

ADDENDUM TO DESIGN-BUILDER AGREEMENT

This Addendum to AIA Document A141-2014 Agreement between Owner and Design-Builder, ("Agreement") is made and entered into as of this 20 th day of March, 2023 ("Effective Date") by and between the Dade County Bar Association, Inc. d/b/a Miami-Dade Bar ("MDB"), a Florida not for profit corporation, with its address at 123 NW 1st Avenue, Suite 214, Miami, Miami-Dade County, Florida and J. Stephens Construction LLC, a Florida limited liability company ("JSC"), located at 2010 Scott Street Hollywood, Florida 33020. ("Contractor"), to modify Design-Builder's Submission in Response to RFP identified in Exhibit B. MDB and Contractor shall hereinafter collectively be referred to as the "parties" and generically as a "party."

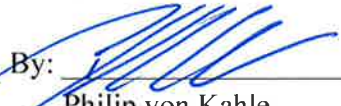
1. This Addendum amends and modifies that certain Agreement dated October 8, 2020 made and entered into by the parties hereto as follows:
2. Exhibit B of the Agreement is deleted in its entirety and replaced with the Exhibit B attached to this Agreement.
3. All other provisions of the Agreement remain in full force and effect, other than any provision that conflicts with the terms and spirit of this Agreement, which shall be deemed to be amended appropriately in order to be consistent with this Agreement.

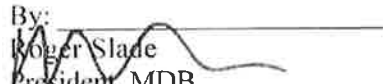
IN WITNESS WHEREOF, the Parties have executed this Agreement on the date first written above.

SIGNED AND ACCEPTED on this 20th day of March, 2023.

By: ~~XXXXXXXXXXXXXXXXXXXXX~~
~~Jeffrey Stephens~~ ~~XXXXXXXXXXXXXXXXXXXXX~~
Contractor ~~XXXXXXXXXXXXXXXXXXXXX~~

J. Stephens Constructions LLC

By: 
Philip von Kahle
Assignee for the Benefit
of Creditors

By: 
Roger Slade
President, MDB

The Dade County BAR
Association o/b/a
Miami Dade BAR

By: 
Roger Slade, President

EXHIBIT B



DCBA	Date:	September 30,2022
123 SW 1st Av Miami, Florida	To:	Jane Muir/Bret Berlin DCBA
Building renovation	Prepared by:	Oswaldo Aristeguieta
Area : 9,181 SF	Description:	Phase 1

CODE	DESCRIPTION	BID AMOUNT	TOTAL
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We are pleased to quote the following labor, equipment, and materials subject to qualifications that may be listed below and/or in attached proposal Notes, Clarifications, and Contingencies. This proposal is based on current material, labor, equipment, subcontractor, and servicing pricing. Bid is valid for 30 days as of the date of this proposal.

Scope of work for the project to be constructed as depicted in the plans and details as described herein:

CODE	DESCRIPTION	BID AMOUNT	TOTAL
010000 - GENERAL REQUIREMENTS			\$335,774.15
013000	Administrative Requirements <i>Supervision and project management</i>	236,257.40	
014000	Quality Requirements <i>Permit and Certificate of Occupancy fees and processing are NIC. Special testing and inspection services are NIC.</i>	6,650.00	
015000	Temporary Facilities and Controls <i>Miscellaneous general construction facilities and operations.</i>	55,760.50	
016000	Product Requirements <i>IT equipment, site storage and material staging.</i>	1,050.00	
017000	Execution and Closeout Requirements	38,056.25	
020000 - EXISTING CONDITIONS			\$125,500.00
024000	Demolition and Structure Moving <i>Demolition and Structure Moving. Remove acoustical ceiling tiles and grid, remove lights and air grills, remove electrical and conduit pipes.</i>	125,500.00	
030000 - CONCRETE			\$99,753.00
033000	Cast-in-Place Concrete <i>Cast-in-place concrete and masonry per plans and specs. Layout, drill and epoxy dowels, reinforcing steel, furnish and install 8" regular.</i>	99,753.00	
040000 - MASONRY			\$0.00
042000	Unit Masonry <i>INCLUDED IN 033000</i>		
050000 - METALS			\$76,350.00
055000	Metal Fabrications <i>New stair railing alum. Powder coated and labor, New NOA (A/C) impact screen alum. protection (flouered) As per plans and specs</i>	76,350.00	
070000 - THERMAL AND MOISTURE PROTECTION			\$106,380.00
071000	Dampproofing and Waterproofing <i>Waterproofing of new windows and joints. Remedial caulking at expansion joints along concrete panels, remove existing material, clean</i>	24,930.00	
072000	Thermal Protection <i>Insulation pink next gen fiberglass sound attenuation batts/dh blue sound proofing membrane by Netwell Noise Control. Typ //Acoustical</i>	58,700.00	
074000	Roofing and Siding Panels <i>TPO ROOFING</i>	16,850.00	
078000	Fire and Smoke Protection <i>Fire and smoke protection (fire stopping to achieve F rated). Plumbing, Floor Drains, Toilets, Penetrations, Risers. Electrical emt pvc,</i>	5,900.00	
080000 - OPENINGS			\$226,671.44
081000	Doors and Frames <i>Hollow metal doors, Wood SC doors/Hardware (Mat. Lab.). Metal doors fabricated to SDI standards w/ A-40 galvanized steel, factory primed</i>	99,966.44	
084000	Entrances, Storefronts, and Curtain Walls <i>Storefront windows and doors, as per plans and specs shop drawings, installation, sealant. Clear anodized, clear/gray glass /</i>	126,605.00	
090000 - FINISHES			\$234,330.00
092100	Plaster and Gypsum Board Assemblies <i>Drywall/Framing/ interior walls & luring // Materials and installation of drywall to partition walls, and window returns, installation of moisture</i>	70,000.00	
092400	Cement Plastering (Stucco) <i>Stucco repair on window returns, repair crack and patch some areas bldg north west, south east. Regular gray stucco patches.</i>	35,000.00	
093000	Flooring <i>Carpet, Tile, Vinyl floors. 1st 2nd Fl. //24x24 porcelain tile flooring, vct tile, vinyl base, Carpet tile, preparation and transitions. Materials and</i>	41,275.00	
095000	Ceilings <i>Acoustical ceilings as per plans armstrong interhodo XL HCR Ultima beloved white. 1st 2nd Floor</i>	38,600.00	
099000	Painting and Coating <i>Painting and coating Exterior & Interior walls, door & frames. Apply a primer coat, apply full coat of specified paint (SW) apply a full second</i>	49,455.00	
100000 - SPECIALTIES			\$8,529.00
102000	Interior Specialties <i>Bathroom partitions (Stainless Steel #4 satin finish floor anchored) Only materials and delivery</i>	8,529.00	
120000 - FURNISHINGS			\$10,500.00
123000	Casework <i>Millwork cabinets bathrooms kitchenettes// 3/4" plywood construction, birch plywood drawers with full extension self close, counter top mica, 3/4"</i>	10,500.00	
140000 - CONVEYING EQUIPMENT			\$217,395.00

DCBA		Date:	September 30,2022
123 SW 1st Av Miami, Florida		To:	Jane Muir/Bret Berlin DCBA
Building renovation		Prepared by:	Oswaldo Aristeguleta
Area :	9.181 SF	Description:	Phase 1
CODE	DESCRIPTION	BID AMOUNT	TOTAL
142000	Elevators <i>New elevator cab, car cables, installation, test, service for 12 months.</i>	151,500.00	
148000	Scaffolding <i>Swing Scaff w/ motors and overhead protection. Supervision, labor, and system scaffold, equipments rental and delivery service. includes</i>	65,695.00	
210000 - FIRE SUPPRESSION			\$46,740.00
211000	Water-Based Fire-Suppression Systems <i>New fire sprinkler system labor and materials of all new fire sprinklers according to plans. Engineering plans signed and sealed, permit</i>	44,640.00	
212000	Fire-Extinguishing Systems <i>Extinguishers and cabinets</i>	2,100.00	
220000 - PLUMBING			\$150,000.00
221000	Plumbing Piping <i>Plumbing, piping materials and labor. All pvc, sch40, on all drain system (dww,cd,rw) cpvc on water system all fixtures accessories and</i>	150,000.00	
230000 - HVAC			\$129,750.00
233000	HVAC Air Distribution <i>HVAC Air Distribution: 4 Trane unitary cooling split DX, 200-230/1-60 /Split system cooling outdoor unit, air handler, multi phase 4 way, 208-</i>	129,750.00	
260000 - ELECTRICAL			\$247,712.00
261000	Medium-Voltage Electrical Distribution <i>All electrical work materials and labor as per specs and plans</i>	235,575.00	
262000	Low-Voltage Electrical Transmission <i>Low-Voltage (Data Voice Cabling Network) Materials and Labor</i>	12,137.00	
270000 - COMMUNICATIONS			\$32,470.51
272000	Data Communications <i>Internet and security equipment</i>	32,470.51	
280000 - ELECTRONIC SAFETY AND SECURITY			\$53,000.00
283000	Security Detection, Fire Alarm, and Monitoring <i>Notifier intelligent control panel, communicator transmitter, smoke detector, thermal detectors, addressable duct detectors, addressable pull</i>	53,000.00	
SUBTOTAL			\$2,099,755.10
Contingency 1 - Parking		0.00%	\$31,500.00
Contingency 2 - Add dumpster(s) and labor for remain FF&E in building			\$8,500.00
Contingency 3 - FPL Requirements			\$10,000.00
Contingency 2 - MOT for West sidewalks			\$5,500.00
Contingency 3 - Water Service			\$3,900.00
General Liability & Umbrella - -			\$17,054.17
Builder's Risk Insurance - NIC			\$0.00
Overhead			\$105,822.83
Profit			\$142,297.93
TOTAL BASE ESTIMATE			\$2,513,930.03