CERTIFICATE INFORMATION:</b> Certificate Number: 001  Date: July 17th, 2024
<b>OWNER:</b> <i>(name and address)</i> Hernando County School District 8008 Mobley Road Brooksville, Florida 34601	<b>ARCHITECT:</b> <i>(name and address)</i> A/R/C Associates, Incorporated 601 North Fern Creek Avenue, Suite 100 Orlando, Florida 32803-4899	<b>CONTRACTOR:</b> <i>(name and address)</i> Ryman Roofing, Incorporated 36413 State Road 54 Zephyrhills, Florida 33541

The Work identified below has been reviewed and found, to the Architect's best knowledge, information, and belief, to be substantially complete. Substantial Completion is the point in the progress of the Work when the Work or designated portion is sufficiently complete in accordance with the Contract Documents so that the Owner can occupy or utilize the Work for its intended use. The date of Substantial Completion of the Project or designated portion is the date established by this Certificate. *(Identify the Work, or designated portion, which is substantially complete.)*  
 See attached Site Visit No. 18 from A/R/C and Matern Report dated July 9<sup>th</sup>, 2024.

A/R/C Associates, Incorporated ARCHITECT <i>(Firm Name)</i>	 AR0007684 SIGNATURE	Joseph J. Williams, AIA, Florida Registration No. 7684, President PRINTED NAME AND TITLE	July 9 <sup>th</sup> , 2024 DATE OF SUBSTANTIAL COMPLETION
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### **WARRANTIES**

The date of Substantial Completion of the Work or portion designated above is also the date of commencement of applicable warranties required by the Contract Documents, except as stated below:  
*(Identify warranties that do not commence on the date of Substantial Completion, if any, and indicate their date of commencement.)*

### **WORK TO BE COMPLETED OR CORRECTED**


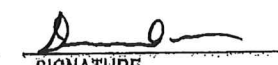
A list of items to be completed or corrected is attached hereto, or transmitted as agreed upon by the parties, and identified as follows:  
*(Identify the list of Work to be completed or corrected.)*  
 See attached Site Visit No. 18 from A/R/C and Matern Report dated July 9<sup>th</sup>, 2024.

The failure to include any items on such list does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract Documents. Unless otherwise agreed to in writing, the date of commencement of warranties for items on the attached list will be the date of issuance of the final Certificate of Payment or the date of final payment, whichever occurs first. The Contractor will complete or correct the Work on the list of items attached hereto within ( ) days from the above date of Substantial Completion.

Cost estimate of Work to be completed or corrected: \$51,352.84 (Balance to Finish from Pay Application No. 07)

The responsibilities of the Owner and Contractor for security, maintenance, heat, utilities, damage to the Work, insurance, and other items identified below shall be as follows:  
*(Note: Owner's and Contractor's legal and insurance counsel should review insurance requirements and coverage.)*

The Owner and Contractor hereby accept the responsibilities assigned to them in this Certificate of Substantial Completion:

<b>Ryman Roofing, Inc.</b> CONTRACTOR <i>(Firm Name)</i> Name) Hernando County School District District OWNER <i>(Firm Name)</i>	 SIGNATURE   SIGNATURE	Keyin L. Ryman - President PRINTED NAME AND TITLE PRODUCTS Manager PRINTED NAME AND TITLE	7/18/24 DATE 7-15-24 DATE
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