



TITLE: 20-C-00023 WDC 32 - ICO 1 & 2 - General
Conditions/Bond

DATE: 01.15.2026

CONTRACT: 20-C-00023

JOB: Kid Mason Community Center
Renovation_ \$2.3M

TO: Nidia Acevedo Executive Administrator
RM HALT & ASSOCIATES INC
13103 W Linebaugh Ave
Tampa, FL 33626

CONTRACT NO: 20-C-00023

DESCRIPTION OF CHANGE:

The City of Tampa and RM HALT & ASSOCIATES INC agree the summations listed in this Work Directive Change constitutes full and final settlement for the changes contained herein. These items shall be paid under an allowance or contingency. Therefore, there shall be no associated increase in the contract value. This WDC agrees to adding 0 calendar days. If days are added a change order process will be initiated to finalize extending the contract time.

SCOPE OF WDC : Provide ten (10) weeks of general conditions from July 21, 2024 to September 30, 2024 including increased bond costs stemming from Interim Change Order 1, dated March 28, 2024 and Interim Change Order 2, dated October 3, 2024.

This WDC pays for a portion of these costs and the Final Close Out Change Order will fund the remaining balance due.

REASON FOR CHANGE: Interim Change Orders 1 and 2 did not account for additional general conditions related to the contract time extension and additional bond costs resulting from the increased contract value.

| SOV Line # | DESCRIPTION | QUANTITY | UNIT PRICE | NET AMOUNT |
|------------|--------------|----------|------------|--------------|
| 5201.47 | ICO 1&2/GC's | | \$ 0.00 | \$ 9,766.92 |
| 5201 | Contingency | | | \$- 9,766.92 |

ACCEPTED BY:

| |
|--|
| City of Tampa – Contract Admin/CEI |
| Albert Calloway Construction Engineer 01/14/2026 |
| City of Tampa – Owning Department Contact |
| Brad Suder Superintendent 01/14/2026 |
| RM HALT & ASSOCIATES INC |
| Nidia Acevedo Executive Administrator 01/14/2026 |

| City of Tampa - DPW | | | | | | |
|---|--|----------|-----------------------|----------------------|---------------|------------------------------|
| Request For Additional Compensation Log | | Original | | | | |
| | | Contract | | | | |
| | | Amount : | | | | |
| WDC No. | Description | Date | Actual Cost | Current Status | | Comments |
| 1 | Testing & Remediation | 09/30/23 | \$ 25,826.08 | All Signed | | |
| 2 | Drywall/Insulation/Fire Alarm Devices | 12/06/23 | \$ 12,653.00 | All Signed | | |
| 3 | Add Two Floor Drains | 12/06/23 | \$ 1,342.00 | All Signed | | |
| 4 | Electrical Rework due to Roof Demo | 12/08/23 | \$ 5,040.00 | All Signed | | |
| 5 | Mural Art Lights | 12/12/23 | \$ 19,158.00 | All Signed | | |
| 6 | Roof Demo | 12/12/23 | \$ 36,765.00 | All Signed | | |
| 7 | Wall Repair/Window Sills/Etc | 02/27/24 | \$ 26,126.00 | All Signed | | |
| 8 | Tree Removal | 02/27/24 | \$ 672.00 | All Signed | | |
| 9 | Relocate Fence/CMU Wall Patching | 02/27/24 | \$ 5,552.00 | All Signed | | |
| 10 | Tie Beam/Fire Wal Repair | 02/29/24 | \$ 1,747.00 | All Signed | | |
| | ICO 1 | 03/28/24 | \$ (200,000.00) | Approved | | |
| 11 | New Roof & Fascia | 04/23/24 | \$ 148,546.00 | All Signed | | |
| 12 | Grease Trap/Chiller H2O Line | 04/29/24 | \$ 4,852.00 | All Signed | | |
| 13 | Finish Schedule Change @ Existing Walls | 05/03/24 | \$ 9,875.00 | All Signed | | |
| 14 | Relocate Existing Receptacles | 05/03/24 | \$ 560.00 | All Signed | | |
| 15 | Finish Schedule - 107/115/117 Door Changes | 05/13/24 | \$ 4,560.00 | All Signed | | |
| 16 | Temporary Dry-In @ Roof | 05/14/24 | \$ 1,215.00 | All Signed | | |
| 17 | Field Applied Chiller Coating | 05/14/24 | \$ 1,770.00 | All Signed | | |
| 18 | Remove Existing Fence | 06/03/24 | \$ 1,736.00 | All Signed | | |
| 19 | Electrical Changes | 06/03/24 | \$ 6,915.00 | All Signed | | |
| 20 | Insulation/Mech Rms. Access | 06/07/24 | \$ 7,234.00 | All Signed | | |
| 21 | Re-stucco Bldg Exterior | 07/02/24 | \$ - | VOID | | |
| 22 | Re-stucco Bldg Exterior | 07/11/24 | \$ 25,043.00 | All Signed | | |
| | ICO 2 | 10/18/24 | \$ (59,747.00) | Approved | | |
| 23 | Aluminum Gutters/Downspouts | 01/08/25 | \$ 8,193.00 | All Signed | | |
| 24 | Electrical Design Changes | 01/08/25 | \$ 8,191.00 | All Signed | | |
| 25 | Change Hand Dryers & Paint @ Ext. Wall | 01/13/25 | \$ 2,426.00 | All Signed | | |
| 26 | Recirculating Pump/3 Valves | 01/13/25 | \$ 1,876.00 | All Signed | | |
| 27 | Fence Changes | 01/14/25 | \$ 18,740.00 | All Signed | | |
| 28 | Kitchen Millwork Changes | 01/15/25 | \$ 2,063.00 | All Signed | | |
| 29 | Addtl. Items Needed for Bldg Final | 02/19/25 | \$ 1,609.00 | All Signed | | |
| 30 | Door & Hardware Changes 107/109/116/118 | 02/24/25 | \$ 9,119.00 | All Signed | | |
| 31 | Flow Meter Repair | 12/15/25 | \$ 576.00 | To Cadstruct 1/5 | | |
| 32 | ICO 1&2 - General Conditions/Bond Cost | 01/13/26 | \$ 9,766.92 | To PJ 1/14 | | 10 weeks/71 days |
| | | | | Contingency | | New Completion Date: 9/30/24 |
| | | | | | | |
| | | | | Contingency Total | \$ 150,000.00 | |
| | Total Extra Work | | \$ 150,000.00 | | | |
| | Remaining Contingency | | \$ - | | | |
| | | | | | | |
| | Work Extra Pending | | Estimated Cost | Ball in Court | | |
| | Remaining Additional GC's & Bond Cost | | \$ 21,888.08 | | | |
| | | | | | | |
| | Total Extra Work Pending | | \$ 21,888.08 | | | |
| | | | | | | |
| | Remaining Contingency - Pending Extras | | \$ (21,888.08) | | | |

From: [Kelly Carpenter](#)
To: [Brad Suder](#); [Deanna Bailey](#); [Nick Bennett](#); [Melisa Martinez](#)
Cc: [Robert Schmucker](#); [Ammar Jadusingh](#)
Subject: FW: [EXTERNAL] 20-C-23 Additional general conditions/Update on Bond Cost
Date: Tuesday, January 13, 2026 2:55:47 PM
Attachments: [Additional Genral Conditions.pdf](#)
[EXTERNAL FW Urgent Final Payment Required for Bond Closeout Invoice Attached - R M Halt Associates Inc Cadstruct Corp.msg](#)
[20-C-00023 WDC Log w. days.xls](#)

All,

After reviewing the project comprehensively, including the time extensions granted in the ICOs, we propose a payment of \$31,655 to Cadstruct of which \$9,766.92 will be funded through Owner's Contingency and the remaining balance of \$21,888.08 still to be funded through the Final Closeout Change Order. Breakdown is as follows:

*Supervision: 7/21/24-9/30/24 : 10 weeks = \$17,500

*Dumpster: 8/21/24-9/30/24 : 10 weeks = \$3,000

*Parking Lot Rental: 7/21/24-9/30/24 : 10 weeks = \$5,000

*Office trailer: 8/21/24-9/30/24 : 5 weeks = \$1,375

Total additional general conditions = \$26,875 + \$4.780 additional bond costs.

Thank you,
Kelly

PS. I have attached the bond email with the increased cost.

Kelly Carpenter

Architectural Project Coordinator, Contract Administration
City of Tampa / 3808 E 26th Ave / Tampa, Florida 33605
p: 813-393-7883 / e: Kelly.Carpenter@tampagov.net

From: nidia@cadstruct.com <nidia@cadstruct.com>
Sent: Friday, April 18, 2025 9:13 AM
To: Kelly Carpenter <Kelly.Carpenter@tampagov.net>; Robert Schmucker <Robert.Schmucker@tampagov.net>; Ammar Jadusingh <Ammar.Jadusingh@tampagov.net>
Cc: WAYNE@CADSTRUCT.COM; william@cadstruct.com

Subject: [EXTERNAL] 20-C-23 Additional general conditions

Dear Kelly,

Please see the following general conditions for the Kid Mason project as previously discussed by email on 7/31/24. In that email dated 8/19/24, it was set at the beginning of additional general conditions. We removed the construction trailer on 9/27/24 and stopped the use of the church parking lot on 12/15/24. William's last full week on the project was 1/6/25 through 1/10/25.

Please see below for the additional general conditions:

*Supervision : 8/21/24 thru 1/10/25,
6 months @ \$7,000.00 = \$42,000.00

*Dumpster: 9/1/24 thru 1/1/25
3 months @ \$1,200.00 = \$3,600.00

*Parking Lot Rental : 9/1/24 thru 12/15/24
3 months @ \$2,000.00 = \$6,000.00

*Office trailer : 8/21/24 thru 9/27/24
1 month @ \$1,100.00

We will forget the additional fence rental, Port-o-let rental, camera monitoring, and electrical service. We also had to purchase items that were not priced into the project, such as kitchen equipment, and we also rejected an on site change order for \$11,000.00 that was an architectural error, not a construction error.

With that being said, we will also not mark up the additional general conditions.

Total additional general conditions = \$52,700.00

-

Regards,

Nidia Acevedo
CADSTRUCT
General Contractors/Construction Mgmt
15201 Roosevelt Blvd, Suite 109

| Item | Activity | Per month | | Per week |
|---|-------------------------|-----------|---------------------|----------|
| | | | Amount | |
| 1 | Office Trailer | \$ | 1,100.00 | \$275 |
| 2 | Dumpsters | \$ | 1,200.00 | \$300 |
| 3 | Port-o-lets | \$ | 500.00 | |
| 4 | Parking Lot | \$ | 2,000.00 | \$500 |
| 5 | Fence Rental | \$ | 500.00 | |
| 6 | Supervision | \$ | 7,000.00 | \$1,750 |
| Subtotal | | \$ | 12,300.00 | |
| Cadstruct O&P | | \$ | 1,476.00 | |
| Total Monthly general conditions | | \$ | 13,776.00 | |

This monthly fee should be started in the next construction draw and continue until the completion of the project or until the line item is no longer needed for individual general condition items.

Sincerely,



Wayne M Halt
 President

Copy: 'Ammar Jadusingh' <Ammar.Jadusingh@tampagov.net>;
 'Gary Williams' <Gary.Williams@tampagov.net>;
 'Thomas Hester' <Thomas.Hester@tampagov.net>;
 'Robert Schmucker' <Robert.Schmucker@tampagov.net>;
 'Chris Thompson' <Chris.Thompson@tampagov.net>;
 'Jon Wenberg' <Jon.Wenberg@tampagov.net>;
 'Deanna Bailey' <Deanna.Bailey@tampagov.net>;
 'Melisa Martinez' <Melisa.Martinez@tampagov.net>;
 'Kelly Carpenter' <Kelly.Carpenter@tampagov.net>;
 'Courtney Orr' <Courtney.Orr@tampagov.net>;
 'Keith Bruton' <Keith.Bruton@tampagov.net>;
 'Jameson Bachtel' <Jameson.Bachtel@tampagov.net>;
 'Tony Mulkey' <Tony.Mulkey@tampagov.net>;

Tampa Bay Office
 13103 W. Linebaugh Ave, #101
 Tampa, FL 33626
 (813) 749-8827 * Fax (813) 749-8831

e-mail office@Cadstruct.com
 Florida State Certification CGC-038278
 Florida State Certification CGC-1522902

Sarasota Office
 6111 Misty Oaks Street
 Sarasota, FL 34243
 (941) 321-0111 * Fax (941) 355-5864