PCO #041

Doege Development LLC
11217 North 23rd Avenue
Phoenix, Arizona 85029
Phone: (623) 242-5247

Project: 2403C - 2403C Trailborn Inn Williams
642 E. Route 66
Williams, Arizona 86046
Phone: 646-732-2005

DRAFT

Prime Contract Potential Change Order #041: Building #2 and Building #3 Wardrobe Rework

TO:	Castle Peak Holdings 228 Park Ave S Suite 35792 New York , New York 10003	**FROM:**	Doege Development LLC 11217 North 23rd Avenue Phoenix, Arizona 85029
PCO NUMBER/REVISION:	041 / 0	**CONTRACT:**	1 - 2403C Trailborn
REQUEST RECEIVED FROM:		**CREATED BY:**	Shelly Parker (Doege Development LLC)
STATUS:	Draft	**CREATED DATE:**	8/22/2024
REFERENCE:		**PRIME CONTRACT CHANGE ORDER:**	None
FIELD CHANGE:	No		
LOCATION:		**ACCOUNTING METHOD:**	Amount Based
SCHEDULE IMPACT:	11 days	**PAID IN FULL:**	No
EXECUTED:	No	**SIGNED CHANGE ORDER RECEIVED DATE:**	
		TOTAL AMOUNT:	$22,327.52

POTENTIAL CHANGE ORDER TITLE: Building #2 and Building #3 Wardrobe Rework

CHANGE REASON: Existing Condition

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*

Building #2 Wardrobe Rework (see attached pictures)

Adjusted for 21 rooms.

Building #2 wardrobes that need to be reworked (cut down to fit flush against the tile) to include rooms 101, 102, 103, 104, 105, 106, 107, 201, 202, 203, 204, 205, 206, and 207.

Building #3 wardrobes that need to be reworked (cut down to fit flush against the tile) to include room 108.

ATTACHMENTS:

Bldg #2 Guestroom Wardrobes Not Flush with Tile.pdf , Bldg #2 Guestroom Wardrobe Rework.pdf , Trailborn Building #2 Wardrobe Rework Rate Card.pdf

#	Budget Code	Description	Amount
1	06-30 00.O Cabinets/ Millwork.Other	Wardrobe Rework - 2 (Skilled) Trades/3 hours per Room X 21 Rooms	$10,710.00
2	01-54 50.O Small Tools	Misc. Tool/Fasteners	$105.00
3	01-74 00.O General Cleanup.Other	Misc. Clean Up	$335.00
4	01-32 70.O Per Diem	Per Diem - 2 People/11 Days	$1,730.65

DOEGE

PCO #041

#	Budget Code	Description	Amount
5	01-32 80.O Hotel	Hotel - 2 People/11 Days	$5,143.59
		Subtotal:	**$18,024.24**
		Overhead (10.00% Applies to all line item types.):	$1,802.42
		Fee (5.00% Applies to all line item types.):	$991.33
		Insurance (0.46% Applies to all line item types.):	$95.76
		Tax (6.76% Applies to all line item types.):	$1,413.77
		Grand Total:	**$22,327.52**

Dave Hamblen (Synectic Design, Inc.)
Synectic Design, Inc. 1111 W. University Dr. Suite# 104
Tempe, Arizona 85281

Castle Peak Holdings
228 Park Ave S Suite 35792
New York , New York 10003

Doege Development LLC
11217 North 23rd Avenue
Phoenix, Arizona 85029

SIGNATURE DATE

SIGNATURE DATE

SIGNATURE DATE

Change Order #21 - CPH 642 RT 66 LLC

CPH 642 RT 66 LLC
Change Order Date: 8/22/24
Change Order #: 21

The Contract is changed as follows:

Description

Original Contract Sum:	$	7,592,472.00
Net Change by Previously Authorized Change Orders:	$	1,934,672.08
Contract Sum Prior to This Change Order:	$	9,527,144.08
Current Change Order Amount:	$	218,150.15
PCO 38 - PA Carpentry, Structural, Doors, Drywall, Ceilings/Floors Paint, Fireplace, Paint, Drapery Rings, Kitchen, MEP	$	218,150.15
New Contract Sum:	$	9,745,294.23

CPH 642 RT 66 LLC
Owner

420 West 14th Street Suite 6SE New York, NY 10014
Address

David Better
Signature

Doege Development LLC
Consultant

11217 North 23rd Avenue Phoenix, AZ 85029
Address

David A Doege
Signature

DOEGE

PCO #038

Doege Development LLC
11217 North 23rd Avenue
Phoenix, Arizona 85029
Phone: (623) 242-5247

Project: 2403C - 2403C Trailborn Inn Williams
642 E. Route 66
Williams, Arizona 86046
Phone: 646-732-2005

DRAFT

Prime Contract Potential Change Order #038: Trailborn Public Space Building R16 (For Construction Set) Drawing Changes Proposal Dated 5/10/2024 including Carpentry, Arch/Structural Steel, Doors, Drywall Patching, Floor, FRP, Acoustic Ceiling, Paint, Drapery Rings, Fireplace, Kitchen, MEP

TO:	Castle Peak Holdings 228 Park Ave S Suite 35792 New York , New York 10003	**FROM:**	Doege Development LLC 11217 North 23rd Avenue Phoenix, Arizona 85029
PCO NUMBER/REVISION:	038 / 0	**CONTRACT:**	1 - 2403C Trailborn
REQUEST RECEIVED FROM:		**CREATED BY:**	Shelly Parker (Doege Development LLC)
STATUS:	Draft	**CREATED DATE:**	8/21/2024
REFERENCE:		**PRIME CONTRACT CHANGE ORDER:**	None
FIELD CHANGE:	No		
LOCATION:		**ACCOUNTING METHOD:**	Amount Based
SCHEDULE IMPACT:	~~15 days~~ Schedule attached.	**PAID IN FULL:**	No
EXECUTED:	No	**SIGNED CHANGE ORDER RECEIVED DATE:**	
		TOTAL AMOUNT:	$218,150.15

POTENTIAL CHANGE ORDER TITLE: Trailborn Public Space Building R16 (For Construction Set) Drawing Changes Proposal Dated 5/10/2024 including Carpentry, Arch/Structural Steel, Doors, Drywall Patching, Floor, FRP, Acoustic Ceiling, Paint, Drapery Rings, Fireplace, Kitchen, MEP

CHANGE REASON: Design Development

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*

Trailborn Public Space Building R16 (For Construction Set) Drawing Changes Proposal Dated 5/10/2024 including Carpentry, Arch/Structural Steel, Doors/Frames, Hardware, Drywall Patching, Flooring, Wall Panel FRP, Acoustic Ceiling, Paint, Drapery Rings, Fireplace, Kitchen, Mechanical, and Electrical.

Scope of Work:
This project is a renovation of the existing "Public Space Building" to include the camp hall, restrooms, lobby/marketplace, bar, bar restrooms, dining room, offices, halls, BOH, MPE room and storage areas.
Additional Cost Breakdown of Added/changed Scope Only: (See Attached Exhibit A Proposal)

Carpentry - $23,474
Arch/Structural Steel - $17,501
Doors, Frames, and Hardware - $30,651
Drywall Patching - $9,300
Flooring - $17,787
Wall Panels (FRP) - $1,200
Acoustic Ceiling - $4,050
Paint - $8,000
Drapery Rings - $850
Fireplace - $10,500
Kitchen - $60,000
Mechanical - $22,475
Electrical - $19,968

Incorrect schedule attached. Associated proposal shows a 25 week schedule and updated baseline shows 92 day delay

ATTACHMENTS:

DOEGE

PCO #038

Exhibit 'A' - Proposal - Public Space Building R16.pdf

#	Budget Code	Description	Amount
1	06-20 00.O Finish Carpentry.Other	Rough/Finish Carpentry	$15,474.00
2	05-00 00.O Metals	Arch /Structural Steel	$17,501.00
3	08-10 00.O Doors & Frames & Hardware	Doors, Storefronts, Specialty Doors and Windows	$25,051.00
4	09-10 00.O Drywall & Framing.Other	Drywall Patching	$9,300.00
5		Flooring	$17,878.00
6	09-70 00.O Wall Finishes/ FRP/ Mirrors .Other	Wall Panels -FRP	$1,200.00
7	09-50 00.O Acoustical Ceilings.Other	Acoustic Ceiling	$4,050.00
8	09-90 00.O Painting	Painting	$8,000.00
9	12.O Furnishings.Other	Drapery Rings	$850.00
10	10-00 00.O Specialties	Fireplace	$10,500.00
11		Kitchen Allowance	$60,000.00
12		Mechanical	$10,475.00
13	26-00 00.O Electrical	Electrical	$19,968.00
		Subtotal:	$200,247.00
		Overhead (4.50% Applies to all line item types.):	$5,035.23
		Fee (3.50% Applies to all line item types.):	$4,092.52
		Insurance (0.46% Applies to all line item types.):	$556.70
		Tax (6.76% Applies to all line item types.):	$8,216.70
		Grand Total:	$218,150.15

Dave Hamblen (Synectic Design, Inc.)
Synectic Design, Inc. 1111 W. University Dr, Suite# 104
Tempe, Arizona 85281

Castle Peak Holdings
228 Park Ave S Suite 35792
New York , New York 10003

Doege Development LLC
11217 North 23rd Avenue
Phoenix, Arizona 85029

SIGNATURE **DATE**

SIGNATURE **DATE**

SIGNATURE **DATE**

Change Order #26 - CPH 642 RT 66 LLC

CPH 642 RT 66 LLC
Change Order Date: 9/19/24
Change Order #: 26

The Contract is changed as follows:

Description		
Original Contract Sum:	$	7,592,472.00
Net Change by Previously Authorized Change Orders:	$	2,743,765.90
Contract Sum Prior to This Change Order:	$	10,336,237.90
Current Change Order Amount:	$	4,935.46
PCO 46 - 15) Single Hung Windows	$	4,935.46
New Contract Sum:	$	10,341,173.36

CPH 642 RT 66 LLC
Owner

420 West 14th Street Suite 6SF New York, NY 10014
Address

David Better
Signature

Dodge Development LLC
Consultant

11217 North 23rd Avenue Phoenix, AZ 85029
Address

[illegible signature]
Signature

DOEGE

PCO #046

Doege Development LLC
11217 North 23rd Avenue
Phoenix, Arizona 85029
Phone: (623) 242-5247

Project: 2403C - 2403C Trailborn Inn Williams
642 E. Route 66
Williams, Arizona 86046
Phone: 646-732-2005

DRAFT

Prime Contract Potential Change Order #046: CE #088 - (5) 18"x36" Single Hung Windows

TO:	Castle Peak Holdings 228 Park Ave S Suite 35792 New York , New York 10003	**FROM:**	Doege Development LLC 11217 North 23rd Avenue Phoenix, Arizona 85029
PCO NUMBER/REVISION:	046 / 0	**CONTRACT:**	1 - 2403C Trailborn
REQUEST RECEIVED FROM:	David Doege (**Doege Development LLC**)	**CREATED BY:**	Parker Wilfert-Espe (**Doege Development LLC**)
STATUS:	Draft	**CREATED DATE:**	9/4/2024
REFERENCE:		**PRIME CONTRACT CHANGE ORDER:**	None
FIELD CHANGE:	No		
LOCATION:		**ACCOUNTING METHOD:**	Amount Based
SCHEDULE IMPACT:		**PAID IN FULL:**	No
EXECUTED:	No	**SIGNED CHANGE ORDER RECEIVED DATE:**	
		TOTAL AMOUNT:	$4,935.46

POTENTIAL CHANGE ORDER TITLE: CE #088 - (5) 18"x36" Single Hung Windows

CHANGE REASON: Design Development

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*
CE #088 - (5) 18"x36" Single Hung Windows
(5) 18"x36" Single Hung Windows to replace existing.

Includes shipping and installation.

See attachments.

ATTACHMENTS:
Milgard A250 Brochure.pdf , Change Order Rate Card.docx , Doege Development - Milgard Thermally Improved Aluminum Quote Revised.pdf , IMG_7180.jpg , IMG_7181.jpg , IMG_7182.jpg , IMG_7183.jpg , IMG_7184.jpg

#	Budget Code	Description	Amount
1	08-50 00.O Windows.Other	(5) 18"x36" Single Hung Windows	$3,277.86
2		Install	$425.00
3		Shipping	$450.00
		Subtotal:	**$4,152.86**
		Overhead (10.00% Applies to all line item types.):	$327.79
		Fee (5.00% Applies to all line item types.):	$180.28
		Insurance (0.46% Applies to all line item types.):	$17.42
		Tax (6.76% Applies to all line item types.):	$257.11
		Grand Total:	**$4,935.46**

DOEGE

PCO #046

Dave Hamblen (Synectic Design, Inc.)	Castle Peak Holdings	Doege Development LLC
Synectic Design, Inc. 1111 W. University Dr. Suite# 104	226 Park Ave S Suite 35792	11217 North 23rd Avenue
Tempe, Arizona 85281	New York , New York 10003	Phoenix, Arizona 85029

SIGNATURE DATE	SIGNATURE DATE	Lisa Mary Lucas 9/18/24 SIGNATURE DATE

Change Order #27 - CPH 642 RT 66 LLC

CPH 642 RT 66 LLC
Change Order Date: 10/2/24
Change Order #: 27

The Contract is changed as follows:

Description

Original Contract Sum:	$	7,592,472.00
Net Change by Previously Authorized Change Orders:	$	2,748,701.36
Contract Sum Prior to This Change Order:	$	10,341,173.36
Current Change Order Amount:	$	51,400.52
PCO 49 - Over Excavating Pumping Subgrade and Install New Fill	$	48,232.19
PCO 51 - Cover Concrete Sidewalk with RipRap	$	3,168.23
New Contract Sum:	$	10,392,573.88

CPH 642 RT 66 LLC
Owner

420 West 14th Street Suite 6SE New York, NY 10014
Address

Signature

Doege Development LLC
Consultant

11217 North 23rd Avenue Phoenix, AZ 85029
Address

Signature 10/4/24

PCO #049

Doege Development LLC
11217 North 23rd Avenue
Phoenix, Arizona 85029
Phone: (623) 242-5247

Project: 2403C - 2403C Trailborn Inn Williams
642 E. Route 66
Williams, Arizona 86046
Phone: 646-732-2005

DRAFT

Prime Contract Potential Change Order #049: CE #104 - Over excavating pumping subgrade and install new fill

TO:	Castle Peak Holdings 228 Park Ave S Suite 35792 New York , New York 10003	**FROM:**	Doege Development LLC 11217 North 23rd Avenue Phoenix, Arizona 85029
PCO NUMBER/REVISION:	049 / 0	**CONTRACT:**	1 - 2403C Trailborn
REQUEST RECEIVED FROM:	David Doege **(Doege Development LLC)**	**CREATED BY:**	Parker Wilfort-Espe **(Doege Development LLC)**
STATUS:	Draft	**CREATED DATE:**	9/23/2024
REFERENCE:		**PRIME CONTRACT CHANGE ORDER:**	None
FIELD CHANGE:	No		
LOCATION:		**ACCOUNTING METHOD:**	Amount Based
SCHEDULE IMPACT:	15 days	**PAID IN FULL:**	No
EXECUTED:	No	**SIGNED CHANGE ORDER RECEIVED DATE:**	
		TOTAL AMOUNT:	$40,232.29

POTENTIAL CHANGE ORDER TITLE: CE #104 - Over excavating pumping subgrade and install new fill

CHANGE REASON: Design Development

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*
CE #104 - Over Excavating Pumping Subgrade and Install New Fill
In front of building #3

Over Excavating Pumping Subgrade and Install New Fill

Includes hauling off spoils

ATTACHMENTS:
Subgrade over ex with Qty.pdf

#	Budget Code	Description	Amount
1	03-00 00.O Concrete	Over Excavating Pumping Subgrade and Install New Fill	$35,736.25
2	02-40 00.O Demolition	Haul Off Spoils	$3,200.00
		Subtotal:	**$38,936.25**
		Overhead (10.00% Applies to all line item types.):	$3,893.63
		Fee (5.00% Applies to all line item types.):	$2,141.49
		Insurance (0.46% Applies to all line item types.):	$206.87
		Tax (6.76% Applies to all line item types.):	$3,054.06
		Grand Total:	**$48,232.29**

DOEGE DEVELOPMENT LLC

PCO #049

Dave Hamblen (Synectic Design, Inc.)	Castle Peak Holdings	Doege Development LLC
Synectic Design, Inc. 1111 W. University Dr, Suite# 104	228 Park Ave S Suite 35792	11217 North 23rd Avenue
Tempe, Arizona 85281	New York , New York 10003	Phoenix, Arizona 85029

SIGNATURE	DATE	SIGNATURE	DATE	SIGNATURE	DATE

PCO #051

Doege Development LLC
11217 North 23rd Avenue
Phoenix, Arizona 85029
Phone: (623) 242-5247

Project: 2403C - 2403C Trailborn Inn Williams
642 E. Route 66
Williams, Arizona 86046
Phone: 646-732-2005

DRAFT

Prime Contract Potential Change Order #051: CE #105 - Cover Concrete Sidewalk with RipRap

TO:	Castle Peak Holdings 228 Park Ave S Suite 35792 New York , New York 10003	**FROM:**	Doege Development LLC 11217 North 23rd Avenue Phoenix, Arizona 85029
PCO NUMBER/REVISION:	051 / 0	**CONTRACT:**	1 - 2403C Trailborn
REQUEST RECEIVED FROM:	David Doege (**Doege Development LLC**)	**CREATED BY:**	Parker Wilfert-Espe (**Doege Development LLC**)
STATUS:	Draft	**CREATED DATE:**	9/24/2024
REFERENCE:		**PRIME CONTRACT CHANGE ORDER:**	None
FIELD CHANGE:	No		
LOCATION:		**ACCOUNTING METHOD:**	Amount Based
SCHEDULE IMPACT:		**PAID IN FULL:**	No
EXECUTED:	No	**SIGNED CHANGE ORDER RECEIVED DATE:**	
		TOTAL AMOUNT:	$3,168.23

POTENTIAL CHANGE ORDER TITLE: CE #105 - Cover Concrete Sidewalk with RipRap

CHANGE REASON: Design Development

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*
CE #105 - Cover Concrete Sidewalk with RipRap
Cover/Backfill Sidewalk with Dirt and Rip Rap in leu of remove and replace concrete sidewalk.

ATTACHMENTS:
Sub proposal.pdf

#	Budget Code	Description	Amount
1	32-80 00.O Grading/Backfill	Grading/Backfill sidewalk	$2,557.60
		Subtotal:	**$2,557.60**
		Overhead (10.00% Applies to all line item types.):	$255.76
		Fee (5.00% Applies to all line item types.):	$140.67
		Insurance (0.46% Applies to all line item types.):	$13.59
		Tax (6.76% Applies to all line item types.):	$200.61
		Grand Total:	**$3,168.23**

Dave Hamblen (Synectic Design, Inc.)	**Castle Peak Holdings**	**Doege Development LLC**
Synectic Design, Inc. 1111 W. University Dr, Suite# 104	228 Park Ave S Suite 35792	11217 North 23rd Avenue
Tempe, Arizona 85281	New York , New York 10003	Phoenix, Arizona 85029

SIGNATURE DATE	SIGNATURE DATE	SIGNATURE DATE

Change Order #28 - CPH 642 RT 66 LLC

CPH 642 RT 66 LLC
Change Order Date: 10/10/24
Change Order #: 28

The Contract is changed as follows:

Description

Original Contract Sum:	$	7,592,472.00
Net Change by Previously Authorized Change Orders:	$	2,800,101.88
Contract Sum Prior to This Change Order:	$	10,392,573.88
Current Change Order Amount:	$	8,953.55
PCO 52 - Lobby Posts & Beam & Restaurant Column	$	16,445.65
PCO 35 - Landscape Changes	$	(7,492.10)
New Contract Sum:	$	10,401,527.43

CPH 642 RT 66 LLC
Owner

420 West 14th Street Suite 6SE New York, NY 10014
Address

David Betten
Signature

Doege Development LLC
Consultant

11217 North 23rd Avenue Phoenix, AZ 85029
Address

[signature]
Signature

DOEGE DEVELOPMENT LLC

PCO #052

Doege Development LLC
11217 North 23rd Avenue
Phoenix, Arizona 85029
Phone: (623) 242-5247

Project: 2403C - 2403C Trailborn Inn Williams
642 E. Route 66
Williams, Arizona 86046
Phone: 646-732-2005

DRAFT

Prime Contract Potential Change Order #052: CE #107 - Lobby Posts & Beam & Restaurant Column

TO:	Castle Peak Holdings 228 Park Ave S Suite 35792 New York , New York 10003	**FROM:**	Doege Development LLC 11217 North 23rd Avenue Phoenix, Arizona 85029
PCO NUMBER/REVISION:	052 / 2	**CONTRACT:**	1 - 2403C Trailborn
REQUEST RECEIVED FROM:	David Doege (Doege Development LLC)	**CREATED BY:**	Parker Wilfert-Espe (Doege Development LLC)
STATUS:	Draft	**CREATED DATE:**	9/25/2024
REFERENCE:		**PRIME CONTRACT CHANGE ORDER:**	None
FIELD CHANGE:	No		
LOCATION:		**ACCOUNTING METHOD:**	Amount Based
SCHEDULE IMPACT:	20 days	**PAID IN FULL:**	No
EXECUTED:	No	**SIGNED CHANGE ORDER RECEIVED DATE:**	
		TOTAL AMOUNT:	$16,445.65

POTENTIAL CHANGE ORDER TITLE: CE #107 - Lobby Posts & Beam & Restaurant Column

CHANGE REASON: Design Development

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*
CE #107 - Lobby Posts & Beam & Restaurant Column - See SDI ASI PS003 Dated 10/1/24 as well as RFI #106
1.) Lobby Posts & Beam

- (2) 4"Ø STD-Pipe Posts (DJB)
- W8 x 13 Beam
- Shop drawing
- Primer
- Demolition & Saw cutting (LPS)
- General Cleanup
- Haul off
- Shoring as needed

2.) Restaurant Column

- (1) 4"Ø STD-Pipe Posts w-cap-plate (DJB)
- Shop Drawing
- Primer
- Demolition & Saw cutting (LPS)
- General Cleanup
- Haul off
- Shoring as needed

(Excludes Field Measuring & Shoring)

DOEGE DEVELOPMENT LLC

PCO #052

ATTACHMENTS:

Trailborn Williams - DJB CO#4.docx , LPs Lobby Footing Concrete.pdf , RFI #73 - Floor Joists Sag.pdf , Trailborn Williams - DJB CO#5.docx

#	Budget Code	Description	Amount
1	05-10 00.O Structural Metal Framing .Other	2 Posts & 2 Beams at Lobby	$5,634.00
2	02-40 00.O Demolition	Demo slab x2 & Form and pour (2) footings at Lobby	$1,984.00
3	01-74 00.O General Cleanup.Other	General Cleanup	$350.00
4	05-10 00.O Structural Metal Framing .Other	Restaurant Column	$1,460.00
5	03-00 00.O Concrete	Demo Slab, Install Reinforcement & Pour Restaurant Footing (1)	$1,323.00
6	06-00 00.O Wood, Plastics, Composites.	Wood Beam Connection After Receiving Final Drawing Design	$450.00
7	05-10 00.O Structural Metal Framing .Other	Existing Beam Saddle Extension at existing beam East end (2) locations after receiving final drawing design.	$625.00
8	03-00 00.O Concrete	Grout At Masonry Saddle After Receiving Final Design Drawing	$225.00
9	02-40 00.O Demolition	Haul Off Spoils	$275.00
10	02-40 00.O Demolition	Shoring As Needed	$950.00
		Subtotal:	**$13,276.00**
		Overhead (10.00% Applies to all line item types.):	$1,327.60
		Fee (5.00% Applies to all line item types.):	$730.18
		Insurance (0.46% Applies to all line item types.):	$70.54
		Tax (6.76% Applies to all line item types.):	$1,041.33
		Grand Total:	**$16,445.65**

Dave Hamblen (Synectic Design, Inc.)
Synectic Design, Inc. 1111 W. University Dr, Suite# 104
Tempe, Arizona 85281

Castle Peak Holdings
228 Park Ave S Suite 35792
New York , New York 10003

Doege Development LLC
11217 North 23rd Avenue
Phoenix, Arizona 85029

SIGNATURE DATE

SIGNATURE DATE

SIGNATURE DATE

PCO #025

Doege Development LLC
11217 North 23rd Avenue
Phoenix, Arizona 85029
Phone: (623) 242-6247

Project: 2403C - 2403C Trailborn Inn Williams
642 E. Route 66
Williams, Arizona 86046
Phone: 646-732-2005

DRAFT

Prime Contract Potential Change Order #025: Landscape changes from updated drawings dated 3/8/2024

TO:	Castle Peak Holdings 228 Park Ave S Suite 35792 New York , New York 10003	FROM:	Doege Development LLC 11217 North 23rd Avenue Phoenix, Arizona 85029
PCO NUMBER/REVISION:	025 / 1	CONTRACT:	1 - 2403C Trailborn
REQUEST RECEIVED FROM:		CREATED BY:	Shelly Parker (Doege Development LLC)
STATUS:	Draft	CREATED DATE:	6/20/2024
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	None
FIELD CHANGE:	No		
LOCATION:	Site		
SCHEDULE IMPACT:	10 days	ACCOUNTING METHOD:	Amount Based
EXECUTED:	No	PAID IN FULL:	No
		SIGNED CHANGE ORDER RECEIVED DATE:	
		TOTAL AMOUNT:	($7,492.10)

POTENTIAL CHANGE ORDER TITLE: Landscape changes from updated drawings dated 3/8/2024

CHANGE REASON: Design Development

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*
Landscape changes from updated drawings dated 3/8/2024

Trees - See Attached Dated 8.6.24

- Removed 3 Blue spruce (24" Box)
- Removed 1 Ponderosa Pine (24" Box)
- Removed 11 White Fur (24" Box)
- Removed 11 Rock Mountain Maple (36" Box)
- Removed 5 Quaking Aspen (24" Box)
- Removed 5 Choke Cherry (15" Box)
- Removed 2 Flowering Crabapple (15" Box)

Plants - See Attached Dated 8.6.24

- Difference of 1 less Point leaf Manzanita (5 gal)
- Difference of 2 more Japanese Spirea (5 gal)
- Difference of 3 more Japanese Privet (15 gal)
- Difference of 14 more Trailing Rosemary (1 gal)
- Difference of 2 more Mountain Lover (5 gal)
- Difference of 1 more Clary Sage (5 gal)
- Difference of 12 more Russian Sage (5 gal)
- Difference of 3 less White Guara (5 gal)
- Difference of 8 more Blond Ambition (5 gal)

Irrigation See Attached Dated 8.6.24

DOEGE

PCO #025

- Adjusted Irrigation per new tree/plants

Gravel See Attached Dated 8.6.24

- 1/4" Minus Stabilized Mahogany Sf Changes
- 1/4" Minus Mahogany SF Changes
- Pre Emergent SF Changes

Hardscapes - See Attached Dated 8.6.2024

- Removed Steel Border
- Add 6' Concrete Pad For Pool Decking

Low Voltage - See Attached Dated 8.6.2024

- Removed 7 Up Lights

Hardscapes - See Attached Dated 9.27.24

- Pavers SF Changes
- Grouted Stone SF Changes

Boulders - (No changes)

*** This doesn't include planters or plants in planters ***

Original Contract $ 188,322.86

Revised Contract $176,711.50 - Total Credit $11,611.36
Play Structure Selection From 6/20 - See Attached

Post Walk (Set Of 8) 6"x6" Qty (2)
Logs For Sitting, Balance 1'x6'-6" Qty (1)
Notched Log Climb 1'x6' Qty (3)
Fall Zone - Wood Chips 6" Deep
Stepping Stumps (Set Of 4) -
(4) 1'6"x10"
(3) 1'6"x12"
(5) 1'6"x15"
(4) 1'6"x18"
Install

Total Cost - $16,876.26

Total Contract Budget For Lodgepole Play Structure - $12,757

Total Cost Increase For Play Structure - $4,119.26

Final Credit - $7,492.10

PCO #025

ATTACHMENTS:

Trailborn Williams (Terra Sole) 2.12.2024.pdf , Trailborn Williams (Terra Sole) 8.6.2024.pdf , Trailborn Landscaping Deducts Markup - Approved.pdf , 2024-06-20 -TW-Play Structure Exhibit.pdf , Preliminary Pricing For Play Logs.JPG , Wood Chips Preliminary Pricing.JPG , Zoom Recreation Trailborn Quote 9.11.2024 - Copy.pdf

#	Budget Code	Description	Amount
1	32-80 00.O Grading/Backfill	Landscape Changes Dated 3/8/2024	$(11,611.36)
2	12-00 00.O Furnishings	Lodgepole Play Structure Changes	$16,876.26
3	12-00 00.O Furnishings	Lodgepole Play Structures Original Budget Deduct	$(12,757.00)
		Grand Total:	$(7,492.10)

Dave Hamblen (Syneclic Design, Inc.)	Castle Peak Holdings	Doege Development LLC
Syneclic Design, Inc. 1111 W. University Dr. Suite# 104	228 Park Ave S Suite 35792	11217 North 23rd Avenue
Tempe, Arizona 85281	New York , New York 10003	Phoenix, Arizona 85029

SIGNATURE DATE SIGNATURE DATE SIGNATURE DATE

Change Order #30 - CPH 642 RT 66 LLC
CPH 642 RT 66 LLC **Change Order Date:** 10/14/24 **Change Order #:** 30

The Contract is changed as follows:

Description		
Original Contract Sum:	$	7,592,472.00
Net Change by Previously Authorized Change Orders:	$	2,937,043.10
Contract Sum Prior to This Change Order:	$	10,529,515.10
Current Change Order Amount:	$	292,335.13
PCO - 36 Building #1 ASI #1 + ASI #2, + Kitchen Scope	$	292,335.13
New Contract Sum:	$	10,821,850.23

CPH 642 RT 66 LLC
Owner

420 West 14th Street Suite 6SE New York, NY 10014
Address

David Better
Signature

Onega Development LLC
Consultant

11217 North 23rd Avenue Phoenix, AZ 85029
Address

Signature

PCCO #036

Doege Development LLC
11217 North 23rd Avenue
Phoenix, Arizona 85029
Phone: (623) 242-5247

Project: 2403C - 2403C Trailborn Inn Williams
642 E. Route 66
Williams, Arizona 86046
Phone: 646-732-2005

DRAFT

Prime Contract Change Order #036: CE #120 - Building #1 ASI #1, #2 and Kitchen Work

TO:	**Castle Peak Holdings** 228 Park Ave S Suite 35792 New York , New York 10003	**FROM:**	**Doege Development LLC** 11217 North 23rd Avenue Phoenix, Arizona 85029
DATE CREATED:	10/11/2024	**CREATED BY:**	Deanna James (Doege Development LLC)
CONTRACT STATUS:	Draft	**REVISION:**	0
DESIGNATED REVIEWER:		**REVIEWED BY:**	
DUE DATE:		**REVIEW DATE:**	
INVOICED DATE:		**PAID DATE:**	
SCHEDULE IMPACT:	50 days	**EXECUTED:**	No
REVISED SUBSTANTIAL COMPLETION DATE:		**SIGNED CHANGE ORDER RECEIVED DATE:**	
CONTRACT FOR:	1:2403C Trailborn	**TOTAL AMOUNT:**	$292,335.13

Added by ownership, not approved by Doege

DESCRIPTION:

Building #1 ASI #1/ #2 & Kitchen

1.) Drywall Replacement in the following areas:

Kitchen:
Kitchen - 1831 sq. ft. (up to 9'3")
Kitchen Ceiling - 560 sq. ft.
Ex. Kitchen Big Storage Wall - 5120 sq. ft.
Back Of House Area:
Ex. Freezer - 85 sq. ft.
Ex. Small Kitchen Storage - 124 sq. ft. (if we go up 4') or 256 sq. ft. (if we go up 8')
Ex. Beverage - 2304 sq. ft. (if we go up 4') or 5328 sq. ft. (if we go up 8')
Ex. Freezer - 84 sq. ft.
Liquor Storage Walls - 915 sq. ft.
Liquor Storage Ceiling - 75 sq. ft.
Ex. Water Pump - 1480 sq. ft.
Camp Hall - 52 sq. ft.
Service Bar - 144 sq. ft.
Corridor - 84 sq. ft.
Ex. Hall - 52 sq. ft.
Dining Buffet - 208 sq. ft.
Bar:
Bar area including dining area - 848 sq. ft.
Bar Restrooms - 450 sq. ft.
Restaurant:
Restaurant including ceiling - 1254 sq. ft.

DOEGE

PCCO #036

2.) Replace FRP:
Kitchen - Approx. 3,096 SF

3.) Remove Duct Work Trunkline in Kitchen
Demo and remove existing ductwork trunkline in kitchen area

4.) Disconnect Existing Equipment and Reconnect Existing Equipment:
Disconnect - 2 Days x 2 Guys
Reconnect - 2 Days X 2 Guys

5.) Clean Existing Kitchen & Griddle Areas Equipment
Provide grease removal and deep clean of existing kitchen equipment

6.) Kitchen Floor Tile Rework as Needed

420 Sq Ft approximately due to underground plumbing

7.) ASI #1 Kitchen Electrical

8.) Main Sewer Line ASI 1 Kitchen CO

ATTACHMENTS:

Kitchen Markup - Parker.pdf, Kitchen Underground Conduits Corroded Photo #2.jpg, Trailborn CD# TBW-03 ASI.pdf, TSSMG Final Cleaning Proposal R1.pdf, Dinning room & BAR markup - Parker.pdf, Buffet Area Markup - Parker.pdf, Balanced Heating & Air - ASI.pdf, FRP Proposal R1.pdf, Dinning Room Markup - Parker.pdf, Main Sewer Line CO.pdf, Kitchen Storage Area - Parker.pdf

POTENTIAL CHANGE ORDERS IN THIS CHANGE ORDER:

PCO #	Title	Schedule Impact	Amount
057	CE #120 - Building #1 ASI #1, #2 and Kitchen Work	56 days	$292,335.13
		Total:	$292,335.13

CHANGE ORDER LINE ITEMS:

PCO # 057: CE #120 - Building #1 ASI #1, #2 and Kitchen Work

#	Budget Code	Description	Amount
1	23-00 00.O HVAC	Remove Ductwork Trunkline In Kitchen	$350.00
2	22-00 00.O Plumbing	Plumb/Elec - Disconnect Existing Kitchen Equipment and Reconnect	$15,000.00
3	02-82 00.O Abatement .Other	Building 1 Drywall Replacement (Remaining Areas)	$45,900.00
4	09-70 00.O Wall Finishes/ FRP/ Mirrors .Other	FRP Kitchen Area	$19,000.00
5	23-00 00.O HVAC	New HVAC For ASI #1	$81,000.00
6	03-00 00.O Concrete	Concrete Sawcut & Replacement per ASI #1 Sanitary Sewer	$11,223.00
7	11-00 00.O Equipment	Kitchen Refresh Credit From Contract	$(60,000.00)
8	09-90 00.O Painting	Paint Kitchen Ceilings & BOH	$3,950.00
9	26-00 00.O Electrical	ASI Kitchen Electrical	$31,432.00
10	26-00 00.O Electrical	Replace Circuitry In Kitchen Underground Conductors due to corrosion	$6,800.00
11	22-00 00.O Plumbing	Main Sewer Line / Kitchen ASI #1	$60,760.00
12	01-74 10.O Final Cleaning	Clean Existing Kitchen & Griddle Areas Equipment	$11,562.00
13	09-60 00.O Flooring	Kitchen Floor Rework As Needed	$4,215.00

DOEGE

PCCO #036

#	Budget Code	Description	Amount
14	02-40 00.O Demolition	Demo & Replace Remaining Drywall In Kitchen / FRP Glue	$4,800.00
		Subtotal:	$235,992.00
		Overhead (10.00% Applies to all line item types.):	$23,599.20
		Fee (5.00% Applies to all line item types.):	$12,979.56
		Insurance (0.46% Applies to all line item types.):	$1,253.83
		Tax (6.76% Applies to all line item types.):	$18,510.54
		Grand Total:	$292,335.13

The original (Contract Sum)	$7,592,472.00
Net change by previously authorized Change Orders	$2,809,055.43
The contract sum prior to this Change Order was	$10,401,527.43
The contract sum would be changed by this Change Order in the amount of	$292,335.13
The new contract sum including this Change Order will be	$10,693,862.56

The contract time will be increased by this Change Order by 56 days.

Dave Hamblen (Synectic Design, Inc.)
Synectic Design, Inc. 1111 W. University Dr, Suite# 104
Tempe, Arizona 85281

SIGNATURE DATE

Castle Peak Holdings
228 Park Ave S Suite 35792
New York , New York 10003

SIGNATURE DATE

Doege Development LLC
11217 North 23rd Avenue
Phoenix, Arizona 85029

SIGNATURE DATE 10-14-24

Change Order #29 - CPH 642 RT 66 LLC

CPH 642 RT 66 LLC
Change Order Date: 10/14/24
Change Order #: 29

The Contract is changed as follows:

Description

Original Contract Sum:	$	7,592,472.00
Net Change by Previously Authorized Change Orders:	$	2,809,055.43
Contract Sum Prior to This Change Order:	$	10,401,527.43
Current Change Order Amount:	$	127,987.67
PCO - 42 Mold Remidiation	$	127,987.67
New Contract Sum:	$	10,529,515.10

CPH 642 RT 66 LLC
Owner

420 West 14th Street Suite 6SE New York, NY 10014
Address

David Better
Signature

Doege Development LLC
Consultant

11217 North 23rd Avenue Phoenix, AZ 85029
Address

Signature

PCO #042

Doege Development LLC
11217 North 23rd Avenue
Phoenix, Arizona 85029
Phone: (623) 242-5247

Project: 2403C - 2403C Trailborn Inn Williams
642 E. Route 66
Williams, Arizona 86046
Phone: 646-732-2005

DRAFT

Prime Contract Potential Change Order #042: Building #1 Mold Remediation

TO:	Castle Peak Holdings 228 Park Ave S Suite 35792 New York , New York 10003	**FROM:**	Doege Development LLC 11217 North 23rd Avenue Phoenix, Arizona 85029
PCO NUMBER/REVISION:	042 / 3	**CONTRACT:**	1 - 2403C Trailborn
REQUEST RECEIVED FROM:		**CREATED BY:**	Shelly Parker (Doege Development LLC)
STATUS:	Draft	**CREATED DATE:**	8/22/2024
REFERENCE:		**PRIME CONTRACT CHANGE ORDER:**	None
FIELD CHANGE:	No		
LOCATION:		**ACCOUNTING METHOD:**	Amount Based
SCHEDULE IMPACT:	~~56 days~~	**PAID IN FULL:**	No
EXECUTED:	No	**SIGNED CHANGE ORDER RECEIVED DATE:**	
		TOTAL AMOUNT:	$127,987.67

POTENTIAL CHANGE ORDER TITLE: Building #1 Mold Remediation

CHANGE REASON: Existing Condition

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*

Building #1 Mold Remediation Work - (See attached Trailborn -REVISED Category 3 Water Loss and Mold Sampling Report)

1.) Mold investigation Report

2.) Building 1 Mold Remediation (Spray Systems).
Mold remediation building 1 phase 1 & 2

3.) RESA Mold Inspection & Sampling (invoices attached)

4.) Camp Hall Wood Removal & Reinstall:
8 hours for removal of the lower wood in camp hall due to mold.
12 hours for reinstalling the wood in camp hall due to mold.
Miscellaneous fasteners/screws

5.) Electrical Work Due To Mold

ATTACHMENTS:

DOEGE

PCO #042

Buffet Area Markup - Parker.pdf , Dinning room & BAR markup - Parker.pdf , Dinning Room Markup - Parker.pdf , Kitchen Markup - Parker.pdf , Kitchen Storage Area - Parker.pdf , Balanced Heating & Air - ASI.pdf , 22408-15676 - Trailborn - REVISED Category 3 Water Loss and Mold Sampling Report - REVISED.pdf , 22408-15676 - Trailborn - FOR REFERENCE ONLY - Category 3 Water Loss and Mold Sampling Report.pdf , Trailborn Public Space A1.15 Mold Markup 7.22.24.pdf , 6.28.24 Air Test Results.pdf , Trailborn 8.13.24 REVISED Category 3 Water Loss and Mold Sampling Report.pdf , RESA-invoice-25524 Sampling.pdf , RESA-Invoice-25515 Mold Inspection & Sampling.pdf , Trailborn CO# TBW-03 ASI.pdf , Kitchen Underground Conduits Corroded Photo #2.jpg , Kitchen Underground Conduits Corroded Photo #1.jpg , Kitchen Underground Conduits corroded Photo #3.jpg , TSSMC Final Cleaning Proposal R1.pdf , Main Sewer Line CO.pdf , Reliable-Environmental-Services-of-America-invoice-25553.pdf , A1.14 FRP Markup.pdf , FRP Proposal R1.pdf

#	Budget Code	Description	Amount
1	02-82 00.O Abatement .Other	Building 1 Mold Remediation (Spray Systems)	$82,623.00
2	06-00 00.O Wood, Plastics, Composites.	Camp Hall Wood Removal & Reinstall	$1,750.00
3	02-82 00.O Abatement .Other	RESA Mold Inspection & Sampling inv 25515	$1,540.00
4	02-82 00.O Abatement .Other	RESA Mold Inspection & Sampling inv 25524	$1,969.00
5	02-82 00.O Abatement .Other	RESA Mold Inspection & Sampling inv 25553	$1,712.00
6	02-82 00.O Abatement .Other	RESA Air Quality Testing & Final Clearance Testing	$8,610.00
7	06-00 00.O Wood, Plastics, Composites.	Reframe Pool Pump House Due to Termite Damage	$2,316.00
8	26-00 00.O Electrical	Added Electrical due to mold	$2,800.00
		Subtotal:	$103,320.00
		Overhead (10.00% Applies to all line item types.):	$10,332.00
		Fee (5.00% Applies to all line item types.):	$5,682.60
		Insurance (0.46% Applies to all line item types.):	$548.94
		Tax (6.76% Applies to all line item types.):	$8,104.13
		Grand Total:	$127,987.67

Dave Hamblen (Synectic Design, Inc.)
Synectic Design, Inc. 1111 W. University Dr, Suite# 104
Tempe, Arizona 85281

SIGNATURE DATE

Castle Peak Holdings
228 Park Ave S Suite 35792
New York , New York 10003

SIGNATURE DATE

Doege Development LLC
11217 North 23rd Avenue
Phoenix, Arizona 85029

SIGNATURE 10-14-24 DATE

Change Order #31 - CPH 642 RT 66 LLC

CPH 642 RT 66 LLC
Change Order Date: 10/18/24
Change Order #: 31

The Contract Is changed as follows:

Description		
Original Contract Sum:	$	7,592,472.00
Net Change by Previously Authorized Change Orders:	$	3,229,378.23
Contract Sum Prior to This Change Order:	$	10,821,850.23
Current Change Order Amount:	$	3,654.31
PCO 55 - LVL Wooden Beams	$	3,654.31
New Contract Sum:	$	10,825,504.54

CPH 642 RT 66 LLC
Owner

420 West 14th Street Suite 6SE New York, NY 10014
Address

David Better
Signature

Doege Development LLC
Consultant

11217 North 23rd Avenue Phoenix, AZ 85029
Address

David A Doege
Signature

PCO #055

Doege Development LLC
11217 North 23rd Avenue
Phoenix, Arizona 85029
Phone: (623) 242-5247

Project: 2403C - 2403C Trailborn Inn Williams
642 E. Route 66
Williams, Arizona 86046
Phone: 646-732-2005

DRAFT

Prime Contract Potential Change Order #055: CE #116 - LVL Wooden Beams

TO:	Castle Peak Holdings 228 Park Ave S Suite 35792 New York , New York 10003	**FROM:**	Doege Development LLC 11217 North 23rd Avenue Phoenix, Arizona 85029
PCO NUMBER/REVISION:	055 / 0	**CONTRACT:**	1 - 2403C Trailborn
REQUEST RECEIVED FROM:	David Doege (Doege Development LLC)	**CREATED BY:**	Parker Wilfert-Espe (Doege Development LLC)
STATUS:	Draft	**CREATED DATE:**	10/7/2024
REFERENCE:		**PRIME CONTRACT CHANGE ORDER:**	None
FIELD CHANGE:	No		
LOCATION:		**ACCOUNTING METHOD:**	Amount Based
SCHEDULE IMPACT:	10 days	**PAID IN FULL:**	No
EXECUTED:	No	**SIGNED CHANGE ORDER RECEIVED DATE:**	
		TOTAL AMOUNT:	$3,654.31

POTENTIAL CHANGE ORDER TITLE: CE #116 - LVL Wooden Beams

CHANGE REASON: Design Development

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*
CE #116 - LVL Wooden Beams
Furnish & Install (2) LVL Wooden Beams where steel beams were previously located (per RFI #52)

- Demo masonry wall pocket to install (2) LVL's
- Patch masonry wall
- Leg bolt LVL's together
- Furnish & Install (2) LVL's

(Copy of RFI #52 attached)

ATTACHMENTS:
2403c_trailborn_inn_williams-rfi#52-beam_@_porte-cochere_east-202410072347.pdf

#	Budget Code	Description	Amount
1	05-10 00.O Structural Metal Framing .Other	Furnish & Install (2) LVL Wooden Beams	$2,200.00
2	02-40 00.O Demolition	Demo Masonry Wall Pocket to Install (2) LVL's	$350.00
3	04-00 00.O Masonry	Patch Masonry Wall	$150.00

DOEGE

PCO #055

#	Budget Code	Description	Amount
4	05-10 00.O Structural Metal Framing .Other	Lag Bolt LVL's Together	$250.00
		Subtotal:	**$2,950.00**
		Overhead (10.00% Applies to all line item types.):	$295.00
		Fee (5.00% Applies to all line item types.):	$162.25
		Insurance (0.46% Applies to all line item types.):	$15.67
		Tax (6.76% Applies to all line item types.):	$231.39
		Grand Total:	**$3,654.31**

Dave Hamblen (Synectic Design, Inc.)
Synectic Design, Inc. 1111 W. University Dr. Suite# 104
Tempe, Arizona 85281

Castle Peak Holdings
228 Park Ave S Suite 35782
New York , New York 10003

Doege Development LLC
11217 North 23rd Avenue
Phoenix, Arizona 85029

SIGNATURE	DATE	SIGNATURE	DATE	SIGNATURE	DATE

Change Order #33 - CPH 642 RT 66 LLC

CPH 642 RT 66 LLC
Change Order Date: 10/29/24
Change Order #: 33

The Contract is changed as follows:

Description

Original Contract Sum:	$	7,592,472.00
Net Change by Previously Authorized Change Orders:	$	3,271,511.84
Contract Sum Prior to This Change Order:	$	10,863,983.84
Current Change Order Amount:	$	11,291.21
PCO 48 Sign Removal & Painting of Signs	$	3,389.22
PCO 61 Staircase at Building #4	$	7,901.99
New Contract Sum:	$	10,875,275.05

CPH 642 RT 66 LLC
Owner

420 West 14th Street Suite 6SE New York, NY 10014
Address

David Better
Signature

Doege Development LLC
Consultant

11217 North 23rd Avenue Phoenix, AZ 85029
Address

Deanna James
Signature

PCO #048

Doege Development LLC
11217 North 23rd Avenue
Phoenix, Arizona 85029
Phone: (623) 242-5247

Project: 2403C - 2403C Trailborn Inn Williams
642 E. Route 66
Williams, Arizona 86046
Phone: 646-732-2005

DRAFT

Prime Contract Potential Change Order #048: CE #103 - Sign Removal and Painting of Signs

TO:	Castle Peak Holdings 228 Park Ave S Suite 36792 New York , New York 10003	**FROM:**	Doege Development LLC 11217 North 23rd Avenue Phoenix, Arizona 85029
PCO NUMBER/REVISION:	048 / 0	**CONTRACT:**	1 - 2403C Trailborn
REQUEST RECEIVED FROM:	David Doege **(Doege Development LLC)**	**CREATED BY:**	Parker Wilfert-Espe **(Doege Development LLC)**
STATUS:	Draft	**CREATED DATE:**	9/23/2024
REFERENCE:		**PRIME CONTRACT CHANGE ORDER:**	None
FIELD CHANGE:	No		
LOCATION:		**ACCOUNTING METHOD:**	Amount Based
SCHEDULE IMPACT:		**PAID IN FULL:**	No
EXECUTED:	No	**SIGNED CHANGE ORDER RECEIVED DATE:**	
		TOTAL AMOUNT:	$3,389.22

POTENTIAL CHANGE ORDER TITLE: CE #103 - Sign Removal and Painting of Signs

CHANGE REASON: Design Development

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*
Sign Removal and Painting of Signs.

Remove all room signage (no cost)
Paint upper signs
Costs for 60 foot boom
Lower sign removals
Knock down dirt piles to allow boom in the area

ATTACHMENTS:
Fwd 2403C Trailborn - Sign Painting Time.msg

#	Budget Code	Description	Amount
1	09-90 00.O Painting	Remove all room signage (no charge)	$0.00
2	09-90 00.O Painting	Paint upper signs (labor 1 person 3 hours)	$255.00
3	09-90 00.O Painting	Paint & Rollers & incidentals	$100.00
4	01-54 10.O Equipment Rental/ Tool Rental	Boom 60 foot	$1,571.00
5	01-30 20.O Project Supervision & Labor Burden	Labor (lower signs)	$810.00
		Subtotal:	**$2,736.00**
		Overhead (10.00% Applies to all line item types.):	$273.60
		Fee (5.00% Applies to all line item types.):	$150.48
		Insurance (0.46% Applies to all line item types.):	$14.54
		Tax (6.76% Applies to all line item types.):	$214.60
		Grand Total:	**$3,389.22**

DOEGE

PCO #048

Dave Hamblen (Synectic Design, Inc.)	Castle Peak Holdings	Doege Development LLC
Synectic Design, Inc. 1111 W. University Dr, Suite# 104	228 Park Ave S Suite 35792	11217 North 23rd Avenue
Tempe, Arizona 85281	New York , New York 10003	Phoenix, Arizona 85029

SIGNATURE	DATE	SIGNATURE	DATE	SIGNATURE	DATE

PCO #061

Doege Development LLC
11217 North 23rd Avenue
Phoenix, Arizona 85029
Phone: (623) 242-5247

Project: 2403C - 2403C Trailborn Inn Williams
642 E. Route 66
Williams, Arizona 86046
Phone: 640-732-2005

DRAFT

Prime Contract Potential Change Order #061: CE #128 - Staircase At Building #4

TO:	Castle Peak Holdings 228 Park Ave S Suite 35792 New York , New York 10003	**FROM:**	Doege Development LLC 11217 North 23rd Avenue Phoenix, Arizona 85029
PCO NUMBER/REVISION:	061 / 1	**CONTRACT:**	1 - 2403C Trailborn
REQUEST RECEIVED FROM:		**CREATED BY:**	Deanna James (**Doege Development LLC**)
STATUS:	Draft	**CREATED DATE:**	10/22/2024
REFERENCE:		**PRIME CONTRACT CHANGE ORDER:**	None
FIELD CHANGE:	No		
LOCATION:	Building 4	**ACCOUNTING METHOD:**	Amount Based
SCHEDULE IMPACT:		**PAID IN FULL:**	No
EXECUTED:	No	**SIGNED CHANGE ORDER RECEIVED DATE:**	
		TOTAL AMOUNT:	$7,901.99

POTENTIAL CHANGE ORDER TITLE: CE #128 - Staircase At Building #4

CHANGE REASON: Existing Condition

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*

CE #128 - Staircase At Building #4 Exterior

The exterior staircase at the W end of Building #4 is in very poor condition and poses a hazard if left as is. Our solution is to demo and remove the existing staircase and re-build a new staircase.
This includes the following:

- Demo and remove existing staircase
- Furnish and install (5) 14" LvL Stringers
- Furnish and install Moisture Shield steps and riser
- Furnish and install Grip Tape at steps
- Provide Blue screws to attach the end stringers into the CMU walls
- Furnish and install 4 x 16" beam to secure the top of the stairs
- Furnish and install Green plate 2x6 to attach the bottom of the stairs
- Paint new staircase to match existing

ATTACHMENTS:

Trailborn Building 4 w stairs Observation.pdf , Bldg 4 East Stairwell Pricing.pdf

#	Budget Code	Description	Amount
1	06-00 00.O BLDG 4 East Stairwell	Install New Wood Staircase At W End Of Building #4	$5,154.00

DOEGE

PCO #061

#	Budget Code	Description	Amount
2	02-40 00.O Demolition	Demo Existing Stairs At W End Of Building #4 & Haul Off	$850.00
3	09-90 00.O Painting	Paint New Staircase To Match Existing	$375.00
		Subtotal:	**$6,379.00**
		Overhead (10.00% Applies to all line item types.):	$637.90
		Fee (5.00% Applies to all line item types.):	$350.85
		Insurance (0.46% Applies to all line item types.):	$33.89
		Tax (6.76% Applies to all line item types.):	$500.35
		Grand Total:	**$7,901.99**

Dave Hamblen (Synectic Design, Inc.)
Synectic Design, Inc. 1111 W. University Dr, Suite# 104
Tempe, Arizona 85281

Castle Peak Holdings
228 Park Ave S Suite 35792
New York , New York 10003

Doege Development LLC
11217 North 23rd Avenue
Phoenix, Arizona 85029

SIGNATURE DATE

SIGNATURE DATE

SIGNATURE DATE

Change Order #32 - CPH 642 RT 66 LLC
CPH 642 RT 66 LLC **Change Order Date: 10/23/24** **Change Order #: 32**

The Contract is changed as follows:

Description		
Original Contract Sum:	$	7,592,472.00
Net Change by Previously Authorized Change Orders:	$	3,333,032.54
Contract Sum Prior to This Change Order:	$	10,925,504.54
Current Change Order Amount:	$	38,479.30
PCO 54 Mini Split & Exhaust Fans for IT/MDF Room	$	38,479.30
New Contract Sum:	$	10,963,983.84

CPH 642 RT 66 LLC
Owner

420 West 14th Street Suite 6SE New York, NY 10014
Address

David Better
Signature

Doege Development LLC
Consultant

11217 North 23rd Avenue Phoenix, AZ 85029
Address

Deanna James
Signature

PCO #054

Doege Development LLC
11217 North 23rd Avenue
Phoenix, Arizona 85029
Phone: (623) 242-5247

Project: 2403C - 2403C Trailborn Inn Williams
642 E. Route 66
Williams, Arizona 86046
Phone: 646-732-2005

DRAFT

Prime Contract Potential Change Order #054: CE #113 - Mini Split & Exhaust Fans for IT/MDF Room

TO:	Castle Peak Holdings 228 Park Ave S Suite 35792 New York , New York 10003	**FROM:**	Doege Development LLC 11217 North 23rd Avenue Phoenix, Arizona 85029
PCO NUMBER/REVISION:	054 / 0	**CONTRACT:**	1 - 2403C Trailborn
REQUEST RECEIVED FROM:	David Doege (**Doege Development LLC**)	**CREATED BY:**	Parker Wilfort-Espe (**Doege Development LLC**)
STATUS:	Draft	**CREATED DATE:**	10/4/2024
REFERENCE:		**PRIME CONTRACT CHANGE ORDER:**	None
FIELD CHANGE:	No		
LOCATION:		**ACCOUNTING METHOD:**	Amount Based
SCHEDULE IMPACT:	15 days	**PAID IN FULL:**	No
EXECUTED:	No	**SIGNED CHANGE ORDER RECEIVED DATE:**	
		TOTAL AMOUNT:	$38,479.30

POTENTIAL CHANGE ORDER TITLE: CE #113 - Mini Split & Exhaust Fans for IT/MDF Room

CHANGE REASON: Design Development

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*
CE #113 - Mini Split & Exhaust Fans for IT/MDF Room

Furnish & Install the following scope of work in accordance with all Project documents, drawings, and specifications.

Mini Split $10,428

- Mini Split: Install 2-12,000 BTU Dial mini split with matching outdoor units. Outdoor units will sit on the flat part of the roof on redwood sleepers.
- Piping: Install all necessary piping between indoor and outdoor units.
- Drains: Install all necessary drain piping. Final connection at tail piece by others.
- Controls: Provide 2 wireless remote controllers.
- Crane: Subcontract crane company to lift outdoor units onto roof.

Exhaust Fans $15,085

- Exhaust Fans: Install 6-300 CFM exhaust fans in housekeeping rooms.
- Ducting: Install omni duct from fan to roof cap or exterior of building.
- Roof Cap: Install roof cap.
- Controls: Provide line voltage cooling only thermostat.

Other $6,750

- Electrical for IT/MDF (6) locations
- Stucco Patch (5) locations

DOEGE

PCO #054

- Paint (5) locations
- Roof Patch (3) locations

ATTACHMENTS:

Doege.Trailborn Williams.Mini Splits.9-19-24.doc , Doege.Trailborn Williams.IDF Fans.9-19-24.doc

#	Budget Code	Description	Amount
1	23-00 00.O HVAC	Mini Split & Exhaust fans for IT/MDF	$25,513.00
2	26-00 00.O Electrical	Electrical for IT/MDF (6) locations	$2,700.00
3	09-24 00.O Stucco.Other	Stucco Patch (5) locations	$375.00
4	09-90 00.O Painting	Paint (5) locations	$225.00
5	07-50 00.O Roofing.Other	Roof Patch (3) locations	$2,250.00
		Subtotal:	**$31,063.00**
		Overhead (10.00% Applies to all line item types.):	$3,106.30
		Fee (5.00% Applies to all line item types.):	$1,708.47
		Insurance (0.46% Applies to all line item types.):	$165.04
		Tax (6.76% Applies to all line item types.):	$2,436.49
		Grand Total:	**$38,479.30**

Dave Hamblen (Synectic Design, Inc.)
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Tempe, Arizona 85281

Castle Peak Holdings
228 Park Ave S Suite 35792
New York , New York 10003

Doege Development LLC
11217 North 23rd Avenue
Phoenix, Arizona 85029

SIGNATURE DATE

SIGNATURE DATE

SIGNATURE DATE

Change Order #34R1 - CPH 642 RT 66 LLC

CPH 642 RT 66 LLC
Change Order Date: 11/13/24
Change Order #: 34R1

The Contract is changed as follows;

Description		
Original Contract Sum:	$	7,592,472.00
Net Change by Previously Authorized Change Orders:	$	3,282,803.05
Contract Sum Prior to This Change Order:	$	10,875,275.05
Current Change Order Amount:	$	10,147.12
PCO 62 Ptac Unit Grille Assembly Replacement	$	10,147.12
New Contract Sum:	$	10,885,422.17

CPH 642 RT 66 LLC
Owner

420 West 14th Street Suite 6SE New York, NY 10014
Address

Signature

Dodge Development LLC
Consultant

11217 North 23rd Avenue Phoenix, AZ 85029
Address

Deanna James
Signature

PCO #062

Doege Development LLC
11217 North 23rd Avenue
Phoenix, Arizona 85029
Phone: (623) 242-5247

Project: 2403C - 2403C Trailborn Inn Williams
642 E. Route 66
Williams, Arizona 86046
Phone: 646-732-2005

DRAFT

Prime Contract Potential Change Order #062: Ptek Unit Grille Assembly Replacements

TO:	Castle Peak Holdings 228 Park Ave S Suite 35792 New York , New York 10003	**FROM:**	Doege Development LLC 11217 North 23rd Avenue Phoenix, Arizona 85029
PCO NUMBER/REVISION:	062 / 0	**CONTRACT:**	1 - 2403C Trailborn
REQUEST RECEIVED FROM:	David Doege (Doege Development LLC)	**CREATED BY:**	Parker Wilfert-Espe (Doege Development LLC)
STATUS:	Draft	**CREATED DATE:**	10/24/2024
REFERENCE:		**PRIME CONTRACT CHANGE ORDER:**	None
FIELD CHANGE:	No		
LOCATION:		**ACCOUNTING METHOD:**	Amount Based
SCHEDULE IMPACT:	15 days	**PAID IN FULL:**	No
EXECUTED:	No	**SIGNED CHANGE ORDER RECEIVED DATE:**	
		TOTAL AMOUNT:	$10,147.12

POTENTIAL CHANGE ORDER TITLE: Ptek Unit Grille Assembly Replacements

CHANGE REASON: Design Development

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*
CE #129 - Ptek Unit Grille Assembly Replacement (62)
Each room at Trailborn uses a Ptek unit for the HVAC system. The model number for these units are "UE12D33D"

(52) of the existing units onsite have missing or broken grill covers and filter holders.

To replace these broken/missing pieces we will need (62) "Grille Assembly Front" kits. This is part number "AEB73746006" also known as "135312" in the schematic diagram

Here is a link to the part: "AEB73746006"

Official LG AEB73746006 GRILLE ASSEMBLY,FRONT(INDOOR) – PartSelect.com

These units are over 10 years old which makes these parts a special order.

I spoke with customer service on 10/24/24 and they said the Leadtime on these parts are 10-15 days.

Waiting on PCO/PCCO approval to place the order.

(10) additional Grille Assembly Front Kits added for attic stock per email request received from Grace Maniace.

ATTACHMENTS:
AEB73746006.png , PTEK Diagram.pdf , Photo of Existing (1).jpg , Photo of Existing (2).jpg

#	Budget Code	Description	Amount
1	23-00 00.O HVAC	Ptek Replacment Parts (62)	$7,651.42
2	01-30 20.O Project Supervision & Labor Burden	Supervision (2 days)	$270.00

PCO #062

#	Budget Code	Description	Amount
3	01-31 00.O Project Management & Labor Burden	Project Management (2 days)	$270.00
		Subtotal:	**$8,191.42**
		Overhead (10.00% Applies to all line item types.):	$819.14
		Fee (5.00% Applies to all line item types.):	$450.53
		Insurance (0.46% Applies to all line item types.):	$43.52
		Tax (6.76% Applies to all line item types.):	$642.51
		Grand Total:	**$10,147.12**

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Tempe, Arizona 85281

Castle Peak Holdings
228 Park Ave S Suite 35792
New York , New York 10003

Doege Development LLC
11217 North 23rd Avenue
Phoenix, Arizona 85029

SIGNATURE DATE

SIGNATURE DATE

SIGNATURE DATE

Change Order #36 - CPH 642 RT 66 LLC

CPH 642 RT 66 LLC
Change Order Date: 11/22/24
Change Order #: 36

The Contract is changed as follows:

Description		
Original Contract Sum:	$	7,592,472.00
Net Change by Previously Authorized Change Orders:	$	3,480,051.45
Contract Sum Prior to This Change Order:	$	11,072,523.45
Current Change Order Amount:	$	22,494.78
PCO 63 Added Floor Demo at Camp Hall Restrooms & Prep at Building #1 locations	$	22,494.78
New Contract Sum:	$	11,095,018.23

CPH 642 RT 66 LLC
Owner

420 West 14th Street Suite 6SE New York, NY 10014
Address

David Better
Signature

Dodge Development LLC
Consultant

11217 North 23rd Avenue Phoenix, AZ 85029
Address

Deanna James
Signature

PCO #063

Doege Development LLC
11217 North 23rd Avenue
Phoenix, Arizona 85029
Phone: (623) 242-5247

Project: 2403C - 2403C Trailborn Inn Williams
642 E. Route 66
Williams, Arizona 86046
Phone: 646-732-2005

DRAFT

Prime Contract Potential Change Order #063: CE #130 - Added Floor Demo At Camp Hall Restrooms & Prep At Building #1 Various Locations

TO:	Castle Peak Holdings 228 Park Ave S Suite 35792 New York , New York 10003	**FROM:**	Doege Development LLC 11217 North 23rd Avenue Phoenix, Arizona 85029
PCO NUMBER/REVISION:	063 / 0	**CONTRACT:**	1 - 2403C Trailborn
REQUEST RECEIVED FROM:		**CREATED BY:**	Deanna James (Doege Development LLC)
STATUS:	Draft	**CREATED DATE:**	10/28/2024
REFERENCE:		**PRIME CONTRACT CHANGE ORDER:**	None
FIELD CHANGE:	No		
LOCATION:	Building 1	**ACCOUNTING METHOD:**	Amount Based
SCHEDULE IMPACT:	7 days	**PAID IN FULL:**	No
EXECUTED:	No	**SIGNED CHANGE ORDER RECEIVED DATE:**	
		TOTAL AMOUNT:	$22,494.78

POTENTIAL CHANGE ORDER TITLE: CE #130 - Added Floor Demo At Camp Hall Restrooms & Prep At Building #1 Various Locations

CHANGE REASON: Existing Condition

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*
CE #130 - Added Floor Demo & Prep At Building #1 Various Locations
During the course of construction we found (2) buried floor drains (1) existing cut metal beam in the camp hall restroom floors. We also discovered that the existing floor in the women's camp hall restroom had a portion of the slab that was not properly poured during previous renovations which left a void under the slab causing the slab to separate from the rest of the concrete flooring at the break. (see photos attached & RFI #118) This portion of the slab now moved when walked on and would continue to create issues with the tile flooring in the future if not repaired.

This required the demo of the existing slab around the drains in order to demo them, cap them and pour back around them, chipping out of the existing slab down to bottom of void in order to re-pour a new slab area level with existing slab.

It was also discovered during the course of demolition that many of the concrete subfloors were in very poor condition with large divots and uneven areas. These areas require more filling, floating and prep work since the finished product will be polished sealed concrete. This occurs throughout the building but primarily at the entrance to camp hall, lobby area, restaurant area and bar area. (see photos)

The final issue we discovered during demolition is the unevenness of the existing subfloors in the BOH areas. The concrete is almost 2 1/2" higher than the area in the back of house going into the Lobby and the Lobby going to Back of House 1 1/4" higher than back of house causing a potential trip hazard. (see attached RFI #111 and photo)
Our solution for this issue is to provide a leveling substrate to taper between camp hall and lobby.

ATTACHMENTS:

2403C-2403C_Trailborn_Inn_Williams-111-Back_of_House_C.pdf , 2403C-2403C_Trailborn_Inn_Williams-118-Existing_Floor_Drai.pdf , Crack In Camp Hall Restroom Floor 2.jpg , Crack In Camp Hall Restroom Floor.jpg , Added Prep Needed At Camp Hall Entry.jpg , Added Prep Needed At Camp Hall Entry 2.jpg , Added Prep Needed At Camp Hall Entry 3.jpg , Photo of Camphall Slue Unlevel Concrete.jpg

#	Budget Code	Description	Amount
1	02-40 00.O Demolition	Chip out concrete around existing floor drains at camp hall restrooms	$350.00
2	02-40 00.O Demolition	Demo and cap (2) existing floor drains at camp hall restrooms	$500.00

DOEGE

PCO #063

#	Budget Code	Description	Amount
3	02-40 00.O Demolition	Chip out existing concrete subfloor to bottom of void and re-pour even with existing	$2,500.00
4	09-60 00.O Flooring	Added prep to fill divots and float concrete floor at various locations throughout lobby, restaurant, bar and entryway at camp hall	$12,034.25
5	09-60 00.O Flooring	Install floor leveler at BOH to create safe transition between rooms	$2,400.00
6	01-74 00.D General Cleanup.Other	Haul-away & General Cleanup	$375.00
		Subtotal:	**$18,159.25**
		Overhead (10.00% Applies to all line item types.):	$1,815.93
		Fee (5.00% Applies to all line item types.):	$998.76
		Insurance (0.40% Applies to all line item types.):	$86.48
		Tax (6.76% Applies to all line item types.):	$1,424.36
		Grand Total:	**$22,494.78**

Dave Hamblen (Synectic Design, Inc.)
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Tempe, Arizona 85281

Castle Peak Holdings
228 Park Ave S Suite 35792
New York , New York 10003

Doege Development LLC
11217 North 23rd Avenue
Phoenix, Arizona 85029

SIGNATURE DATE

SIGNATURE DATE

SIGNATURE DATE

Change Order #35 - CPH 642 RT 66 LLC

CPH 642 RT 66 LLC
Change Order Date: 11/20/24
Change Order #: 35

The Contract is changed as follows:

Description		
Original Contract Sum:	$	7,592,472.00
Net Change by Previously Authorized Change Orders:	$	3,292,950.17
Contract Sum Prior to This Change Order:	$	10,885,422.17
Current Change Order Amount:	$	187,101.28
PCO 58 Building Cupola Repairs & Plywood Sheathing Room Buildings at Roofs	$	50,453.06
PCO 66 Resurface Exterior Walkways V2	$	135,651.02
PCO 67 Modify ADOT C-15.80	$	997.20
New Contract Sum:	$	11,072,523.45

CPH 642 RT 66 LLC	Doege Development LLC
Owner	Consultant
420 West 14th Street Suite 6SE New York, NY 10014	11217 North 23rd Avenue Phoenix, AZ 85029
Address	Address
David Botter	Deanna James
Signature	Signature

PCO #066

Doege Development LLC
11217 North 23rd Avenue
Phoenix, Arizona 85029
Phone: (623) 242-5247

Project: 2403C - 2403C Trailborn Inn Williams
642 E. Route 66
Williams, Arizona 86046
Phone: 646-732-2005

DRAFT

Prime Contract Potential Change Order #066: CE #142 - Resurface Exterior Walkways V2

TO:	Castle Peak Holdings 228 Park Ave S Suite 35792 New York , New York 10003	**FROM:**	Doege Development LLC 11217 North 23rd Avenue Phoenix, Arizona 85029
PCO NUMBER/REVISION:	066 / 0	**CONTRACT:**	1 - 2403C Trailborn
REQUEST RECEIVED FROM:		**CREATED BY:**	Deanna James (**Doege Development LLC**)
STATUS:	Draft	**CREATED DATE:**	11/12/2024
REFERENCE:		**PRIME CONTRACT CHANGE ORDER:**	None
FIELD CHANGE:	No		
LOCATION:		**ACCOUNTING METHOD:**	Amount Based
SCHEDULE IMPACT:	~~20 days~~	**PAID IN FULL:**	No
EXECUTED:	No	**SIGNED CHANGE ORDER RECEIVED DATE:**	
		TOTAL AMOUNT:	$135,651.02

POTENTIAL CHANGE ORDER TITLE: CE #142 - Resurface Exterior Walkways V2

CHANGE REASON: Existing Condition

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*

CE #142 - Resurface Exterior Walkways V2

This is a proposed solution for the exterior walkways at the room buildings after discovering issues with the substrate after beginning demolition at the walkways.

Westcoat Epoxy Coatings - Exterior Concrete

Mechanically grind concrete slab using specialized metal bond diamond abrasives to achieve proper
a surface profile of - CSP 3/4.
Vacuum slab until it's dust free, In preparation for the epoxy primer installation per
manufacturer specifications.
Apply WESTCOAT EC-102 primer coat per manufacturer specifications.
Once primer is cured, sand/patch if necessary and prepare slab for the body coat per
manufacturer specifications.
Apply WESTCOAT EC-102 body coat and broadcast 30 grit sand until refusal per manufacturer specifications.
Once the body coat is cured, prepare slab for the final top coat per manufacturer
specifications.
Apply WESTCOAT EC-102 top coat per manufacturer specifications.
Base
COLOR: TBD
CURE TIME: 8-72 Hours
METHOD: Dry grinding using 800 lb planetary grinders using Hepa Filter systems, capturing 99.9% of airborne dust.
PATCHWORK: Perform minor floor repairs.
GLOSS LEVEL: High Gloss

GROUT COAT

Provide epoxy grout coat to remediate spalled and pitted areas throughout entire FIELD AREA 9,850 SF
area to receive polished concrete with HI-TECH SPALL TX3 epoxy.

Additional grind will be performed after grout coat, to remove excess material.

COLOR: Gray - unless spec'd otherwise.

DOEGE

PCO #066

JOINT FILLER FIELD AREA 1,379 LF
Chase, clean out, and install HI-TECH POLYUREA in all expansion and control joints, per manufacturer specifications.

COLOR: Grey - unless spec'd otherwise.

SKIM COAT AND GROUT COAT EXISTING DECKS FIELD AREA 9,850 SF
Install primer coat of WESTCOAT EC-36 epoxy primer and broadcast 20g sand until refusal Base
Install skim coat of WESTCOAT TC-1 over sand broadcast to fill in voids and concrete deterioration - See attached pictures

DRY PACK EXTERIOR DECK CONCRETE AT DRIP EDGE FIELD AREA 1,589
Install primer coat of WESTCOAT EC-12 primer at exterior concrete at drip edge. Base
Install WESTCOAT TC-1 with 20% sand to fill the drip edge concrete to be flush with the existing 2nd story deck concrete.

REMOVE REMAINING EXISTING COATING FIELD AREA
Mechanically remove existing coating throughout the space with two passes of PCD'S and one pass of 25G Metals.

ON-SITE MOCKUP 1 EA
Perform onsite mockup for customer/architect approval, prior to job start.

ATTACHMENTS:

EPOXY COATING - WILLIAMS.pdf

#	Budget Code	Description	Amount
1	03-00 00.O Concrete	Resurface & Seal Exterior Walkways (Building 2,3 & 4)	$203,316.00
2		Remove, Haul Off & Replace 1x4 Drip Edge at 2nd Level	$8,954.00
3		Deduct For PCCO #25	$(125,160.71)
		Subtotal:	**$87,109.29**
		Overhead (10.00% Applies to all line item types.):	$20,331.60
		Fee (5.00% Applies to all line item types.):	$11,182.38
		Insurance (0.46% Applies to all line item types.):	$1,080.22
		Tax (6.76% Applies to all line item types.):	$15,947.53
		Grand Total:	**$135,651.02**

Dave Hamblen (Synectic Design, Inc.)
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Tempe, Arizona 85281

Castle Peak Holdings
228 Park Ave S Suite 35792
New York , New York 10003

Doege Development LLC
11217 North 23rd Avenue
Phoenix, Arizona 85029

SIGNATURE	DATE	SIGNATURE	DATE	SIGNATURE	DATE

PCO #067

Doege Development LLC
11217 North 23rd Avenue
Phoenix, Arizona 85029
Phone: (623) 242-5247

Project: 2403C - 2403C Trailborn Inn Williams
642 E. Route 66
Williams, Arizona 86046
Phone: 646-732-2605

DRAFT

Prime Contract Potential Change Order #067: CE #135 - Modify ADOT C-15.80

TO:	Castle Peak Holdings 228 Park Ave S Suite 35792 New York , New York 10003	**FROM:**	Doege Development LLC 11217 North 23rd Avenue Phoenix, Arizona 85029
PCO NUMBER/REVISION:	067 / 0	**CONTRACT:**	1 - 2403C Trailborn
REQUEST RECEIVED FROM:	David Doege (Doege Development LLC)	**CREATED BY:**	Parker Wilfert-Espe (Doege Development LLC)
STATUS:	Draft	**CREATED DATE:**	11/15/2024
REFERENCE:		**PRIME CONTRACT CHANGE ORDER:**	None
FIELD CHANGE:	No		
LOCATION:		**ACCOUNTING METHOD:**	Amount Based
SCHEDULE IMPACT:		**PAID IN FULL:**	No
EXECUTED:	No	**SIGNED CHANGE ORDER RECEIVED DATE:**	
		TOTAL AMOUNT:	$997.20

POTENTIAL CHANGE ORDER TITLE: CE #135 - Modify ADOT C-15.80

CHANGE REASON: Design Development

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*
CE #135 - Modify ADOT C-15.80 Catch Basin Grate
This change order is to modify the new ADOT C-15.80 Catch Basin grate to the ADOT C-15.80 Bicycle Proof Grate Detail.

ATTACHMENTS:
Modify ADOT 15.80 Grates.pdf

#	Budget Code	Description	Amount
1	03-00 00.O Concrete	Modify Catch Basin	$805.00
		Subtotal:	**$805.00**
		Overhead (10.00% Applies to all line item types.):	$80.50
		Fee (5.00% Applies to all line item types.):	$44.28
		Insurance (0.46% Applies to all line item types.):	$4.28
		Tax (6.76% Applies to all line item types.):	$63.14
		Grand Total:	**$997.20**

PCO #067

Dave Hamblen (Synectic Design, Inc.)
Synectic Design, Inc. 1111 W. University Dr, Suite# 104
Tempe, Arizona 85281

Castle Peak Holdings
228 Park Ave S Suite 35792
New York , New York 10003

Doege Development LLC
11217 North 23rd Avenue
Phoenix, Arizona 85029

SIGNATURE	DATE	SIGNATURE	DATE	SIGNATURE	DATE

Change Order #35 - CPH 642 RT 66 LLC

CPH 642 RT 66 LLC
Change Order Date: 11/20/24
Change Order #: 35

The Contract is changed as follows:

Description		
Original Contract Sum:	$	7,592,472.00
Net Change by Previously Authorized Change Orders:	$	3,292,950.17
Contract Sum Prior to This Change Order:	$	10,885,422.17
Current Change Order Amount:	$	187,101.28
PCO 58 Building Cupola Repairs & Plywood Sheathing Room Buildings at Roofs	$	50,453.06
PCO 66 Resurface Exterior Walkways V2	$	135,651.02
PCO 67 Modify ADOT C-15.80	$	997.20
New Contract Sum:	$	11,072,523.45

CPH 642 RT 66 LLC
Owner

420 West 14th Street Suite 6SE New York, NY 10014
Address

David Better
Signature

Doege Development LLC
Consultant

11217 North 23rd Avenue Phoenix, AZ 85029
Address

Deanna James
Signature

DOEGE

PCO #058

Doege Development LLC
11217 North 23rd Avenue
Phoenix, Arizona 85029
Phone: (623) 242-5247

Project: 2403C - 2403C Trailborn Inn Williams
642 E. Route 66
Williams, Arizona 86046
Phone: 646-732-2005

DRAFT

Prime Contract Potential Change Order #058: Building Cupola Repairs & Plywood Sheathing For Room Buildings At Roofs

TO:	Castle Peak Holdings 228 Park Ave S Suite 35792 New York , New York 10003	**FROM:**	Doege Development LLC 11217 North 23rd Avenue Phoenix, Arizona 85029
PCO NUMBER/REVISION:	058 / 0	**CONTRACT:**	1 - 2403C Trailborn
REQUEST RECEIVED FROM:		**CREATED BY:**	Deanna James (Doege Development LLC)
STATUS:	Draft	**CREATED DATE:**	10/16/2024
REFERENCE:		**PRIME CONTRACT CHANGE ORDER:**	None
FIELD CHANGE:	No		
LOCATION:		**ACCOUNTING METHOD:**	Amount Based
SCHEDULE IMPACT:	14 days	**PAID IN FULL:**	No
EXECUTED:	No	**SIGNED CHANGE ORDER RECEIVED DATE:**	
		TOTAL AMOUNT:	$50,453.06

POTENTIAL CHANGE ORDER TITLE: Building Cupola Repairs & Plywood Sheathing For Room Buildings At Roofs

CHANGE REASON: Existing Condition

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*

The existing cupolas located on the room buildings #2, #3 & #4 are in need of repairs. Photos of their existing condition have been included.
During roof replacement at the room buildings it was discovered that the previous contractor had torc hed down cap sheet directly to the 1x8 space decking.

This section of roofing has no existing underlayment which is causing the removal of cap sheet to des troy the existing sheathing.

New sheathing was required to provide a clean and warrantable surface to correctly install a new bas e sheet and cap sheet.

This condition was found at building #3 & #4.

ATTACHMENTS:

CO #02 - building_#4_re-price_(sheathing_change_order) (2).pdf , CO #01 - Building 3 2-Ply EXECUTED.pdf , Plywood Sheathing Replacement Markup.pdf , Cupola Photo.jpg , Cupola Photo 2.jpg , Cupola Photo 3.jpg , Cupola Photo 4.jpg , Cupola Photo 5.jpg , Cupola Photo 6.jpg , DRAFT - cupola_re-flash_change_order_(ml).pdf

#	Budget Code	Description	Amount
1	07-50 00.D Roofing.Other	Plywood Sheathing	$13,345.00
2	07-50 00.D Roofing.Other	Plywood Sheathing	$11,680.00
3	07-50 00.D Roofing.Other	Cupola Repairs	$14,814.00

DOEGE

PCO #058

#	Budget Code	Description	Amount
4	06-20 00.O Finish Carpentry.Other	Reframing At Cupolas	$890.00
		Subtotal:	**$40,729.00**
		Overhead (10.00% Applies to all line item types.):	$4,072.90
		Fee (5.00% Applies to all line item types.):	$2,240.10
		Insurance (0.46% Applies to all line item types.):	$216.39
		Tax (6.76% Applies to all line item types.):	$3,194.67
		Grand Total:	**$50,453.06**

Dave Hamblen (Synectic Design, Inc.)
Synectic Design, Inc. 1111 W. University Dr, Suite# 104
Tempe, Arizona 85281

Castle Peak Holdings
228 Park Ave S Suite 35792
New York , New York 10003

Doege Development LLC
11217 North 23rd Avenue
Phoenix, Arizona 85029

SIGNATURE DATE

SIGNATURE DATE

SIGNATURE DATE

Change Order #37 - CPH 642 RT 66 LLC

CPH 642 RT 66 LLC
Change Order Date: 12/11/24
Change Order #: 37

The Contract is changed as follows:

Description

Original Contract Sum:	$	7,592,472.00
Net Change by Previously Authorized Change Orders:	$	3,502,546.23
Contract Sum Prior to This Change Order:	$	11,095,018.23
Current Change Order Amount:	$	776.08
PCO 69 Remove Building 1 PTAC Unit		
	$	776.08
New Contract Sum:	$	11,095,794.31

CPH 642 RT 66 LLC
Owner

420 West 14th Street Suite 6SE New York, NY 10014
Address

Signature

Doege Development LLC
Consultant

11217 North 23rd Avenue Phoenix, AZ 85029
Address

Signature

12/18/24

PCO #069

Doege Development LLC
11217 North 23rd Avenue
Phoenix, Arizona 85029
Phone: (623) 242-5247

Project: 2403C - 2403C Trailborn Inn Williams
842 E. Route 66
Williams, Arizona 86046
Phone: 846-732-2005

DRAFT

Prime Contract Potential Change Order #069: CE #160 - Remove Building 1 Ptek Unit

TO:	Castle Peak Holdings 228 Park Ave S Suite 35792 New York , New York 10003	**FROM:**	Doege Development LLC 11217 North 23rd Avenue Phoenix, Arizona 85029
PCO NUMBER/REVISION:	069 / 0	**CONTRACT:**	1 - 2403C Trailborn
REQUEST RECEIVED FROM:	David Doege (Doege Development LLC)	**CREATED BY:**	Parker Wilford-Esoe (Doege Development LLC)
STATUS:	Draft	**CREATED DATE:**	12/5/2024
REFERENCE:		**PRIME CONTRACT CHANGE ORDER:**	None
FIELD CHANGE:	No		
LOCATION:		**ACCOUNTING METHOD:**	Amount Based
SCHEDULE IMPACT:		**PAID IN FULL:**	No
EXECUTED:	No	**SIGNED CHANGE ORDER RECEIVED DATE:**	
		TOTAL AMOUNT:	$776.08

POTENTIAL CHANGE ORDER TITLE: CE #160 - Remove Building 1 Ptek Unit

CHANGE REASON: Client Request

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*

CE #160 - Remove Building 1 Ptek Unit
This change order is for the removal of the Ptek unit located on the North side of Building 1 on the second floor per Alan Kusov's request.

ATTACHMENTS:

#	Budget Code	Description	Amount
1	02-40 00.O Demolition	Remove Ptek Unit & Sleeve	$85.00
2	09-10 00.O Drywall & Framing.Other	Frame in Ptek Unit Location with 2x4 material & Plywood	$127.50
3	09-10 00.O Drywall & Framing.Other	Foam over plywood & stucco	$225.00
4	09-10 00.O Drywall & Framing.Other	Drywall interior side of opening & tape	$127.50
5	09-10 00.O Drywall & Framing.Other	Drywall Tape & Mud	$19.00
6	01-74 00.O General Cleanup.Other	General Cleanup	$42.50
		Subtotal:	**$626.50**
		Overhead (10.00% Applies to all line item types.):	$62.65
		Fee (5.00% Applies to all line item types.):	$34.46
		Insurance (0.46% Applies to all line item types.):	$3.33
		Tax (6.75% Applies to all line item types.):	$49.14
		Grand Total:	**$776.08**

DOEGE

PCO #069

Dave Hamblen (Synectic Design, Inc.)	Castle Peak Holdings	Doege Development LLC
Synectic Design, Inc. 1111 W. University Dr, Suite# 104	228 Park Ave S Suite 35792	11217 North 23rd Avenue
Tempe, Arizona 85281	New York , New York 10003	Phoenix, Arizona 85029
		12/19/24
SIGNATURE DATE	SIGNATURE DATE	SIGNATURE DATE

Change Order #38 - CPH 642 RT 66 LLC

CPH 642 RT 66 LLC
Change Order Date: 12/18/24
Change Order #: 38

The Contract is changed as follows:

Description		
Original Contract Sum:	$	7,592,472.00
Net Change by Previously Authorized Change Orders:	$	3,486,584.32
Contract Sum Prior to This Change Order:	$	11,079,056.32
Current Change Order Amount:	$	7,077.60
PCO 70 Fire Lance Striping and Signage	$	7,077.60
New Contract Sum:	$	11,086,133.92

CPH 642 RT 66 LLC
Owner

420 West 14th Street Suite 65E New York, NY 10014
Address

Signature

Doege Development LLC
Consultant

11217 North 23rd Avenue Phoenix, AZ 85029
Address

Deanna James
Signature

PCO #070

Doege Development LLC
11217 North 23rd Avenue
Phoenix, Arizona 85029
Phone: (623) 242-5247

Project: 2403C - 2403C Trailborn Inn Williams
642 E. Route 66
Williams, Arizona 86046
Phone: 646-732-2005

DRAFT

Prime Contract Potential Change Order #070: CE #157 - Fire Lane Striping & Signage

TO:	Castle Peak Holdings 228 Park Ave S Suite 35792 New York , New York 10003	**FROM:**	Doege Development LLC 11217 North 23rd Avenue Phoenix, Arizona 85029
PCO NUMBER/REVISION:	070 / 0	**CONTRACT:**	1 - 2403C Trailborn
REQUEST RECEIVED FROM:		**CREATED BY:**	Deanna James (Doege Development LLC)
STATUS:	Draft	**CREATED DATE:**	12/5/2024
REFERENCE:		**PRIME CONTRACT CHANGE ORDER:**	None
FIELD CHANGE:	No		
LOCATION:		**ACCOUNTING METHOD:**	Amount Based
SCHEDULE IMPACT:	3 days TBD	**PAID IN FULL:**	No
EXECUTED:	No	**SIGNED CHANGE ORDER RECEIVED DATE:**	
		TOTAL AMOUNT:	$7,077.60

POTENTIAL CHANGE ORDER TITLE: CE #157 - Fire Lane Striping & Signage

CHANGE REASON: Allowance

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*
CE #157 - Fire Lane Striping & Signage
Furnish and install approximately 580 LF of Fire Lane & (11) "No Parking" signs per direction of the Fire Marshall

ATTACHMENTS:
Fire Line Markup 11.22.24.pdf , _Fire Lane Pricing.pdf

#	Budget Code	Description	Amount
1	32-20 00.O Striping and Signage.Other	Fire Lane Striping	$1,740.00
2	10-80 00.O Signage.Other	Fire Lane Signage	$2,750.00
3	99-99 30.O Overhead	O+P	$673.50
4	01-74 00.O General Cleanup.Other	General Cleanup & Haul Off	$150.00
5	01-31 00.O Project Management & Labor Burden	Project Management	$150.00
6	01-30 20.O Project Supervision & Labor Burden	Project Supervision	$250.00
		Subtotal:	**$5,713.50**
		Overhead (10.00% Applies to all line item types.):	$571.35
		Fee (5.00% Applies to all line item types.):	$314.24
		Insurance (0.46% Applies to all line item types.):	$30.36
		Tax (6.76% Applies to all line item types.):	$448.15
		Grand Total:	**$7,077.60**

PCO #070

Dave Hamblen (Synectic Design, Inc.)
Synectic Design, Inc. 1111 W. University Dr, Suite# 104
Tempe, Arizona 8528*

Castle Peak Holdings
228 Park Ave S Suite 35792
New York , New York 10003

Doege Development LLC
11217 North 23rd Avenue
Phoenix, Arizona 85029

SIGNATURE	DATE	SIGNATURE	DATE	SIGNATURE	DATE

Change Order #39 - CPH 642 RT 66 LLC

CPH 642 RT 66 LLC
Change Order Date: 12/23/24
Change Order #: 39

The Contract is changed as follows:

Description		
Original Contract Sum:	$	7,592,472.00
Net Change by Previously Authorized Change Orders:	$	3,493,661.92
Contract Sum Prior to This Change Order:	$	11,086,133.92
Current Change Order Amount:	$	17,431.69
PCO 72 Door Bottoms & Adjustable Thresholds	$	17,431.69
New Contract Sum:	$	11,103,565.61

CPH 642 RT 66 LLC	**Doege Development LLC**
Owner	Consultant
420 West 14th Street Suite 6SE New York, NY 10014	11217 North 23rd Avenue Phoenix, AZ 85029
Address	Address
David Batter 12/23/24	Deanna James 12/23/24
Signature	Signature

PCO #072

Doege Development LLC
11217 North 23rd Avenue
Phoenix, Arizona 85029
Phone: (623) 242-5247

Project: 2403C - 2403C Trailborn Inn Williams
642 E. Route 66
Williams, Arizona 86046
Phone: 646-732-2005

DRAFT

Prime Contract Potential Change Order #072: CE #165 - Door Bottoms & Adjustable Thresholds

TO:	Castle Peak Holdings 228 Park Ave S Suite 35792 New York , New York 10003	**FROM:**	Doege Development LLC 11217 North 23rd Avenue Phoenix, Arizona 85029
PCO NUMBER/REVISION:	072 / 0	**CONTRACT:**	1 - 2403C Trailborn
REQUEST RECEIVED FROM:		**CREATED BY:**	Parker Wilfert-Espe (Doege Development LLC)
STATUS:	Draft	**CREATED DATE:**	12/9/2024
REFERENCE:		**PRIME CONTRACT CHANGE ORDER:**	None
FIELD CHANGE:	No		
LOCATION:		**ACCOUNTING METHOD:**	Amount Based
SCHEDULE IMPACT:		**PAID IN FULL:**	No
EXECUTED:	No	**SIGNED CHANGE ORDER RECEIVED DATE:**	
		TOTAL AMOUNT:	$17,431.69

POTENTIAL CHANGE ORDER TITLE: CE #165 - Door Bottoms & Adjustable Thresholds

CHANGE REASON: Design Development

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*
CE #165 - Door Bottoms & Adjustable Thresholds
Furnish & Install Door Bottoms & Adjustable Thresholds

Door Bottoms:
55EA DOOR BOTTOM 221 DV 36'
41EA DOOR BOTTOM 210 DV 36

MATERIALS: $3,496.00
LABOR: $3,360

Adjustable Thresholds (Bronze):
88EA ADJUSTABLE SILL 5 5/8" X 3'0 BRONZE

MATERIALS: $2,376.00
LABOR: $4,840

SUBTOTAL: $14,072.00

GRAND TOTAL: $17,431.69

ATTACHMENTS:
TRAILBORN HOTEL REVISED CHANGE ORDER 1 FURNISH DOOR BOTTOMS (1).pdf , TRAILBORN CHANGE ORDER 5 BRONZE THRESHOLDS.pdf , Install Photo #1.jpeg , Install Photo #2.jpeg

PCO #072

#	Budget Code	Description	Amount
1	08-10 00.O Doors & Frames & Hardware	Door Bottoms (Labor)	$3,360.00
2	08-10 00.O Doors & Frames & Hardware	Adjustable Thresholds (Labor)	$4,840.00
3	08-10 00.O Doors & Frames & Hardware	Door Bottoms (Material)	$3,496.00
4	08-10 00.O Doors & Frames & Hardware	Adjustable Thresholds (Material)	$2,376.00
		Subtotal:	**$14,072.00**
		Overhead (10.00% Applies to all line item types.):	$1,407.20
		Fee (5.00% Applies to all line item types.):	$773.96
		Insurance (0.46% Applies to all line item types.):	$74.76
		Tax (6.76% Applies to all line item types.):	$1,103.77
		Grand Total:	**$17,431.69**

Dave Hamblen (Synectic Design, Inc.)
Synectic Design, Inc. 1111 W. University Dr, Suite# 104
Tempe, Arizona 85281

Castle Peak Holdings
228 Park Ave S Suite 35792
New York , New York 10003

Doege Development LLC
11217 North 23rd Avenue
Phoenix, Arizona 85029

SIGNATURE DATE

SIGNATURE DATE

SIGNATURE DATE

Change Order #42 - CPH 642 RT 66 LLC

CPH 642 RT 66 LLC
Change Order Date: 1/13/25
Change Order #: 42

The Contract is changed as follows:

Description		
Original Contract Sum:	$	7,592,472.00
Net Change by Previously Authorized Change Orders:	$	3,521,712.79
Contract Sum Prior to This Change Order:	$	11,114,184.79
Current Change Order Amount:	$	38,007.64
PCO 85 Trash Enclosure	$	38,007.64
New Contract Sum:	$	11,152,192.43

CPH 642 RT 66 LLC	Doege Development LLC
Owner	Consultant
420 West 14th Street Suite 6SE New York, NY 10014	11217 North 23rd Avenue Phoenix, AZ 85029
Address	Address
David Better	Deanna James
Signature	Signature

PCO #085R2

Doege Development LLC
11217 North 23rd Avenue
Phoenix, Arizona 85029
Phone: (623) 242-5247

Project: 2403C - 2403C Trailborn Inn Williams
842 E. Route 66
Williams, Arizona 86046
Phone: 646-732-2005

DRAFT

Prime Contract Potential Change Order #085R2: Trash Enclosure R2

TO:	Castle Peak Holdings 228 Park Ave S Suite 35792 New York , New York 10003	**FROM:**	Doege Development LLC 11217 North 23rd Avenue Phoenix, Arizona 85029
PCO NUMBER/REVISION:	085R2 / 2	**CONTRACT:**	1 - 2403C Trailborn
REQUEST RECEIVED FROM:		**CREATED BY:**	Deanna James **(Doege Development LLC)**
STATUS:	Draft	**CREATED DATE:**	12/29/2024
REFERENCE:		**PRIME CONTRACT CHANGE ORDER:**	#053 - Trash Enclosure
FIELD CHANGE:	No		
LOCATION:		**ACCOUNTING METHOD:**	Amount Based
SCHEDULE IMPACT:	21 days	**PAID IN FULL:**	No
EXECUTED:	No Schedule attached.	**SIGNED CHANGE ORDER RECEIVED DATE:**	
		TOTAL AMOUNT:	$38,007.64

POTENTIAL CHANGE ORDER TITLE: Trash Enclosure R2

CHANGE REASON: Design Development

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*
CE #180 - Trash Enclosure
This price includes the following scope of work for the trash enclosure:

- Earthwork
- Spoils Haul-Off
- Concrete for Slab, Wall Footings & Bollards
- Metals - (6) 4"x6'6" Bollards
- Masonry - 8x8x16 Smooth Standard Gray Block, Mortar Type S, Standard Gray, Reinforcement (Verts #4 @ 48" OC & Hor #4 TOW, Solid Grout - Reinforced Cells
- Landscaping - re-grade areas around slab and provide DG as needed
- Painting - Paint Trash Enclosure Walls, Gates & Bollards

ATTACHMENTS:

Masonry Pricing.pdf , Earthwork & Concrete Pricing.pdf , Trash Enclosure Markup.pdf , Trailborn Williams - Bollards.docx , Change Order Rate Card - General Cleanup.pdf , Change Order Rate Card - Grading.pdf , Change Order Rate Card - Landscape.pdf , Change Order Rate Card - Painting.pdf

#	Budget Code	Description	Amount
1	01-01 00 00.O Mobilization	Mobilization	$870.00
2	31-00 00.O Earthwork	Excavation	$2,065.00
3	03-00 00.O Concrete	Concrete Slab, Footings & Concrete For Bollards	$7,560.00
4	99-99 30.O Overhead	OH&P	$1,574.25
5	05-10 00.O Structural Metal Framing .Other	F&I Trash Enclosure Bollards	$1,638.00
6	04-00 00.O Masonry	F&I Trash Enclosure Walls	$13,350.00
7	31-00 00.O Earthwork	Spoils Haul-Off	$150.00

PCO #085R2

#	Budget Code	Description	Amount
8	31-00 00.O Earthwork	Grading	$375.00
9	32-80 00.O Landscaping	Landscape	$150.00
10	01-72 00.O Surveying.Other	Survey & As-Built	$750.00
11	09-90 23.O Painting.Other	Paint Trash Enclosure Walls & Bollards	$1,700.00
12	01-74 00.O General Cleanup.Other	General Cleanup	$250.00
13	01-30 20.O Project Supervision & Labor Burden	Supervision	$125.00
14	01-31 00.O Project Management & Labor Burden	Project Management	$125.00
		Subtotal:	**$30,682.25**
		Overhead (10.00% Applies to all line item types.):	$3,068.23
		Fee (5.00% Applies to all line item types.):	$1,687.52
		Insurance (0.46% Applies to all line item types.):	$163.01
		Tax (6.76% Applies to all line item types.):	$2,406.63
		Grand Total:	**$38,007.64**

Dave Hamblen (Synectic Design, Inc.)
Synectic Design, Inc. 1111 W. University Dr. Suite# 104
Tempe, Arizona 85281

Castle Peak Holdings
228 Park Ave S Suite 35792
New York , New York 10003

Doege Development LLC
11217 North 23rd Avenue
Phoenix, Arizona 85029

SIGNATURE DATE

SIGNATURE DATE

SIGNATURE DATE

Change Order #40 - CPH 642 RT 66 LLC

CPH 642 RT 66 LLC
Change Order Date: 1/7/25
Change Order #: 40

The Contract is changed as follows:

Description

Original Contract Sum:	$	7,592,472.00
Net Change by Previously Authorized Change Orders:	$	3,511,093.61
Contract Sum Prior to This Change Order:	$	11,103,565.61
Current Change Order Amount:	$	8,219.11
PCO 86 Added Repair Work at West End Stairs Blgd 4	$	8,219.11
New Contract Sum:	$	11,111,784.72

CPH 642 RT 66 LLC
Owner

420 West 14th Street Suite 6SE New York, NY 10014
Address

Signature

Doege Development LLC
Consultant

11217 North 23rd Avenue Phoenix, AZ 85029
Address

Deanna James
Signature

PCO #086

Doege Development LLC
11217 North 23rd Avenue
Phoenix, Arizona 85029
Phone: (623) 242-5247

Project: 2403C - 2403C Trailborn Inn Williams
642 E. Route 66
Williams, Arizona 86046
Phone: 646-732-2005

DRAFT

Prime Contract Potential Change Order #086: Added Repair Work At West End Stairs Bldg 4

TO:	Castle Peak Holdings 228 Park Ave S Suite 35782 New York , New York 10003	**FROM:**	Doege Development LLC 11217 North 23rd Avenue Phoenix, Arizona 85029
PCO NUMBER/REVISION:	086 / 0	**CONTRACT:**	1 - 2403C Trailborn
REQUEST RECEIVED FROM:		**CREATED BY:**	Deanna James (Doege Development LLC)
STATUS:	Draft	**CREATED DATE:**	12/30/2024
REFERENCE:		**PRIME CONTRACT CHANGE ORDER:**	None
FIELD CHANGE:	No		
LOCATION:		**ACCOUNTING METHOD:**	Amount Based
SCHEDULE IMPACT:		**PAID IN FULL:**	No
EXECUTED:	No	**SIGNED CHANGE ORDER RECEIVED DATE:**	
		TOTAL AMOUNT:	$8,219.11

POTENTIAL CHANGE ORDER TITLE: Added Repair Work At West End Stairs Bldg 4

CHANGE REASON: Existing Condition

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*
CE #188 - Added Repair Work At Building 4 West End Stairs
This pricing is a result of the added work needed for repairing the west end stairs at building #4 after uncovering severe damage of the existing conditions during demolition.
The following scope is included in this pricing:

Description of Work: Sk2.0
Demolition - demo concrete pans $340.00 - Doege Development
Demolition - demo metal pans & risers $850.00 - Doege Development
Metals - Weld all-thread to metal stringer $675.00 - Doege Development
Waterproofing - Waterproof new deck $850.00 - Doege Development
Framing - New edge trim & framing $525.00 - Doege Development
New details on reframing stairs
(New composite decking, 2x6 joist and ¾" plywood)
Using the 14" LVL
Material $1,720.00 - CMR Construction, LLC
Hardware/equipment $325.00 - CMR Construction, LLC
Labor $720.00 - CMR Construction, LLC
General Cleanup $255.00 - Doege Development
Dumpster $325.00 - Doege Development

ATTACHMENTS:

Top of Stairs #2.jpg , Bottom of Stairs #5.jpg , Change order 1 sk2.0 stairs.doc , 2403C-2403C_Trailborn_Inn_Williams-152-Building_4_Stair_pans,_stri.pdf , 2024-12-12 SK2.0 RFI 152 Stair Rebuild.pdf

PCO #086

#	Budget Code	Description	Amount
1	06-10 00.O Rough Carpentry.Other	Furnish and Install New Composite Decking, 2x6 Joists, 3/4" Plywood and 14" LVL	$2,765.00
2	02-40 00.O Demolition	Demo Concrete Pans	$340.00
3	02-40 00.O Demolition	Demo Metal Stair Pans	$850.00
4	05-50 00.O Metal Fabrications.Other	Weld All-thread To Metal Stringer	$675.00
5	01-85 99.O Doege Labor.Other	Waterproof New Deck Area	$850.00
6	06-20 99.O Finish Carp Labor.Other	Furnish & Install New Edge Trim & Framing	$525.00
7	01-74 00.O General Cleanup.Other	General Cleanup	$255.00
8	01-52 60.O Dumpsters	Dumpster For Spoils	$375.00
		Subtotal:	$6,635.00
		Overhead (10.00% Applies to all line item types.):	$663.50
		Fee (5.00% Applies to all line item types.):	$364.93
		Insurance (0.46% Applies to all line item types.):	$35.25
		Tax (6.76% Applies to all line item types.):	$520.43
		Grand Total:	$8,219.11

Dave Hamblen (Synectic Design, Inc.)
Synectic Design, Inc. 1111 W. University Dr, Suite# 104
Tempe, Arizona 85281

Castle Peak Holdings
228 Park Ave S Suite 36792
New York , New York 10003

Doege Development LLC
11217 North 23rd Avenue
Phoenix, Arizona 85029

SIGNATURE	DATE	SIGNATURE	DATE	SIGNATURE	DATE

Change Order #43 - CPH 642 RT 66 LLC

CPH 642 RT 66 LLC
Change Order Date: 1/15/25
Change Order #: 43

The Contract is changed as follows:

Description		
Original Contract Sum:	$	7,592,472.00
Net Change by Previously Authorized Change Orders:	$	3,559,720.43
Contract Sum Prior to This Change Order:	$	11,152,192.43
Current Change Order Amount:	$	38,396.30
PCO 73 Building 1 2nd Floor Duct Work	$	38,396.30
New Contract Sum:	$	11,190,588.73

CPH 642 RT 66 LLC
Owner

420 West 14th Street Suite 6SE New York, NY 10014
Address

David Better
Signature

Doege Development LLC
Consultant

11217 North 23rd Avenue Phoenix, AZ 85029
Address

Deanna James
Signature

PCO #073

Doege Development LLC
11217 North 23rd Avenue
Phoenix, Arizona 85029
Phone: (623) 242-5247

Project: 2403C - 2403C Trailborn Inn Williams
642 E. Route 66
Williams, Arizona 86046
Phone: 646-732-2005

DRAFT

Prime Contract Potential Change Order #073: PCO #73R1 Building #1 - 2nd Floor Duct Work & Furnace

TO:	Castle Peak Holdings 228 Park Ave S Suite 35792 New York , New York 10003	**FROM:**	Doege Development LLC 11217 North 23rd Avenue Phoenix, Arizona 85029
PCO NUMBER/REVISION:	073 / 1	**CONTRACT:**	1 - 2403C Trailborn
REQUEST RECEIVED FROM:	David Doege (Doege Development LLC)	**CREATED BY:**	Parker Willert-Espe (Doege Development LLC)
STATUS:	Draft	**CREATED DATE:**	12/10/2024
REFERENCE:		**PRIME CONTRACT CHANGE ORDER:**	None
FIELD CHANGE:	No		
LOCATION:		**ACCOUNTING METHOD:**	Amount Based
SCHEDULE IMPACT:	21 days Schedule attached.	**PAID IN FULL:**	No
EXECUTED:	No	**SIGNED CHANGE ORDER RECEIVED DATE:**	
		TOTAL AMOUNT:	$38,396.30

POTENTIAL CHANGE ORDER TITLE: PCO #73R1 Building #1 - 2nd Floor Duct Work & Furnace

CHANGE REASON: Design Development

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*
CE #162 - #109: Building 1 2nd Floor Duct Work

Duct upstairs: Modify existing duct and add 12 new supply registers - Balanced Heating & Cooling

New return: Add new 16" Return - Balanced Heating & Cooling

Patch Drywall & Frame Openings - Doege Development

Cost to service existing unit is not included.
Add Access Holes (2) - Doege Development

Touch up paint - Doege Development (Cherry Coating If Schedule Permits)

State assumes existing gas & electrical connected & working.

The existing furnace was found to be inoperable after inspection and the unit will have to be completely removed and replaced.

This pricing now includes the following to be added to the original scope and price:

- **Equipment:** Remove existing Carrier furnace and install new RUUD 80% furnace in attic space on existing platform. - Balanced Heating & Cooling
- **Gas:** Stub gas out of unit. Provide 1 gas flex and shut off valve. Connect to existing gas. - Balanced Heating & Cooling
- **Power:** Provide and install pigtail for furnace.- Balanced Heating & Cooling

PCO #073

- **Flue:** Connect to existing double wall flue out roof and single wall piping to furnace. Final roof seal by others. - Balanced Heating & Cooling
- **Equipment:** Remove Existing Carrier condenser and refrigerant piping. Install new RUUD condenser and refrigerant piping. - Balanced Heating
- **Controls:** Install new Honeywell programmable thermostat. Reroute low voltage wiring as needed for new unit location. - Balanced Heating & Cooling

Excludes new flue or roof patch

ATTACHMENTS:

2024-09-25 Upper Level Duct Replace.pdf , Trailborn Williams RFI#109 2nd Floor Mech.pdf , trailborn change.docx

#	Budget Code	Description	Amount
1	23-00 00.O HVAC	Install Ductwork, Registers and 16" Return	$14,400.00
2	09-10 00.O Drywall & Framing.Other	Patch Drywall & Frame Openings	$550.00
3	23-00 00.O HVAC	Cost to service existing HVAC unit is not included.	$0.00
4	09-10 00.O Drywall & Framing.Other	Add Acess Holes (2)	$425.00
5	01-74 00.O General Cleanup.Other	General Cleanup	$350.00
6	01-31 00.O Project Management & Labor Burden	Project Management	$150.00
7	01-30 20.O Project Supervision & Labor Burden	Project Supervision	$150.00
8	09-90 23.O Painting.Other	Paint Touchup As Needed	$375.00
9	07.O Flashing & Roofing	Remove & Replace Existing Carrier Furnace & Condenser At Second Level Quarters	$14,196.00
10	01-74 00.O General Cleanup.Other	General Cleanup	$250.00
11	01-52 60.O Dumpsters	Dumpster	$150.00
		Subtotal:	**$30,996.00**
		Overhead (10.00% Applies to all line item types.):	$3,099.60
		Fee (5.00% Applies to all line item types.):	$1,704.78
		Insurance (0.46% Applies to all line item types.):	$164.68
		Tax (6.76% Applies to all line item types.):	$2,431.24
		Grand Total:	**$38,396.30**

Dave Hamblen (Synectic Design, Inc.)
Synectic Design, Inc. 1111 W. University Dr, Suite# 104
Tempe, Arizona 85281

Castle Peak Holdings
228 Park Ave S Suite 35792
New York , New York 10003

Doege Development LLC
11217 North 23rd Avenue
Phoenix, Arizona 85029

SIGNATURE DATE

SIGNATURE DATE

SIGNATURE DATE

Change Order #41 - CPH 642 RT 66 LLC

CPH 642 RT 66 LLC
Change Order Date: 1/10/25
Change Order #: 41

The Contract is changed as follows:

Description

Original Contract Sum:	$	7,592,472.00
Net Change by Previously Authorized Change Orders:	$	3,519,312.72
Contract Sum Prior to This Change Order:	$	11,111,784.72
Current Change Order Amount:	$	2,400.07
PCO 82 Furnish & Install 6" Rubber Base at Service Bar and Kitchen Areas	$	2,400.07
New Contract Sum:	$	11,114,184.79

CPH 642 RT 66 LLC
Owner

420 West 14th Street Suite 6SE New York, NY 10014
Address

David Better
Signature

Doege Development LLC
Consultant

11217 North 23rd Avenue Phoenix, AZ 85029
Address

Deanna James
Signature

PCO #082

Doege Development LLC
11217 North 23rd Avenue
Phoenix, Arizona 85029
Phone: (623) 242-5247

Project: 2403C - 2403C Trailborn Inn Williams
642 E. Route 66
Williams, Arizona 86046
Phone: 646-732-2006

DRAFT

Prime Contract Potential Change Order #082: Furnish & Install 6" Rubber Base At Service Bar & Kitchen Areas

TO:	Castle Peak Holdings 228 Park Ave S Suite 35792 New York , New York 10003	**FROM:**	Doege Development LLC 11217 North 23rd Avenue Phoenix, Arizona 85029
PCO NUMBER/REVISION:	082 / 0	**CONTRACT:**	1 - 2403C Trailborn
REQUEST RECEIVED FROM:		**CREATED BY:**	Deanna James (Doege Development LLC)
STATUS:	Draft	**CREATED DATE:**	12/27/2024
REFERENCE:		**PRIME CONTRACT CHANGE ORDER:**	None
FIELD CHANGE:	No		
LOCATION:		**ACCOUNTING METHOD:**	Amount Based
SCHEDULE IMPACT:		**PAID IN FULL:**	No
EXECUTED:	No	**SIGNED CHANGE ORDER RECEIVED DATE:**	
		TOTAL AMOUNT:	$2,400.07

POTENTIAL CHANGE ORDER TITLE: Furnish & Install 6" Rubber Base At Service Bar & Kitchen Areas

CHANGE REASON: Allowance

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*
CE #181 - Furnish & Install 6" Rubber Base At Service Bar & BOH Service Bar Area
Furnish and install 6" rubber base at camp hall service bar and BOH service bar area, kitchen and kitchen BOH.

ATTACHMENTS:
6 Vinyl Base Install In Kitchen and 2 Service Areas CO.pdf

#	Budget Code	Description	Amount
1	09-60 00.O Flooring	Furnish and install 6" Rubber Base	$1,852.50
2	01-74 00.O General Cleanup.Other	General Cleanup	$85.00
		Subtotal:	**$1,937.50**
		Overhead (10.00% Applies to all line item types.):	$193.75
		Fee (5.00% Applies to all line item types.):	$106.56
		Insurance (0.46% Applies to all line item types.):	$10.29
		Tax (6.76% Applies to all line item types.):	$151.97
		Grand Total:	**$2,400.07**

Dave Hamblen (Synectic Design, Inc.)	**Castle Peak Holdings**	**Doege Development LLC**
Synectic Design, Inc. 1111 W. University Dr. Suite# 104	228 Park Ave S Suite 35792	11217 North 23rd Avenue
Tempe, Arizona 85281	New York , New York 10003	Phoenix, Arizona 85029
SIGNATURE DATE	SIGNATURE DATE	SIGNATURE DATE

Change Order #47 - CPH 642 RT 66 LLC

CPH 642 RT 66 LLC
Change Order Date: 2/13/25
Change Order #: 47

The Contract is changed as follows:

Description

Original Contract Sum:	$	7,592,472.00
Net Change by Previously Authorized Change Orders:	$	3,626,956.03
Contract Sum Prior to This Change Order:	$	11,219,428.03
Current Change Order Amount:	$	39,398.45
PCO 74 Building 2 Retaining Wall Repair	$	7,426.31
PCO 97 Repair at Existing Sewer Line in Kitchen, Unclog Existing Line and Camera	$	31,972.14
New Contract Sum:	$	11,258,826.48

CPH 642 RT 66 LLC
Owner

420 West 14th Street Suite 6SE New York, NY 10014
Address

David Better
Signature

Doege Development LLC
Consultant

11217 North 23rd Avenue Phoenix, AZ 85029
Address

Deanna James
Signature

PCO #074

Doege Development LLC
11217 North 23rd Avenue
Phoenix, Arizona 85029
Phone: (623) 242-5247

Project: 2403C - 2403C Trailborn Inn Williams
642 E. Route 66
Williams, Arizona 86046
Phone: 646-732-2005

DRAFT

Prime Contract Potential Change Order #074: CE #169 - #72: Building 2 Retaining Wall Repair R2

TO:	Castle Peak Holdings 228 Park Ave S Suite 35792 New York , New York 10003	**FROM:**	Doege Development LLC 11217 North 23rd Avenue Phoenix, Arizona 85029
PCO NUMBER/REVISION:	074 / 2	**CONTRACT:**	1 - 2403C Trailborn
REQUEST RECEIVED FROM:		**CREATED BY:**	Deanna James (Doege Development LLC)
STATUS:	Draft	**CREATED DATE:**	12/16/2024
REFERENCE:		**PRIME CONTRACT CHANGE ORDER:**	None
FIELD CHANGE:	No		
LOCATION:		**ACCOUNTING METHOD:**	Amount Based
SCHEDULE IMPACT:		**PAID IN FULL:**	No
EXECUTED:	No	**SIGNED CHANGE ORDER RECEIVED DATE:**	
		TOTAL AMOUNT:	$7,426.31

POTENTIAL CHANGE ORDER TITLE: CE #169 - #72: Building 2 Retaining Wall Repair R2

CHANGE REASON: Existing Condition

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*
CE #169 - #72: Building 2 Retaining Wall & Curb
The existing portion of the retaining wall that was to remain in front of building #2 was in very poor condition as well as the curbing running E to W at the south side of building #2. The wall had to be patched and repaired for structural integrity and safety reasons then stucco'd and painted and the curbing needed to be re-done.

ATTACHMENTS:
Trailborn Williams RFI #72.pdf , Repaired Retaining Wall.jpg , Block Repair.jpg , Block Repair 2.jpg , Block Repair 3.jpg , Existing Retaining Wall 2.jpg , Existing Retaining Wall 3.jpg , Existing Retaining Wall.jpg , Existing Retaining Wall Infilled With Asphalt.jpg , Existing Retaining Wall Infilled With Asphalt 2.jpg

#	Budget Code	Description	Amount
1	02-40 00.O Demolition	Demo Top Of Wall Using Chipping Hammer & Haul Off	$385.00
2	01-85 99.O Doege Labor.Other	Add Masonry Bond Beam, Drill Into Existing Retaining Wall, Add Horizontal/Vertical Rebar and Grout Solid At Building #2 Retaining Wall	$2,800.00
3	01-00 88.O Doege Materials.Other	Install Stucco At Repaired Retaining Wall At Building #2	$2,250.00
4	09-90 99.O Labor Paint Misc.Other	Paint Repaired Retaining Wall At Building #2	$450.00
5	01-31 00.O Project Management & Labor Burden	Project Management	$0.00
6	01-30 20.O Project Supervision & Labor Burden	Project Supervision	$0.00
7	01-54 10.O Equipment Rental/ Tool Rental	Equipment Rental - Chipping Hammer	$0.00

PCO #074

#	Budget Code	Description	Amount
8	01-74 00.O General Cleanup.Other	General Cleanup	$110.00
		Subtotal:	**$5,995.00**
		Overhead (10.00%):	$599.50
		Fee (5.00%):	$329.73
		Insurance (0.46%):	$31.85
		Tax (6.76%):	$470.23
		Grand Total:	**$7,426.31**

Dave Hamblen (Synectic Design, Inc.)
Synectic Design, Inc. 1111 W. University Dr, Suite# 104
Tempe, Arizona 85281

Castle Peak Holdings
228 Park Ave S Suite 35792
New York , New York 10003

Doege Development LLC
11217 North 23rd Avenue
Phoenix, Arizona 85029

SIGNATURE	DATE	SIGNATURE	DATE	SIGNATURE	DATE

PCO #097

Doege Development LLC
11217 North 23rd Avenue
Phoenix, Arizona 85029
Phone: (623) 242-5247

Project: 2403C - 2403C Trailborn Inn Williams
642 E. Route 66
Williams, Arizona 86046
Phone: 646-732-2005

DRAFT

Prime Contract Potential Change Order #097: Repair At Existing Sewer Line In Kitchen, Unclog Existing Line & Camera

TO:	Castle Peak Holdings 228 Park Ave S Suite 35792 New York , New York 10003	**FROM:**	Doege Development LLC 11217 North 23rd Avenue Phoenix, Arizona 85029
PCO NUMBER/REVISION:	097 / 0	**CONTRACT:**	1 - 2403C Trailborn
REQUEST RECEIVED FROM:		**CREATED BY:**	Deanna James (Doege Development LLC)
STATUS:	Draft	**CREATED DATE:**	2/10/2025
REFERENCE:		**PRIME CONTRACT CHANGE ORDER:**	None
FIELD CHANGE:	No		
LOCATION:		**ACCOUNTING METHOD:**	Amount Based
SCHEDULE IMPACT:	5 days	**PAID IN FULL:**	No
EXECUTED:	No	**SIGNED CHANGE ORDER RECEIVED DATE:**	
		TOTAL AMOUNT:	$31,972.14

POTENTIAL CHANGE ORDER TITLE: Repair At Existing Sewer Line In Kitchen, Unclog Existing Line & Camera

CHANGE REASON: Existing Condition

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*
CE #226 - Repair At Existing Sewer Line Break
It was discovered via camera footage of the existing sewer line from the camp hall restrooms that there is a break in the existing sewer line located under ground in the kitchen area.
This change order includes the following work needed to repair the line;

- Sawcut 62 LF of existing flooring and concrete slab to expose the line
- Removal and haul-off if the concrete
- Excavation for new plumbing line
- Remove and replace approximately 31LF of existing sewer pipe with new
- Install (2) new cleanouts
- Install (2) new floor sinks
- Pour-back of the concrete at the trench location
- Repair of the tiles removed to expose the broken pipe
- General cleanup of area
- Emergency Call to unclog Men's restroom toilets
- Emergency Sewer Line unclog at Camp Hall Restrooms 6 Hours

ATTACHMENTS:
Sewer Line Break Location Markup.jpg , Sewer Line Break 4.jpg , Sewer Line Break 3.jpg , Sewer Line Break 2.jpg , Sewer Line Break.jpg , Photo Of Sewer Line & Ex Floor Sink Location.jpg , New Sewer Line Markup.png , Additional Plumbing.pdf , Repair Existing Sewer Line.pdf

#	Budget Code	Description	Amount
1	22-00 00.C Plumbing	Saw Cut Concrete At Sewer Line Break	$1,240.00
2	22-00 00.C Plumbing	Remove & Haul Off Concrete Spoils	$3,100.00

PCO #097

#	Budget Code	Description	Amount
3	22-00 00.O Plumbing	Remove & Replace 31 LF Of Sewer Line	$10,850.00
4	03-30 99.O Misc Concrete/ Patching Labor.Other	Pour Back Concrete At Plumbing Trench	$2,170.00
5	09-60 99.O Flooring Labor.Other	Patch Back Kitchen Tile At Plumbing Trench	$2,400.00
6	09-60 00.O Flooring	Tile Materials To Patch Back Kitchen Flooring	$1,200.00
7	01-74 00.O General Cleanup.Other	General Cleanup	$680.00
8	01-85 99.O Doege Labor.Other	Square Cut Existing Tiles To Receive New Tiles	$510.00
9	01-85 99.O Doege Labor.Other	Protect In Place Existing Equipment Includes Plastic Materials	$570.00
10	22-00 00.O Plumbing	Emergency Call to unclog men's toilets	$450.00
11	22-00 00.O Plumbing	Emergency Call to unclog camp hall restroom sewer lines includes cameraing of existing lines	$1,680.00
12	01-30 20.O Project Supervision & Labor Burden	Monitoring Of Plumbing repairs at camp hall restroom existing lines	$960.00
		Subtotal:	**$25,810.00**
		Overhead (10.00% Applies to all line item types.):	$2,581.00
		Fee (5.00% Applies to all line item types.):	$1,419.55
		Insurance (0.46% Applies to all line item types.):	$137.13
		Tax (6.76% Applies to all line item types.):	$2,024.46
		Grand Total:	**$31,972.14**

Dave Hamblen (Synectic Design, Inc.)
Synectic Design, Inc. 1111 W. University Dr, Suite# 104
Tempe, Arizona 85281

Castle Peak Holdings
228 Park Ave S Suite 35792
New York , New York 10003

Doege Development LLC
11217 North 23rd Avenue
Phoenix, Arizona 85029

SIGNATURE	DATE	SIGNATURE	DATE	SIGNATURE	DATE

Change Order #46 - CPH 642 RT 66 LLC

CPH 642 RT 66 LLC
Change Order Date: 2/11/25
Change Order #: 46

The Contract Is changed as follows:

Description

Original Contract Sum:	$	7,592,472.00
Net Change by Previously Authorized Change Orders:	$	3,618,755.50
Contract Sum Prior to This Change Order:	$	11,211,227.50
Current Change Order Amount:	$	8,200.53
PCO 76 Camp Hall Stage Backflow Leak	$	2,867.71
PCO 77 Replace Termite & Water Damages Wood Framing Discovered after Mold Remidiation	$	5,332.82
New Contract Sum:	$	11,219,428.03

CPH 642 RT 66 LLC
Owner

420 West 14th Street Suite 65E New York, NY 10014
Address

David Batter
Signature

Doege Development LLC
Consultant

11217 North 23rd Avenue Phoenix, AZ 85029
Address

Deanna James
Signature

PCO #076

Doege Development LLC
11217 North 23rd Avenue
Phoenix, Arizona 85029
Phone: (623) 242-5247

Project: 2403C - 2403C Trailborn Inn Williams
642 E. Route 66
Williams, Arizona 86046
Phone: 646-732-2005

DRAFT

Prime Contract Potential Change Order #076: CE #159 - #145: Camp Hall Stage Backflow Leak

TO:	Castle Peak Holdings 228 Park Ave S Suite 35792 New York , New York 10003	**FROM:**	Doege Development LLC 11217 North 23rd Avenue Phoenix, Arizona 85029
PCO NUMBER/REVISION:	076 / 1	**CONTRACT:**	1 - 2403C Trailborn
REQUEST RECEIVED FROM:		**CREATED BY:**	Deanna James (Doege Development LLC)
STATUS:	Draft	**CREATED DATE:**	12/16/2024
REFERENCE:		**PRIME CONTRACT CHANGE ORDER:**	None
FIELD CHANGE:	No		
LOCATION:		**ACCOUNTING METHOD:**	Amount Based
SCHEDULE IMPACT:	0 days	**PAID IN FULL:**	No
EXECUTED:	No	**SIGNED CHANGE ORDER RECEIVED DATE:**	
		TOTAL AMOUNT:	$2,867.71

POTENTIAL CHANGE ORDER TITLE: CE #159 - #145: Camp Hall Stage Backflow Leak

CHANGE REASON: Allowance

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*
CE #159 - #145: Camp Hall Stage Backflow Leak
In order to prevent future leaking at the existing backflow (not shown on drawings) we propose to repair the backflow, add a pan and a pump and certify the backflow.

ATTACHMENTS:
Backflow Leaking 2.jpg , Backflow Leaking 1.jpg , Trailborn Williams Camp Hall Stage Backflow Leak RFI.pdf , TW Backflow Pricing.pdf

#	Budget Code	Description	Amount
1	22-00 00.O Plumbing	New Backflow Due To Existing Backflow Not Meeting Code	$1,610.00
2	01-74 00.O General Cleanup.Other	General Cleanup 2 Hours	$110.00
3	01-30 20.O Project Supervision & Labor Burden	Supervision	$135.00
4	01-31 00.O Project Management & Labor Burden	Project Management	$135.00
5	22-00 00.O Plumbing	Backflow Certification	$325.00
		Subtotal:	**$2,315.00**
		Overhead (10.00% Applies to all line item types.):	$231.50
		Fee (5.00% Applies to all line item types.):	$127.33
		Insurance (0.46% Applies to all line item types.):	$12.30
		Tax (6.76% Applies to all line item types.):	$181.58
		Grand Total:	**$2,867.71**

PCO #076

Dave Hamblen (Synectic Design, Inc.)	Castle Peak Holdings	Doege Development LLC
Synectic Design, Inc. 1111 W. University Dr, Suite# 104	228 Park Ave S Suite 35792	11217 North 23rd Avenue
Tempe, Arizona 85281	New York , New York 10003	Phoenix, Arizona 85029

SIGNATURE	DATE	SIGNATURE	DATE	SIGNATURE	DATE

PCO #077

Doege Development LLC
11217 North 23rd Avenue
Phoenix, Arizona 85029
Phone: (623) 242-5247

Project: 2403C - 2403C Trailborn Inn Williams
642 E. Route 66
Williams, Arizona 86046
Phone: 646-732-2005

DRAFT

Prime Contract Potential Change Order #077: CE #170 - Replace Termite & Water Damaged Wood Framing That Was Discovered After Mold Remediation

TO:	Castle Peak Holdings 228 Park Ave S Suite 35792 New York , New York 10003	**FROM:**	Doege Development LLC 11217 North 23rd Avenue Phoenix, Arizona 85029
PCO NUMBER/REVISION:	077 / 1	**CONTRACT:**	1 - 2403C Trailborn
REQUEST RECEIVED FROM:		**CREATED BY:**	Deanna James (Doege Development LLC)
STATUS:	Draft	**CREATED DATE:**	12/16/2024
REFERENCE:		**PRIME CONTRACT CHANGE ORDER:**	None
FIELD CHANGE:	No		
LOCATION:		**ACCOUNTING METHOD:**	Amount Based
SCHEDULE IMPACT:		**PAID IN FULL:**	No
EXECUTED:	No	**SIGNED CHANGE ORDER RECEIVED DATE:**	
		TOTAL AMOUNT:	$5,332.82

POTENTIAL CHANGE ORDER TITLE: CE #170 - Replace Termite & Water Damaged Wood Framing That Was Discovered After Mold Remediation

CHANGE REASON: Allowance

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*
CE #170 - Replace Termite Damaged Studs At Building #1
Many of the existing wood framing studs and bottom tracks in the kitchen and Kitchen BOH areas had been badly damaged by termites and water damage and needed to be replaced completely and re-framed.

ATTACHMENTS:

Damaged Studs 6.jpg , Damaged Studs 5.jpg , Damaged Studs 4.jpg , Damaged Studs 3.jpg , Damaged Studs 2.jpg , Damaged Studs 1.jpg , Termite Damaged Bottom Plate.jpg , New Bottom Plate Being Installed.jpg , New Bottom Plate.jpg , New Wood Studs.jpg , New Studs.jpg , New Studs 2.jpg , New Studs 3.jpg

#	Budget Code	Description	Amount
1	02-40 00.O Demolition	Demo Existing Damaged Framing As Needed At Kitchen	$680.00
2	06-10 00.O Drywall & Framing.Other	Furnish And Install New Wood Framing At Various Kitchen Locations	$1,020.00
3	01-74 00.O General Cleanup.Other	General Cleanup	$165.00
4	01-31 00.O Project Management & Labor Burden	Project Management	$270.00
5	01-30 20.O Project Supervision & Labor Burden	Project Supervision	$540.00
6	01-85 99.O Doege Labor.Other	Replace Drywall That Had To Be Removed Due To Wood Framing Issues	$680.00

PCO #077

#	Budget Code	Description	Amount
7	01-00 88.O Doege Materials.Other	Drywall & Wood Framing Materials To Include Tape & Finish	$950.00
		Subtotal:	$4,305.00
		Overhead (10.00% Applies to all line item types.):	$430.50
		Fee (5.00% Applies to all line item types.):	$236.78
		Insurance (0.46% Applies to all line item types.):	$22.87
		Tax (6.76% Applies to all line item types.):	$337.67
		Grand Total:	$5,332.82

Dave Hamblen (Synectic Design, Inc.)
Synectic Design, Inc. 1111 W. University Dr, Suite# 104
Tempe, Arizona 85281

Castle Peak Holdings
228 Park Ave S Suite 35792
New York , New York 10003

Doege Development LLC
11217 North 23rd Avenue
Phoenix, Arizona 85029

SIGNATURE **DATE**

SIGNATURE **DATE**

SIGNATURE **DATE**

Change Order #44 - CPH 642 RT 66 LLC

CPH 642 RT 66 LLC
Change Order Date: 2/10/25
Change Order #: 44

The Contract is changed as follows:

Description		
Original Contract Sum:	$	7,592,472.00
Net Change by Previously Authorized Change Orders:	$	3,598,116.73
Contract Sum Prior to This Change Order:	$	11,190,588.73
Current Change Order Amount:	$	18,075.85
PCO 78 Guestroom Concrete Stoops	$	12,139.75
PCO 79 Access Panels & Access Doors at Bar and Restrooms	$	571.07
PCO 80 Siding & Trim at Pool House	$	3,453.63
PCO 81 Added Framing & Blocking at Restaurant Bar & Lobby Areas	$	1,911.40
New Contract Sum:	$	11,208,664.58

CPH 642 RT 66 LLC
Owner

420 West 14th Street Suite 6SE New York, NY 10014
Address

David Better
Signature

Doege Development LLC
Consultant

11217 North 23rd Avenue Phoenix, AZ 85029
Address

Deanna James
Signature

PCO #078

Doege Development LLC
11217 North 23rd Avenue
Phoenix, Arizona 85029
Phone: (623) 242-5247

Project: 2403C - 2403C Trailborn Inn Williams
642 E. Route 66
Williams, Arizona 86046
Phone: 646-732-2005

DRAFT

Prime Contract Potential Change Order #078: Guest Room Concrete Stoops

TO:	Castle Peak Holdings 228 Park Ave S Suite 35792 New York , New York 10003	**FROM:**	Doege Development LLC 11217 North 23rd Avenue Phoenix, Arizona 85029
PCO NUMBER/REVISION:	078 / 0	**CONTRACT:**	1 - 2403C Trailborn
REQUEST RECEIVED FROM:		**CREATED BY:**	Deanna James (Doege Development LLC)
STATUS:	Draft	**CREATED DATE:**	12/23/2024
REFERENCE:		**PRIME CONTRACT CHANGE ORDER:**	None
FIELD CHANGE:	No		
LOCATION:	Site	**ACCOUNTING METHOD:**	Amount Based
SCHEDULE IMPACT:		**PAID IN FULL:**	No
EXECUTED:	No	**SIGNED CHANGE ORDER RECEIVED DATE:**	
		TOTAL AMOUNT:	$12,139.75

POTENTIAL CHANGE ORDER TITLE: Guest Room Concrete Stoops

CHANGE REASON: Existing Condition

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*

CE #172 - Guest Room Concrete Thresholds

(28) of the existing exterior guest room door stoops were severely damaged and in very poor condition.

This change order covers the following repair work:

- Mechanically hand grind the concrete door threshold using specialized metal bond diamond abrasives
- Vacuum slab until it's dust free, in preparation for the epoxy primer installation per manufacturers specifications
- Apply WESTCOAT EC-12 primer coat per manufacturer specifications
- Once primer is cured, sand/patch if necessary and prepare slab for the body coat per manufacturers specifications
- Apply WESTCOAT EC-102 body coat and broadcast 30 grit sand until refusal per manufacturer specifications
- Once the body coat is cured, prepare slab for the final top coat per manufacturer specifications
- Apply WESTCOAT EC-102 top coat per manufacturer specifications.

PCO #078

- Provide HI-TECH SPALL TX3 epoxy grout coat to remediate spalled and pitted areas to receive polished concrete with HI-TECH SPALL TX3 epoxy.
- Perform additional grinding after grout coat to remove excess material
- Install primer coat of WESTCOAT EC-36 epoxy primer and broadcast 20g sand until refusal
- Install skim coat of WESTCOAT TC-1 over sand broadcast to fill in voids and concrete deterioration

ATTACHMENTS:

PCO202~1.PDF

#	Budget Code	Description	Amount
1	03-30 10.O Misc Concrete	Repair & Resurface Exterior Guest Room Door Stoops	$9,800.00
		Subtotal:	**$9,800.00**
		Overhead (10.00% Applies to all line item types.):	$980.00
		Fee (5.00% Applies to all line item types.):	$539.00
		Insurance (0.46% Applies to all line item types.):	$52.07
		Tax (6.73% Applies to all line item types.):	$768.68
		Grand Total:	**$12,139.75**

Dave Hamblen (Synectic Design, Inc.)
Synectic Design, Inc. 1111 W. University Dr. Suite# 104
Tempe, Arizona 85281

Castle Peak Holdings
228 Park Ave S Suite 35792
New York , New York 10003

Doege Development LLC
11217 North 23rd Avenue
Phoenix, Arizona 85029

SIGNATURE DATE

SIGNATURE DATE

SIGNATURE DATE

PCO #079

Doege Development LLC
11217 North 23rd Avenue
Phoenix, Arizona 85029
Phone: (623) 242-5247

Project: 2403C - 2403C Trailborn Inn Williams
642 E. Route 66
Williams, Arizona 86046
Phone: 646-732-2005

DRAFT

Prime Contract Potential Change Order #079: Access Panels & Access Doors At Bar & Restroom

TO:	Castle Peak Holdings 228 Park Ave S Suite 35792 New York , New York 10003	**FROM:**	Doege Development LLC 11217 North 23rd Avenue Phoenix, Arizona 85029
PCO NUMBER/REVISION:	079 / 0	**CONTRACT:**	1 - 2403C Trailborn
REQUEST RECEIVED FROM:		**CREATED BY:**	Deanna James (Doege Development LLC)
STATUS:	Draft	**CREATED DATE:**	12/27/2024
REFERENCE:		**PRIME CONTRACT CHANGE ORDER:**	None
FIELD CHANGE:	No		
LOCATION:		**ACCOUNTING METHOD:**	Amount Based
SCHEDULE IMPACT:		**PAID IN FULL:**	No
EXECUTED:	No	**SIGNED CHANGE ORDER RECEIVED DATE:**	
		TOTAL AMOUNT:	$571.07

POTENTIAL CHANGE ORDER TITLE: Access Panels & Access Doors At Bar & Restroom

CHANGE REASON: Allowance

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*
CE #182 - Access Panels & Access Doors At Bar & Women's Restroom Camp Hall
Furnish and install access panels.

ATTACHMENTS:

#	Budget Code	Description	Amount
1	01-85 99.O Doege Labor.Other	Frame For New Access Panels	$212.50
2	01-00 88.O Doege Materials.Other	2x6 Materials For Framing	$96.00
3	01-74 00.O General Cleanup.Other	General Cleanup	$42.50
4	09-90 99.O Labor Paint Misc.Other	Paint Access Doors	$110.00
		Subtotal:	**$461.00**
		Overhead (10.00% Applies to all line item types.):	$46.10
		Fee (5.00% Applies to all line item types.):	$25.36
		Insurance (0.46% Applies to all line item types.):	$2.45
		Tax (6.76% Applies to all line item types.):	$36.16
		Grand Total:	**$571.07**

DOEGE

PCO #079

Dave Hamblen (Synectic Design, Inc.)
Synectic Design, Inc. 1111 W. University Dr, Suite# 104
Tempe, Arizona 85281

Castle Peak Holdings
228 Park Ave S Suite 35792
New York , New York 10003

Doege Development LLC
11217 North 23rd Avenue
Phoenix, Arizona 85029

SIGNATURE	DATE	SIGNATURE	DATE	SIGNATURE	DATE

PCO #080

Doege Development LLC
11217 North 23rd Avenue
Phoenix, Arizona 85029
Phone: (623) 242-5247

Project: 2403C - 2403C Trailborn Inn Williams
642 E. Route 66
Williams, Arizona 86046
Phone: 646-732-2005

DRAFT

Prime Contract Potential Change Order #080: Siding & Trim At Pool House

TO:	Castle Peak Holdings 228 Park Ave S Suite 35792 New York , New York 10003	**FROM:**	Doege Development LLC 11217 North 23rd Avenue Phoenix, Arizona 85029
PCO NUMBER/REVISION:	080 / 0	**CONTRACT:**	1 - 2403C Trailborn
REQUEST RECEIVED FROM:		**CREATED BY:**	Deanna James (Doege Development LLC)
STATUS:	Draft	**CREATED DATE:**	12/27/2024
REFERENCE:		**PRIME CONTRACT CHANGE ORDER:**	None
FIELD CHANGE:	No		
LOCATION:		**ACCOUNTING METHOD:**	Amount Based
SCHEDULE IMPACT:		**PAID IN FULL:**	No
EXECUTED:	No	**SIGNED CHANGE ORDER RECEIVED DATE:**	
		TOTAL AMOUNT:	$3,453.63

POTENTIAL CHANGE ORDER TITLE: Siding & Trim At Pool House

CHANGE REASON: Existing Condition

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*
CE #178 - Siding & Trim At Pool House Due To Deterioration Of Existing Materials
Demo of existing siding & trim as needed.
Furnish and install new wood siding panels & wood trim.

ATTACHMENTS:
Pool Pump House Photos - Existing.pdf

#	Budget Code	Description	Amount
1	02-40 00.O Demolition	Demolition Of Existing Siding & Trim	$850.00
2	06-10 00.O Rough Carpentry.Other	Furnish Material For Wood Paneling & Wood Trim	$658.00
3	01-74 00.O General Cleanup.Other	General Cleanup	$170.00
4	01-52 60.O Dumpsters	Dumpster	$45.00
5	01-85 99.O Doege Labor.Other	Install Wood Paneling & Trim	$1,020.00
6	01-85 99.O Doege Labor.Other	Install Insulation & Caulking At Pool House	$45.00
		Subtotal:	**$2,788.00**
		Overhead (10.00% Applies to all line item types.):	$278.80
		Fee (5.00% Applies to all line item types.):	$153.34
		Insurance (0.46% Applies to all line item types.):	$14.81
		Tax (6.76% Applies to all line item types.):	$218.68
		Grand Total:	**$3,453.63**

PCO #080

Dave Hamblen (Synectic Design, Inc.)
Synectic Design, Inc. 1111 W. University Dr, Suite# 104
Tempe, Arizona 85281

Castle Peak Holdings
228 Park Ave S Suite 35792
New York , New York 10003

Doege Development LLC
11217 North 23rd Avenue
Phoenix, Arizona 85029

SIGNATURE	**DATE**	**SIGNATURE**	**DATE**	**SIGNATURE**	**DATE**

PCO #081

Doege Development LLC
11217 North 23rd Avenue
Phoenix, Arizona 85029
Phone: (623) 242-5247

Project: 2403C - 2403C Trailborn Inn Williams
642 E. Route 66
Williams, Arizona 86046
Phone: 646-732-2005

DRAFT

Prime Contract Potential Change Order #081: Added Framing & Blocking At Restaurant Bar & Lobby Areas

TO:	Castle Peak Holdings 228 Park Ave S Suite 35792 New York , New York 10003	**FROM:**	Doege Development LLC 11217 North 23rd Avenue Phoenix, Arizona 85029
PCO NUMBER/REVISION:	081 / 0	**CONTRACT:**	1 - 2403C Trailborn
REQUEST RECEIVED FROM:		**CREATED BY:**	Deanna James (Doege Development LLC)
STATUS:	Draft	**CREATED DATE:**	12/27/2024
REFERENCE:		**PRIME CONTRACT CHANGE ORDER:**	None
FIELD CHANGE:	No		
LOCATION:		**ACCOUNTING METHOD:**	Amount Based
SCHEDULE IMPACT:		**PAID IN FULL:**	No
EXECUTED:	No	**SIGNED CHANGE ORDER RECEIVED DATE:**	
		TOTAL AMOUNT:	$1,911.40

POTENTIAL CHANGE ORDER TITLE: Added Framing & Blocking At Restaurant Bar & Lobby Areas

CHANGE REASON: Existing Condition

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*
CE #179 - Added Framing & Blocking For Restaurant & Bar Area Voids
In response to the voids above the walls between the dining & bar, bar & lobby and lobby & exterior addressed in RFI #137 this pricing includes the blocking needed in order to fill these voids.

ATTACHMENTS:

#	Budget Code	Description	Amount
1	06-10 00.O Rough Carpentry.Other	Furnish blocking at voids above restaurant and bar wall - 2x10 Material	$315.00
2	01-00 88.O Doege Materials.Other	Provide Miscellaneous Fasteners & Anchors	$38.00
3	01-85 99.O Doege Labor.Other	Install 2x10 materials in voids	$1,020.00
4	01-74 00.O General Cleanup.Other	General Cleanup	$170.00
		Subtotal:	**$1,543.00**
		Overhead (10.00% Applies to all line item types.):	$154.30
		Fee (5.00% Applies to all line item types.):	$84.87
		Insurance (0.46% Applies to all line item types.):	$8.20
		Tax (6.76% Applies to all line item types.):	$121.03
		Grand Total:	**$1,911.40**

PCO #081

Dave Hamblen (Synectic Design, Inc.)
Synectic Design, Inc. 1111 W. University Dr, Suite# 104
Tempe, Arizona 85281

Castle Peak Holdings
228 Park Ave S Suite 35792
New York , New York 10003

Doege Development LLC
11217 North 23rd Avenue
Phoenix, Arizona 85029

SIGNATURE	DATE	SIGNATURE	DATE	SIGNATURE	DATE

Change Order #45 - CPH 642 RT 66 LLC

CPH 642 RT 66 LLC
Change Order Date: 2/11/25
Change Order #: 45

The Contract is changed as follows:

Description		
Original Contract Sum:	$	7,592,472.00
Net Change by Previously Authorized Change Orders:	$	3,616,192.58
Contract Sum Prior to This Change Order:	$	11,208,664.58
Current Change Order Amount:	$	2,562.92
PCO 93 Smoke Detectors & Battery Operated CO2 Detectors	$	2,562.92
New Contract Sum:	$	11,211,227.50

CPH 642 RT 66 LLC
Owner

420 West 14th Street Suite 6SE New York, NY 10014
Address

David Batter
Signature

Dodge Development LLC
Consultant

11217 North 23rd Avenue Phoenix, AZ 85029
Address

Deanna James
Signature

PCO #093

Doege Development LLC
11217 North 23rd Avenue
Phoenix, Arizona 85029
Phone: (623) 242-5247

Project: 2403C - 2403C Trailborn Inn Williams
642 E. Route 66
Williams, Arizona 86046
Phone: 646-732-2005

DRAFT

Prime Contract Potential Change Order #093: CE #222 - Smoke Detectors & Battery-Operated CO2 Detectors

TO:	Castle Peak Holdings 226 Park Ave S Suite 36792 New York , New York 10003	**FROM:**	Doege Development LLC 11217 North 23rd Avenue Phoenix, Arizona 85029
PCO NUMBER/REVISION:	093 / 0	**CONTRACT:**	1 - 2403C Trailborn
REQUEST RECEIVED FROM:		**CREATED BY:**	Parker Wilfert-Espe (Doege Development LLC)
STATUS:	Draft	**CREATED DATE:**	2/5/2025
REFERENCE:		**PRIME CONTRACT CHANGE ORDER:**	None
FIELD CHANGE:	No		
LOCATION:		**ACCOUNTING METHOD:**	Amount Based
SCHEDULE IMPACT:		**PAID IN FULL:**	No
EXECUTED:	No	**SIGNED CHANGE ORDER RECEIVED DATE:**	
		TOTAL AMOUNT:	$2,562.92

POTENTIAL CHANGE ORDER TITLE: CE #222 - Smoke Detectors & Battery-Operated CO2 Detectors

CHANGE REASON: Client Request

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*
CE #222 - Smoke Detectors & Battery-Operated CO2 Detectors
Smoke Detectors & Battery-Operated CO2 Detectors

ATTACHMENTS:

#	Budget Code	Description	Amount
1	28-50 00.O Fire Alarm	Furnish (28) Smoke Detectors	$433.16
2	28-50 00.O Fire Alarm	Furnish CO2 Detectors (5)	$163.30
3	28-50 00.O Fire Alarm	Install Labor	$510.00
4	01-74 00.O General Cleanup.Other	General Cleanup	$212.50
5	01-54 10.O Equipment Rental/ Tool Rental	Equipment Rental For Lift	$750.00
		Subtotal:	**$2,068.96**
		Overhead (10.00% Applies to all line item types.):	$206.90
		Fee (5.00% Applies to all line item types.):	$113.79
		Insurance (0.46% Applies to all line item types.):	$10.99
		Tax (6.76% Applies to all line item types.):	$162.28
		Grand Total:	**$2,562.92**

PCO #093

Dave Hamblen (Synectic Design, Inc.)
Synectic Design, Inc. 1111 W. University Dr, Suite# 104
Tempe, Arizona 85281

Castle Peak Holdings
228 Park Ave S Suite 35792
New York , New York 10003

Doege Development LLC
11217 North 23rd Avenue
Phoenix, Arizona 85029

SIGNATURE	DATE	SIGNATURE	DATE	SIGNATURE	DATE

Change Order #47 - CPH 642 RT 66 LLC

CPH 642 RT 66 LLC
Change Order Date: 2/13/25
Change Order #: 47

The Contract Is changed as follows:

Description		
Original Contract Sum:	$	7,592,472.00
Net Change by Previously Authorized Change Orders:	$	3,626,956.09
Contract Sum Prior to This Change Order:	$	11,219,428.09
Current Change Order Amount:	$	39,398.45
PCO 74 Building 2 Retaining Wall Repair	$	7,426.31
PCO 97 Repair at Existing Sewer Line in Kitchen, Unclog Existing Line and Camera	$	31,972.14
New Contract Sum:	$	11,258,826.48

CPH 642 RT 66 LLC
Owner

420 West 14th Street Suite 6SE New York, NY 10014
Address

David Better
Signature

Doege Development LLC
Consultant

11217 North 23rd Avenue Phoenix, AZ 85029
Address

Deanna James
Signature

PCO #097

Doege Development LLC
11217 North 23rd Avenue
Phoenix, Arizona 85029
Phone: (623) 242-5247

Project: 2403C - 2403C Trailborn Inn Williams
642 E. Route 66
Williams, Arizona 86046
Phone: 646-732-2005

DRAFT

Prime Contract Potential Change Order #097: Repair At Existing Sewer Line In Kitchen, Unclog Existing Line & Camera

TO:	Castle Peak Holdings 228 Park Ave S Suite 35792 New York , New York 10003	**FROM:**	Doege Development LLC 11217 North 23rd Avenue Phoenix, Arizona 85029
PCO NUMBER/REVISION:	097 / 0	**CONTRACT:**	1 - 2403C Trailborn
REQUEST RECEIVED FROM:		**CREATED BY:**	Deanna James (Doege Development LLC)
STATUS:	Draft	**CREATED DATE:**	2/10/2025
REFERENCE:		**PRIME CONTRACT CHANGE ORDER:**	None
FIELD CHANGE:	No		
LOCATION:		**ACCOUNTING METHOD:**	Amount Based
SCHEDULE IMPACT:	5 days	**PAID IN FULL:**	No
EXECUTED:	No	**SIGNED CHANGE ORDER RECEIVED DATE:**	
		TOTAL AMOUNT:	$31,972.14

POTENTIAL CHANGE ORDER TITLE: Repair At Existing Sewer Line In Kitchen, Unclog Existing Line & Camera

CHANGE REASON: Existing Condition

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*
CE #226 - Repair At Existing Sewer Line Break
It was discovered via camera footage of the existing sewer line from the camp hall restrooms that there is a break in the existing sewer line located under ground in the kitchen area.
This change order includes the following work needed to repair the line:

- Sawcut 62 LF of existing flooring and concrete slab to expose the line
- Removal and haul-off if the concrete
- Excavation for new plumbing line
- Remove and replace approximately 31LF of existing sewer pipe with new
- Install (2) new cleanouts
- Install (2) new floor sinks
- Pour-back of the concrete at the trench location
- Repair of the tiles removed to expose the broken pipe
- General cleanup of area
- Emergency Call to unclog Men's restroom toilets
- Emergency Sewer Line unclog at Camp Hall Restrooms 6 Hours

ATTACHMENTS:
Sewer Line Break Location Markup.jpg , Sewer Line Break 4.jpg , Sewer Line Break 3.jpg , Sewer Line Break 2.jpg , Sewer Line Break.jpg , Photo Of Sewer Line & Fx Floor Sink Location.jpg , New Sewer Line Markup.png , Additional Plumbing.pdf , Repair Existing Sewer Line.pdf

#	Budget Code	Description	Amount
1	22-00 00.O Plumbing	Saw Cut Concrete At Sewer Line Break	$1,240.00
2	22-00 00.O Plumbing	Remove & Haul Off Concrete Spoils	$3,100.00

DOEGE

PCO #097

#	Budget Code	Description	Amount
3	22-00 00.O Plumbing	Remove & Replace 31 LF Of Sewer Line	$10,850.00
4	03-30 99.O Misc Concrete/ Patching Labor.Other	Pour Back Concrete At Plumbing Trench	$2,170.00
5	09-60 99.O Flooring Labor.Other	Patch Back Kitchen Tile At Plumbing Trench	$2,400.00
6	09-60 00.O Flooring	Tile Materials To Patch Back Kitchen Flooring	$1,200.00
7	01-74 00.O General Cleanup.Other	General Cleanup	$660.00
8	01-85 99.O Doege Labor.Other	Square Cut Existing Tiles To Receive New Tiles	$510.00
9	01-85 99.O Doege Labor.Other	Protect In Place Existing Equipment Includes Plastic Materials	$570.00
10	22-00 00.O Plumbing	Emergency Call to unclog men's toilets	$450.00
11	22-00 00.O Plumbing	Emergency Call to unclog camp hall restroom sewer lines includes cameraing of existing lines	$1,680.00
12	01-30 20.O Project Supervision & Labor Burden	Monitoring Of Plumbing repairs at camp hall restroom existing lines	$960.00
		Subtotal:	$25,810.00
		Overhead (10.00% Applies to all line item types.):	$2,581.00
		Fee (5.00% Applies to all line item types.):	$1,419.55
		Insurance (0.46% Applies to all line item types.):	$137.13
		Tax (6.73% Applies to all line item types.):	$2,024.46
		Grand Total:	$31,972.14

Dave Hamblen (Synectic Design, Inc.)
Synectic Design, Inc. 1111 W. University Dr, Suite# 104
Tempe, Arizona 85281

Castle Peak Holdings
228 Park Ave S Suite 35792
New York , New York 10003

Doege Development LLC
11217 North 23rd Avenue
Phoenix, Arizona 85029

SIGNATURE DATE

SIGNATURE DATE

SIGNATURE DATE

Change Order #48 - CPH 642 RT 66 LLC

CPH 642 RT 66 LLC
Change Order Date: 3/25/25
Change Order #: 48

The Contract is changed as follows:

Description

Original Contract Sum:	$	7,592,472.00
Net Change by Previously Authorized Change Orders:	$	3,666,354.48
Contract Sum Prior to This Change Order:	$	11,258,826.48
Current Change Order Amount:	$	33,054.90
PCO 110 Converters for Power To Toshiba Units	$	33,054.90
New Contract Sum:	$	11,291,881.38

CPH 642 RT 66 LLC
Owner

420 West 14th Street Suite 6SE New York, NY 10014
Address

David Better
Signature

Doege Development LLC
Consultant

11217 North 23rd Avenue Phoenix, AZ 85029
Address

Deanna James 3/27/2025
Signature

DOEGE

PCO #110

Doege Development LLC
11217 North 23rd Avenue
Phoenix, Arizona 85029
Phone: (623) 242-5247

Project: 2403C - 2403C Trailborn Inn Williams
642 E. Route 66
Williams, Arizona 86046
Phone: 646-732-2005

DRAFT

Prime Contract Potential Change Order #110: Converters For Power To Toshiba Units

TO:	Castle Peak Holdings 228 Park Ave S Suite 35792 New York , New York 10003	**FROM:**	Doege Development LLC 11217 North 23rd Avenue Phoenix, Arizona 85029
PCO NUMBER/REVISION:	110 / 0	**CONTRACT:**	1 - 2403C Trailborn
REQUEST RECEIVED FROM:		**CREATED BY:**	Deanna James (Doege Development LLC)
STATUS:	Draft	**CREATED DATE:**	3/14/2025
REFERENCE:		**PRIME CONTRACT CHANGE ORDER:**	None
FIELD CHANGE:	No		
LOCATION:		**ACCOUNTING METHOD:**	Amount Based
SCHEDULE IMPACT:	~~50 days~~	**PAID IN FULL:**	No
EXECUTED:	No	**SIGNED CHANGE ORDER RECEIVED DATE:**	
	GC's Supervision & Project Management to be addressed in PCO #23 as per the previous agreement with Ownership & Red Hospitality	**TOTAL AMOUNT:**	$33,054.30

POTENTIAL CHANGE ORDER TITLE: Converters For Power To Toshiba Units

CHANGE REASON: Existing Condition

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*
CE #258 - Converters For Power To Toshiba Units
The engineer has concluded that (3) electrical single-phase to three-phase, Phase Converters will be required to supply the mechanical VRF units with the correct phase and voltage requirements per HVAC manufacturer requirements.

This change order covers costs for the following scope:

1) Install converter and disconnect to each VRF unit
Material: :
- (3) North America phase Converter :——————————$18,140.00
- (6) 100 amps fuses;————————————$271.35
- (3) 100 amps disconnect nema 1 :——————————$744.09
- 1-1/2" Liquid tight flex:——————————————$286.08
- Miscellaneous hardware and electrical material: ——— ——$2,492.56
- (3) wire 3/0 CU from panel
- (6) Liquidtigh Connector
- Ground rod + CU wire, Al.
- Wireway grunt box 200 amps rated
- Hardware
- EMT Conduits, connectors and supports
- 3/4" EMT, FLEX and wire for breaker relocation
- Labor : 100 Hrs @ 65.00 : ———————————————$6,500.00
5 guys 2 days/10 HR day.

ATTACHMENTS:
RFI#172_VRF_2025.03.11.pdf , Trailborn Converters.pdf

#	Budget Code	Description	Amount
1	26-00 00.O Electrical	Furnish & Install (3) Converters & Disconnects To Each VRF Unit	$26,434.08

PCO #110

#	Budget Code	Description	Amount
2	01-74 00.O General Cleanup.Other	General Cleanup	$250.00
		Subtotal:	**$26,684.08**
		Overhead (10.00%):	$2,668.41
		Fee (5.00%):	$1,467.62
		Insurance (0.46%):	$141.77
		Tax (6.76%):	$2,093.02
		Grand Total:	**$33,054.90**

Dave Hamblen (Synectic Design, Inc.)
Synectic Design, Inc. 1111 W. University Dr, Suite# 104
Tempe, Arizona 85281

SIGNATURE DATE

Castle Peak Holdings
228 Park Ave S Suite 35792
New York , New York 10003

David Botter 3/25/25
SIGNATURE DATE

Doege Development LLC
11217 North 23rd Avenue
Phoenix, Arizona 85029

Deanna James 3/27/2025
SIGNATURE DATE

Change Order #49 - CPH 642 RT 66 LLC

CPH 642 RT 66 LLC
Change Order Date: 4/24/25
Change Order #: 49

The Contract is changed as follows:

Description

Original Contract Sum:	$	7,592,472.00
Net Change by Previously Authorized Change Orders:	$	3,699,409.38
Contract Sum Prior to This Change Order:	$	11,291,881.38
Current Change Order Amount:	$	25,407.93
PCO 118 Bar Flip Top & Shock Arm	$	2,642.41
PCO 119 Step Down Transformer	$	22,346.62
PCO 120 Window Tint	$	418.70
New Contract Sum:	$	11,317,289.31

CPH 642 RT 66 LLC
Owner

420 West 14th Street Suite 6SE New York, NY 10014
Address

David Better
Signature

Doege Development LLC
Consultant

11217 North 23rd Avenue Phoenix, AZ 85029
Address

Signature

PCCO #067

Doege Development LLC
11217 North 23rd Avenue
Phoenix, Arizona 85029
Phone: (623) 242-5247

Project: 2403C - 2403C Trailborn Inn Williams
642 E. Route 66
Williams, Arizona 86046
Phone: 646-732-2005

Prime Contract Change Order #067: CE #269 - Bar Flip Top & Shock Arm

TO:	Castle Peak Holdings 228 Park Ave S Suite 35792 New York , New York 10003	**FROM:**	Doege Development LLC 11217 North 23rd Avenue Phoenix, Arizona 85029
DATE CREATED:	4/29/2025	**CREATED BY:**	Deanna James (Doege Development LLC)
CONTRACT STATUS:	Approved	**REVISION:**	0
DESIGNATED REVIEWER:		**REVIEWED BY:**	
DUE DATE:		**REVIEW DATE:**	04/28/2025
INVOICED DATE:		**PAID DATE:**	
SCHEDULE IMPACT:		**EXECUTED:**	Yes
REVISED SUBSTANTIAL COMPLETION DATE:		**SIGNED CHANGE ORDER RECEIVED DATE:**	
CONTRACT FOR:	1:2403C Trailborn	**TOTAL AMOUNT:**	$2,642.41

DESCRIPTION:
CE #269 - Bar Flip Top & Shock Arm

BAR FLIP TOP
Rework/Replace/Supply new & Reinstall
Includes Sugatsune LADH-50 Heavy Duty Lift Assist Damper - Brown
Includes Shock Arm & Install

50% Down Payment Required.

ATTACHMENTS:
Trailborn Change Order #49_SIGNED.pdf, Trailborn Change Order #49..pdf, 24.032.COO.Trlbrn.gl.4.17.25 - Bar Flip Top & Shock Arm.pdf

POTENTIAL CHANGE ORDERS IN THIS CHANGE ORDER:

PCO #	Title	Schedule Impact	Amount
118	CE #269 - Bar Flip Top & Shock Arm		$2,642.41
		Total:	$2,642.41

CHANGE ORDER LINE ITEMS:

PCO # 118: CE #269 - Bar Flip Top & Shock Arm

#	Budget Code	Description	Amount
1	06-30 00.O Cabinets/ Millwork.Other	Bar Flip Top & Shock Arm	$1,983.13
2	06-30 00.O Cabinets/ Millwork.Other	Remove Damaged Top	$150.00
		Subtotal:	**$2,133.13**
		Overhead (10.00%):	$213.31
		Fee (5.00%):	$117.32
		Insurance (0.46%):	$11.33
		Tax (6.76%):	$167.32
		Grand Total:	**$2,642.41**

PCCO #067

The original (Contract Sum)	$7,592,472.00
Net change by previously authorized Change Orders	$3,715,910.15
The contract sum prior to this Change Order was	$11,308,382.15
The contract sum will be increased by this Change Order in the amount of	$2,642.41
The new contract sum including this Change Order will be	$11,311,024.56
The contract time will not be changed by this Change Order.	

Dave Hamblen (Synectic Design, Inc.)
1111 W. University Dr, Suite# 104
Tempe, Arizona 85281

Castle Peak Holdings
228 Park Ave S Suite 35792
New York , New York 10003

Doege Development LLC
11217 North 23rd Avenue
Phoenix, Arizona 85029

SIGNATURE	**DATE**	**SIGNATURE**	**DATE**	**SIGNATURE**	**DATE**

PCCO #068

Doege Development LLC
11217 North 23rd Avenue
Phoenix, Arizona 85029
Phone: (623) 242-5247

Project: 2403C - 2403C Trailborn Inn Williams
642 E. Route 66
Williams, Arizona 86046
Phone: 646-732-2005

Prime Contract Change Order #068: CE #270 - Step Down Transformer

TO:	**Castle Peak Holdings** 228 Park Ave S Suite 35792 New York , New York 10003	**FROM:**	**Doege Development LLC** 11217 North 23rd Avenue Phoenix, Arizona 85029
DATE CREATED:	4/28/2025	**CREATED BY:**	Deanna James (Doege Development LLC)
CONTRACT STATUS:	Approved	**REVISION:**	0
DESIGNATED REVIEWER:		**REVIEWED BY:**	
DUE DATE:		**REVIEW DATE:**	04/28/2025
INVOICED DATE:		**PAID DATE:**	
SCHEDULE IMPACT:		**EXECUTED:**	Yes
REVISED SUBSTANTIAL COMPLETION DATE:		**SIGNED CHANGE ORDER RECEIVED DATE:**	
CONTRACT FOR:	1:2403C Trailborn	**TOTAL AMOUNT:**	$22,346.82

DESCRIPTION:
CE #270 - Step Down Transformer
This Change Order is to Furnish and Install Step Down Transformer

ATTACHMENTS:
Trailborn Change Order #49 SIGNED.pdf, Trailborn Change Order #49..pdf, Step Down Transformer 4.23.25.pdf

POTENTIAL CHANGE ORDERS IN THIS CHANGE ORDER:

PCO #	Title	Schedule Impact	Amount
119	CE #270 - Step Down Transformer		$22,346.82
		Total:	$22,346.82

CHANGE ORDER LINE ITEMS:

PCO # 119: CE #270 - Step Down Transformer

#	Budget Code	Description	Amount
1	26-00 00.O Electrical	Step Down Transformer	$14,719.81
2	09-10 99.O Drywall Patch Labor.Other	Patch Drywall Due to Converters	$1,360.00
3	09-90 00.O Painting	Paint Walls After Patching	$680.00
4	26-00 00.O Electrical	Materials	$200.00
5	01-30 20.O Project Supervision & Labor Burden	Project Supervision	$1,080.00
		Subtotal:	**$18,039.81**
		Overhead (10.00%):	$1,803.98
		Fee (5.00%):	$992.19
		Insurance (0.46%):	$95.85
		Tax (6.76%):	$1,414.99
		Grand Total:	**$22,346.82**

PCCO #068

The original (Contract Sum)	$7,592,472.00
Net change by previously authorized Change Orders	$3,718,552.56
The contract sum prior to this Change Order was	$11,311,024.56
The contract sum will be increased by this Change Order in the amount of	$22,346.82
The new contract sum including this Change Order will be	$11,333,371.38

The contract time will not be changed by this Change Order.

Dave Hamblen (Synectic Design, Inc.)
1111 W. University Dr, Suite# 104
Tempe, Arizona 85281

SIGNATURE DATE

Castle Peak Holdings
228 Park Ave S Suite 35792
New York , New York 10003

SIGNATURE DATE

Doege Development LLC
11217 North 23rd Avenue
Phoenix, Arizona 85029

SIGNATURE DATE

PCCO #069

Doege Development LLC
11217 North 23rd Avenue
Phoenix, Arizona 85029
Phone: (623) 242-5247

Project: 2403C - 2403C Trailborn Inn Williams
642 E. Route 66
Williams, Arizona 86046
Phone: 646-732-2005

Prime Contract Change Order #069: CE #271 - Soda Equipment Room Window Tint

TO:	**Castle Peak Holdings** 228 Park Ave S Suite 35792 New York , New York 10003	**FROM:**	**Doege Development LLC** 11217 North 23rd Avenue Phoenix, Arizona 85029
DATE CREATED:	4/28/2025	**CREATED BY:**	Deanna James (Doege Development LLC)
CONTRACT STATUS:	Approved	**REVISION:**	0
DESIGNATED REVIEWER:		**REVIEWED BY:**	
DUE DATE:		**REVIEW DATE:**	04/28/2025
INVOICED DATE:		**PAID DATE:**	
SCHEDULE IMPACT:		**EXECUTED:**	Yes
REVISED SUBSTANTIAL COMPLETION DATE:		**SIGNED CHANGE ORDER RECEIVED DATE:**	
CONTRACT FOR:	1:2403C Trailborn	**TOTAL AMOUNT:**	$418.70

DESCRIPTION:
CE #271 - Soda Equipment Room Window Tint
This Prime Contract Change Order is to Furnish and Install Window Tint in the Soda Equipment Room.

Window film type specified is "Frost".

Work Tentatively Scheduled for Wednesday April 30th at 1:30pm.

ATTACHMENTS:
Trailborn Change Order #49_SIGNED.pdf, Trailborn Change Order #49..pdf, Window Tint (Soda Room Window) R1 Tax Except.pdf

POTENTIAL CHANGE ORDERS IN THIS CHANGE ORDER:

PCO #	Title	Schedule Impact	Amount
120	CE #271 - Soda Equipment Room Window Tint		$418.70
		Total:	$418.70

CHANGE ORDER LINE ITEMS:

PCO # 120: CE #271 - Soda Equipment Room Window Tint

#	Budget Code	Description	Amount
1	08-50 00.O Windows.Other	Window Tint (Soda Room)	$338.00
		Subtotal:	**$338.00**
		Overhead (10.00%):	$33.80
		Fee (5.00%):	$18.59
		Insurance (0.46%):	$1.80
		Tax (6.76%):	$26.51
		Grand Total:	**$418.70**

PCCO #069

The original (Contract Sum)	$7,592,472.00
Net change by previously authorized Change Orders	$3,740,899.38
The contract sum prior to this Change Order was	$11,333,371.38
The contract sum will be increased by this Change Order in the amount of	$418.70
The new contract sum including this Change Order will be	$11,333,790.08

The contract time will not be changed by this Change Order.

Dave Hamblen (Synectic Design, Inc.)
1111 W. University Dr, Suite# 104
Tempe, Arizona 85281

Castle Peak Holdings
228 Park Ave S Suite 35792
New York , New York 10003

Doege Development LLC
11217 North 23rd Avenue
Phoenix, Arizona 85029

SIGNATURE DATE

SIGNATURE DATE

SIGNATURE DATE

Change Order #50 - CPH 642 RT 66 LLC

CPH 642 RT 66 LLC
Change Order Date: 5/22/25
Change Order #: 50

The Contract is changed as follows:

Description

Original Contract Sum:	$	7,592,472.00
Net Change by Previously Authorized Change Orders:	$	3,724,817.31
Contract Sum Prior to This Change Order:	$	11,317,289.31
Current Change Order Amount:	$	1,873.62
PCO 122 Front Entry Asphalt Valley Gutter Install	$	1,873.62
New Contract Sum:	$	11,319,162.93

CPH 642 RT 66 LLC
Owner

420 West 14th Street Suite 6SE New York, NY 10014
Address

Signature

Doege Development LLC
Consultant

11217 North 23rd Avenue Phoenix, AZ 85029
Address

Deanna James 5/22/25
Signature

PCCO #070

Doege Development LLC
11217 North 23rd Avenue
Phoenix, Arizona 85029
Phone: (623) 242-5247

Project: 2403C - 2403C Trailborn Inn Williams
642 E. Route 66
Williams, Arizona 86046
Phone: 646-732-2005

Prime Contract Change Order #070: Front Entry Asphalt Valley Gutter Install

TO:	Castle Peak Holdings 228 Park Ave S Suite 35792 New York , New York 10003	**FROM:**	Doege Development LLC 11217 North 23rd Avenue Phoenix, Arizona 85029
DATE CREATED:	5/29/2025	**CREATED BY:**	Deanna James (Doege Development LLC)
CONTRACT STATUS:	Approved	**REVISION:**	0
DESIGNATED REVIEWER:		**REVIEWED BY:**	
DUE DATE:		**REVIEW DATE:**	05/29/2025
INVOICED DATE:		**PAID DATE:**	
SCHEDULE IMPACT:		**EXECUTED:**	No
REVISED SUBSTANTIAL COMPLETION DATE:		**SIGNED CHANGE ORDER RECEIVED DATE:**	
CONTRACT FOR:	1:2403C Trailborn	**TOTAL AMOUNT:**	$1,873.62

DESCRIPTION:
CE #276 - Front Entry Asphalt Adjustments
This cost is to cover furnish and install of a new valley gutter at the front entry drive asphalt where puddling is occurring at the drop off area.
Due to grade points 5337 & 5038 being called out in the point table as BOC (back of curb) instead of finish grade.
This caused the asphalt in those two areas to sit lower than intended causing issues with the flow of the drainage.

ATTACHMENTS:
Doege CO #50 5.22.25.pdf, Valley Gutter.pdf, Points 5037 and 5038.png, Entry Drive Points (002).png

POTENTIAL CHANGE ORDERS IN THIS CHANGE ORDER:

PCO #	Title	Schedule Impact	Amount
122	Front Entry Asphalt Valley Gutter Install		$1,873.62
		Total:	$1,873.62

CHANGE ORDER LINE ITEMS:

PCO # 122: Front Entry Asphalt Valley Gutter Install

#	Budget Code	Description	Amount
1	01-01 00 00.O Mobilization	Saw Cutting	$250.00
2	02-40 00.O Demolition	Remove Existing Asphalt	$75.00
3	31-00 00.O Earthwork	Regrade After Asphalt Removal	$1,000.00
4	32-10 00.O Bases, Ballast, Paving.Other	Install New 6" Thick Valley Gutter	$1,200.00
5	01-74 00.O General Cleanup.Other	General Cleanup	$250.00
6	31-00 00.O Earthwork	Credit	$(1,262.50)
		Subtotal:	**$1,512.50**
		Overhead (10.00%):	$151.25
		Fee (5.00%):	$83.19
		Insurance (0.46%):	$8.04
		Tax (6.76%):	$118.64
		Grand Total:	**$1,873.62**

PCCO #070

The original (Contract Sum)	$7,592,472.00
Net change by previously authorized Change Orders	$3,741,318.08
The contract sum prior to this Change Order was	$11,333,790.08
The contract sum will be increased by this Change Order in the amount of	$1,873.62
The new contract sum including this Change Order will be	$11,335,663.70
The contract time will not be changed by this Change Order.	

Dave Hamblen (Synectic Design, Inc.)
1111 W. University Dr, Suite# 104
Tempe, Arizona 85281

Castle Peak Holdings
228 Park Ave S Suite 35792
New York , New York 10003

Doege Development LLC
11217 North 23rd Avenue
Phoenix, Arizona 85029

SIGNATURE **DATE**

SIGNATURE **DATE**

SIGNATURE **DATE**

Change Order #51 - CPH 642 RT 66 LLC

CPH 642 RT 66 LLC
Change Order Date: 5/28/25
Change Order #: 51

The Contract Is changed as follows:

Description

Original Contract Sum:	$	7,592,477.00
Net Change by Previously Authorized Change Orders:	$	3,726,690.93
Contract Sum Prior to This Change Order:	$	11,319,162.93
Current Change Order Amount:	$	(5,413.50)
PCO 88 R4- Hard Lid Ceiling in Restaurant and Conduit Painting	$	(14,468.77)
PCO 53 - EV Charging Stations	$	16,685.97
PCO 124 - Credit for Pool Fence	$	(7,630.70)
New Contract Sum:	$	11,313,749.43

CPH 642 RT 66 LLC
Owner

420 West 14th Street Suite 5SE New York, NY 10014
Address

David Better
Signature

Doege Development LLC
Consultant

11217 North 23rd Avenue Phoenix, AZ 85029
Address

Deanna James 5/28/25
Signature

PCCO #071

Doege Development LLC
11217 North 23rd Avenue
Phoenix, Arizona 85029
Phone: (623) 242-5247

Project: 2403C - 2403C Trailborn Inn Williams
642 E. Route 66
Williams, Arizona 86046
Phone: 646-732-2005

Prime Contract Change Order #071: CE #112 - Charging Stations

TO:	**Castle Peak Holdings** 228 Park Ave S Suite 35792 New York , New York 10003	**FROM:**	**Doege Development LLC** 11217 North 23rd Avenue Phoenix, Arizona 85029
DATE CREATED:	5/29/2025	**CREATED BY:**	Deanna James (Doege Development LLC)
CONTRACT STATUS:	Approved	**REVISION:**	0
DESIGNATED REVIEWER:		**REVIEWED BY:**	
DUE DATE:		**REVIEW DATE:**	05/29/2025
INVOICED DATE:		**PAID DATE:**	
SCHEDULE IMPACT:		**EXECUTED:**	Yes
REVISED SUBSTANTIAL COMPLETION DATE:		**SIGNED CHANGE ORDER RECEIVED DATE:**	
CONTRACT FOR:	1:2403C Trailborn	**TOTAL AMOUNT:**	$16,685.97

DESCRIPTION:
CE #112 - Charging Stations
Addition of Charging Stations to the Trailbron Williams scope of work.

Includes:
Electrical
Concrete Sawcut & Remove
Additional Cabling

ATTACHMENTS:
Doege CO #51 5.28.25 FULLY SIGNED.pdf, Trailborn CO# TBW-04 Car charger.pdf

POTENTIAL CHANGE ORDERS IN THIS CHANGE ORDER:

PCO #	Title	Schedule Impact	Amount
053	CE #112 - Charging Stations		$16,685.97
		Total:	$16,685.97

CHANGE ORDER LINE ITEMS:

PCO # 053: CE #112 - Charging Stations

#	Budget Code	Description	Amount
1	26-00 00.O Electrical	Charging Stations Electrical	$10,470.00
2	03-30 10.O Exterior Walkway Concrete	Concrete Sawcut & Remove Building 3	$2,000.00
3	03-30 10.O Exterior Walkway Concrete	Concrete Pourback	$1,000.00
		Subtotal:	**$13,470.00**
		Overhead (10.00%):	$1,347.00
		Fee (5.00%):	$740.85
		Insurance (0.46%):	$71.57
		Tax (6.76%):	$1,056.55
		Grand Total:	**$16,685.97**

PCCO #071

The original (Contract Sum)	$7,592,472.00
Net change by previously authorized Change Orders	$3,743,191.70
The contract sum prior to this Change Order was	$11,335,663.70
The contract sum will be increased by this Change Order in the amount of	$16,685.97
The new contract sum including this Change Order will be	$11 352,349.67
The contract time will not be changed by this Change Order.	

Dave Hamblen (Synectic Design, Inc.)
1111 W. University Dr, Suite# 104
Tempe, Arizona 85281

Castle Peak Holdings
228 Park Ave S Suite 35792
New York , New York 10003

Doege Development LLC
11217 North 23rd Avenue
Phoenix, Arizona 85029

SIGNATURE	DATE	SIGNATURE	DATE	SIGNATURE	DATE

PCCO #072

Doege Development LLC
11217 North 23rd Avenue
Phoenix, Arizona 85029
Phone: (623) 242-5247

Project: 2403C - 2403C Trailborn Inn Williams
642 E. Route 66
Williams, Arizona 86046
Phone: 646-732-2005

Prime Contract Change Order #072: Hard Lid Ceiling In Restaurant & Conduit Painting R4

TO:	**Castle Peak Holdings** 228 Park Ave S Suite 35782 New York , New York 10003	**FROM:**	**Doege Development LLC** 11217 North 23rd Avenue Phoenix, Arizona 85029
DATE CREATED:	5/29/2025	**CREATED BY:**	Deanna James (**Doege Development LLC**)
CONTRACT STATUS:	Approved	**REVISION:**	0
DESIGNATED REVIEWER:		**REVIEWED BY:**	
DUE DATE:		**REVIEW DATE:**	05/29/2025
INVOICED DATE:		**PAID DATE:**	
SCHEDULE IMPACT:		**EXECUTED:**	Yes
REVISED SUBSTANTIAL COMPLETION DATE:		**SIGNED CHANGE ORDER RECEIVED DATE:**	
CONTRACT FOR:	1:2403C Trailborn	**TOTAL AMOUNT:**	($14,468.77)

DESCRIPTION:

CE #196 - Hard Lid Ceiling In Restaurant & Conduits In Bar & Lobby
Furnish and install all materials for a hard lid ceiling (approx. 761 SF) in the restaurant area to include the following:

Install hanging grid system framing
Install drywall at hanging framing system
Tape & Texture drywall ceilings
Sand and paint drywall ceilings
Install Owner provided lights to north area of restaurant ceilings
Install speakers at hard lid ceiling at north side of restaurant ceilings to include subwoofer
Paint conduits at bar ceiling
Paint conduits at lobby ceiling

ATTACHMENTS:

Doege CO #51 5.28.25 FULLY SIGNED.pdf, Trailborn Rate Card - Restaurant Ceiling Paint.pdf, Trailborn Rate Card - Lobby Bar Conduit Paint.pdf, Navy Island.pdf, Priority Walls.pdf, Electrical.pdf

POTENTIAL CHANGE ORDERS IN THIS CHANGE ORDER:

PCO #	Title	Schedule Impact	Amount
088	Hard Lid Ceiling In Restaurant & Conduit Painting R4		($14,468.77)
		Total:	($14,468.77)

CHANGE ORDER LINE ITEMS:

PCO # 088: Hard Lid Ceiling In Restaurant & Conduit Painting R4

#	Budget Code	Description	Amount
1	09-10 00.O Drywall & Framing.Other	Furnish and install framing & drywall at restaurant ceiling	$9,777.00
2	09-90 00.O Painting	Paint new hard lid ceilings at restaurant	$2,987.00
3	26-00 00.O Electrical	Remove existing track lights and conduits	$2,600.00
4	26-00 00.O Electrical	Install Owner Provided lights at north ceiling area to include new conduits and conductors as needed	$2,239.05
5	01-00 88.O Doege Materials.Other	Furnish materials dust curtain to contain drywall dust - Materials	$356.40
6	01-65 99.O Doege Labor.Other	Installation & Removal of dust curtain	$440.00
7	09-50 00.O Acoustical Ceilings.Other	Credit for wooden acoustical ceiling	$(37,000.00)
8	09-50 00.O Acoustical Ceilings.Other	Premier Acoustics Submittal Process	$1,300.00

PCCO #072

#	Budget Code	Description	Amount
9	01-85 99.O Doege Labor.Other	General Cleanup	$660.00
10	26-00 00.O Electrical	Deduct For Can Lights (12)	$(1,560.00)
11	09-90 99.O Labor Paint Misc.Other	Paint Conduits At Lobby Ceilings	$2,972.00
12	01-85 99.O Doege Labor.Other	Relocation Of T-stat In Restaurant	$1,738.00
		Subtotal:	**$(13,490.55)**
		Overhead (0.00%):	$0.00
		Fee (0.00%):	$0.00
		Insurance (0.46%):	$(62.06)
		Tax (6.76%):	$(916.16)
		Grand Total:	**$(14,468.77)**

The original (Contract Sum)	$7,592,472.00
Net change by previously authorized Change Orders	$3,759,877.87
The contract sum prior to this Change Order was	$11,352,349.67
The contract sum will be decreased by this Change Order in the amount of	($14,468.77)
The new contract sum including this Change Order will be	$11,337,880.90
The contract time will not be changed by this Change Order.	

Dave Hamblen (Synectic Design, Inc.)
1111 W. University Dr, Suite# 104
Tempe, Arizona 85281

Castle Peak Holdings
228 Park Ave S Suite 35792
New York , New York 10003

Doege Development LLC
11217 North 23rd Avenue
Phoenix, Arizona 85029

SIGNATURE DATE

SIGNATURE DATE

SIGNATURE DATE

PCCO #073

Doege Development LLC
11217 North 23rd Avenue
Phoenix, Arizona 85029
Phone: (623) 242-5247

Project: 2403C - 2403C Trailborn Inr Williams
642 E. Route 66
Williams, Arizona 86046
Phone: 646-732-2005

Prime Contract Change Order #073: Credit For Pool Fence

TO:	Castle Peak Holdings 228 Park Ave S Suite 35792 New York , New York 10003	FROM:	Doege Development LLC 11217 North 23rd Avenue Phoenix, Arizona 85029
DATE CREATED:	5/29/2025	CREATED BY:	Deanna James (Doege Development LLC)
CONTRACT STATUS:	Approved	REVISION:	0
DESIGNATED REVIEWER:		REVIEWED BY:	
DUE DATE:		REVIEW DATE:	05/29/2025
INVOICED DATE:		PAID DATE:	
SCHEDULE IMPACT:		EXECUTED:	Yes
REVISED SUBSTANTIAL COMPLETION DATE:		SIGNED CHANGE ORDER RECEIVED DATE:	
CONTRACT FOR:	1:2403C Trailborn	TOTAL AMOUNT:	($7,630.70)

DESCRIPTION:
CE #280 - Credit For Pool Fence Deduction
This is a credit for the reduced pool fence scope.

ATTACHMENTS:
Doege CO #51 5.28.25_FULLY SIGNED.pdf, Trailborn Fence Credit - CO#8.docx

POTENTIAL CHANGE ORDERS IN THIS CHANGE ORDER:

PCO #	Title	Schedule Impact	Amount
124	Credit For Pool Fence		($7,630.70)
		Total:	($7,630.70)

CHANGE ORDER LINE ITEMS:

PCO # 124: Credit For Pool Fence

#	Budget Code	Description	Amount
1	05-10 00.O Structural Metal Framing .Other	Pool Fence Credit	$(6,160.00)
		Subtotal:	**$(6,160.00)**
		Overhead (10.00%):	$(616.00)
		Fee (5.00%):	$(338.80)
		Insurance (0.46%):	$(32.73)
		Tax (6.76%):	$(483.17)
		Grand Total:	**$(7,630.70)**

The original (Contract Sum)	$7,592,472.00
Net change by previously authorized Change Orders	$3,745,408.90
The contract sum prior to this Change Order was	$11,337,880.90
The contract sum will be decreased by this Change Order in the amount of	($7,630.70)
The new contract sum including this Change Order will be	$11,330,250.20
The contract time will not be changed by this Change Order.	

PCCO #073

Dave Hamblen (Synectic Design, Inc.)
1111 W. University Dr, Suite# 104
Tempe, Arizona 85281

Castle Peak Holdings
228 Park Ave S Suite 35792
New York , New York 10003

Doege Development LLC
11217 North 23rd Avenue
Phoenix, Arizona 85029

SIGNATURE	DATE	SIGNATURE	DATE	SIGNATURE	DATE

Change Order #52- CPH 642 RT 66 LLC

CPH 642 RT 66 LLC
Change Order Date: 5/30/25
Change Order #: **52**

The Contract is changed as follows:

Description

Original Contract Sum:	$	7,592,472.00
Net Change by Previously Authorized Change Orders:	$	3,721,277.43
Contract Sum Prior to This Change Order:	$	11,313,749.43
Current Change Order Amount:	$	36,437.84
PCO 95 – Health Department Adds	$	33,352.11
PCO 101 - Wood Panels at Service Bar	$	1,238.75
PCO 112 - Camp Hall Mezz Heater	$	1,846.98
New Contract Sum:	$	11,350,187.27

CPH 642 RT 66 LLC
Owner

420 West 14th Street Suite 5SE New York, NY 10014
Address

6/2/25
Signature

Doege Development LLC
Consultant

11217 North 23rd Avenue Phoenix, AZ 85029
Address

Deanna James 6/2/25
Signature

PCO #095

Doege Development LLC
11217 North 23rd Avenue
Phoenix, Arizona 85029
Phone: (623) 242-5247

Project: 2403C - 2403C Trailborn Inn Williams
642 E. Route 66
Williams, Arizona 86046
Phone: 646-732-2005

DRAFT

Prime Contract Potential Change Order #095: CE #224 - Health Department Re

TO:	Castle Peak Holdings 228 Park Ave S Suite 35792 New York , New York 10003	FROM:	Doege Development LLC 11217 North 23rd Avenue Phoenix, Arizona 85029
PCO NUMBER/REVISION:	095 / 0	CONTRACT:	1 - 2403C Trailborn
REQUEST RECEIVED FROM:		CREATED BY:	Deanna James (Doege Development LLC)
STATUS:	Draft	CREATED DATE:	2/7/2025
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	None
FIELD CHANGE:	No		
LOCATION:		ACCOUNTING METHOD:	Amount Based
SCHEDULE IMPACT:	~~14 days~~	PAID IN FULL:	No
EXECUTED:	No	SIGNED CHANGE ORDER RECEIVED DATE:	
		TOTAL AMOUNT:	$33,352.11

POTENTIAL CHANGE ORDER TITLE: CE #224 - Health Department Re

CHANGE REASON: Client Request

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*
CE #224 - Health Department Requirements

- Furnish & Install New Mop Sink
- Furnish & Install New Backflow Preventer Ice Machine
- Furnish & Install New Hand Sink by Ice Machine
- Furnish & Install New Condensation Line For Walk-in Cooler
- Furnish & Install New 1/2" Waterline To Roof
- Furnish and Install New Gas Line To Kitchen Equipment
- Furnish & Install Light Fixture at Back of House
- Tile and VCT & Rubber Base (Kitchen & Back of house)
- Corner Guards (Kitchen & Back of House)
- Furnish and Install new pre-hung solid core wood door
- Furnish and Install new door hardware
- Furnish and Install new door trim

ATTACHMENTS:
Trailborn - Health Dept Plumbing Adds.pdf , Trailborn - Mop Sink.pdf , VCT and Tile Repair - Kitchen.pdf

#	Budget Code	Description	Amount
1	02-40 00.O Demolition	Sawcut Floor & Demo Floor for New Mop Sink	$1,000.00
2	22-00 00.O Plumbing	Plumbing New Mop Sink	$2,500.00
3	03-00 00.O Concrete	New Concrete at Mop Sink	$350.00
4	09-70 00.O Wall Finishes/ FRP/ Mirrors .Other	Furnish & Install FRP & Caulk at Mop Sink	$625.00
5	01-74 00.O General Cleanup.Other	General Cleanup at Mop Sink Area	$255.00

DOEGE

PCO #095

#	Budget Code	Description	Amount
6	02-40 00.O Demolition	Demo Drywall at Mop Sink Area	$85.00
7	09-10 99.O Drywall Patch Labor.Other	Patch Drywall at Mop Sink Area & Tape	$340.00
8	09-90 00.O Painting	Touch Up Paint at Mop Sink Area	$170.00
9	22-00 00.O Plumbing	Furnish & Install Backflow Device	$1,200.00
10	22-00 00.O Plumbing	Furnish & Install Handwash Sink	$1,080.00
11	02-40 00.O Demolition	Demolition Drywall (Hand sink Area)	$85.00
12	09-90 00.O Painting	Patch and Paint Drywall	$255.00
13	09-70 00.O Wall Finishes/ FRP/ Mirrors .Other	FRP Handwash Sink	$425.00
14	10-28 00.O Restroom Accessories	Furnish Corner Guards	$1,300.00
15	10-28 00.O Restroom Accessories	Install Corner Guards (includes pickup & delivery)	$1,700.00
16	26-00 00.O Electrical	Furnish & Install Light Fixture	$950.00
17	09-60 00.O Flooring	Remove and Replace Existing Cracked Tile and VCT	$2,859.00
18	09-60 00.O Flooring	Furnish and Install 6" Rubber Base (Kitchen and Back of House Areas)	$1,843.00
19	09-60 00.O Flooring	Grout and Replace Tiles as Needed In Griddle Area	$950.00
20	01-74 00.O General Cleanup.Other	General Cleanup	$340.00
21	09-60 00.O Flooring	Back of House Keg Area Strip & Wax VCT Flooring	$750.00
22	22-00 00.O Plumbing	Install Condensation Line From Walk-in to Floor Sink	$1,350.00
23	22-00 00.O Plumbing	Install New 1/2" Waterline To Make-up Air Location At Roof For Walk-In Cooler	$1,500.00
24	22-00 00.O Plumbing	Install New Gas Line To New Kitchen Equipment	$2,500.00
25	08-10 00.O Doors & Frames & Hardware	Furnish New Pre-Hung Solid Core Wood Door At Back Kitchen Area	$512.00
26	22.O Plumbing.Other	Plumbing For Sink Drain Lines & Added Bracket For Support	$0.00
27	22.O Plumbing.Other	Plumb Connection For Sanitizer/Eco Lab	$750.00
28	26.O Electrical.Other	Furnish and install (2) Breakers For Owner Provided Equipment Includes Upsized Wire	$1,250.00
		Subtotal:	$26,824.00
		Overhead (10.00% Applies to all line item types.):	$2,692.40
		Fee (5.00% Applies to all line item types.):	$1,480.82
		Insurance (0.46% Applies to all line item types.):	$143.05
		Tax (6.76% Applies to all line item types.):	$2,111.84
		Grand Total:	$33,352.11

Dave Hamblen (Synectic Design, Inc.)
Synectic Design, Inc. 1111 W. University Dr, Suite# 104
Tempe, Arizona 85281

Castle Peak Holdings
228 Park Ave S Suite 35792
New York , New York 10003

Doege Development LLC
11217 North 23rd Avenue
Phoenix, Arizona 85029

SIGNATURE DATE

SIGNATURE DATE

SIGNATURE DATE

PCO #112

Doege Development LLC
11217 North 23rd Avenue
Phoenix, Arizona 85029
Phone: (623) 242-5247

Project: 2403C - 2403C Trailborn Inn Williams
642 E. Route 66
Williams, Arizona 86046
Phone: 643-732-2005

DRAFT

Prime Contract Potential Change Order #112: Camp Hall Mezzanine Heater Repairs

TO:	Castle Peak Holdings 228 Park Ave S Suite 35792 New York , New York 10003	**FROM:**	Doege Development LLC 11217 North 23rd Avenue Phoenix, Arizona 85029
PCO NUMBER/REVISION:	112 / 0	**CONTRACT:**	1 - 2403C Trailborn
REQUEST RECEIVED FROM:		**CREATED BY:**	Deanna James (Doege Development LLC)
STATUS:	Draft	**CREATED DATE:**	3/24/2025
REFERENCE:		**PRIME CONTRACT CHANGE ORDER:**	None
FIELD CHANGE:	No		
LOCATION:		**ACCOUNTING METHOD:**	Amount Based
SCHEDULE IMPACT:		**PAID IN FULL:**	No
EXECUTED:	No	**SIGNED CHANGE ORDER RECEIVED DATE:**	
		TOTAL AMOUNT:	$1,846.98

POTENTIAL CHANGE ORDER TITLE: Camp Hall Mezzanine Heater Repairs

CHANGE REASON: Existing Condition

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*
CE #261 - Camp Hall Mezzanine Existing Heater Motor Replacement
The camp hall mezzanine level existing furnace had a blown motor which had to be replaced.

ATTACHMENTS:
Heater in the hall .pdf , Capture.JPG

#	Budget Code	Description	Amount
1	23-00 00.O HVAC	Furnish and install new motor at mezzanine furnace	$1,491.00
		Subtotal:	**$1,491.00**
		Overhead (10.00%):	$149.10
		Fee (5.00%):	$82.01
		Insurance (0.46%):	$7.92
		Tax (6.76%):	$116.95
		Grand Total:	**$1,846.98**

Dave Hamblen (Synectic Design, Inc.)
1111 W. University Dr, Suite# 104
Tempe, Arizona 85281

Castle Peak Holdings
228 Park Ave S Suite 35792
New York , New York 10003

Doege Development LLC
11217 North 23rd Avenue
Phoenix, Arizona 85029

SIGNATURE DATE

SIGNATURE DATE

SIGNATURE DATE

PCO #101

Doege Development LLC
11217 North 23rd Avenue
Phoenix, Arizona 85029
Phone: (623) 242-5247

Project: 2403C - 2403C Trailborn Inn Williams
642 E. Route 66
Williams, Arizona 86046
Phone: 646-732-2005

DRAFT

Prime Contract Potential Change Order #101: Added Wood Panels At Camp Hall Service Bar

TO:	Castle Peak Holdings 228 Park Ave S Suite 35792 New York , New York 10003	**FROM:**	Doege Development LLC 11217 North 23rd Avenue Phoenix, Arizona 85029
PCO NUMBER/REVISION:	101 / 0	**CONTRACT:**	1 - 2403C Trailborn
REQUEST RECEIVED FROM:		**CREATED BY:**	Deanna James (Doege Development LLC)
STATUS:	Draft	**CREATED DATE:**	2/21/2025
REFERENCE:		**PRIME CONTRACT CHANGE ORDER:**	None
FIELD CHANGE:	No		
LOCATION:		**ACCOUNTING METHOD:**	Amount Based
SCHEDULE IMPACT:		**PAID IN FULL:**	No
EXECUTED:	No	**SIGNED CHANGE ORDER RECEIVED DATE:**	
		TOTAL AMOUNT:	$1,238.75

POTENTIAL CHANGE ORDER TITLE: Added Wood Panels At Camp Hall Service Bar

CHANGE REASON: Design Development

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*
CE #233 - Added Wood Panels At Camp Hall Service Bar
Furnish and install custom wood panels above service bar door

ATTACHMENTS:
Wood Panels Above Service Bar Door.jpg , Trim Installed Above Folding Doors.jpg

#	Budget Code	Description	Amount
1	06-20 00.O Finish Carpentry.Other	Furnish & Install Custom Wood Paneling Above Service Bar Door	$750.00
2	09-90 23.O Painting.Other	Stain Custom Wood Paneling Above Service Bar Door	$250.00
		Subtotal:	**$1,000.00**
		Overhead (10.00%):	$100.00
		Fee (5.00%):	$55.00
		Insurance (0.46%):	$5.31
		Tax (6.76%):	$78.44
		Grand Total:	**$1,238.75**

Dave Hamblen (Synectic Design, Inc.)
Synectic Design, Inc. 1111 W. University Dr. Suite# 104
Tempe, Arizona 85281

Castle Peak Holdings
228 Park Ave S Suite 35792
New York , New York 10003

Doege Development LLC
11217 North 23rd Avenue
Phoenix, Arizona 85029

SIGNATURE DATE

SIGNATURE DATE

SIGNATURE DATE

Exhibit 4

PCO #023R2

Doege Development LLC
11217 North 23rd Avenue
Phoenix, Arizona 85029
Phone: (623) 242-5247

Project: 2403C - 2403C Trailborn Inn Williams
642 E. Route 66
Williams, Arizona 86046
Phone: 646-732-2005

DRAFT

Prime Contract Potential Change Order #023R2: Doege Development Added General Conditions (including supervision, project management, per diem, hotel, and general conditions)

TO:	Castle Peak Holdings 228 Park Ave S Suite 35792 New York , New York 10003	**FROM:**	Doege Development LLC 11217 North 23rd Avenue Phoenix, Arizona 85029
PCO NUMBER/REVISION:	023R2 / 3	**CONTRACT:**	1 - 2403C Trailborn
REQUEST RECEIVED FROM:		**CREATED BY:**	Shelly Parker (Doege Development LLC)
STATUS:	Draft	**CREATED DATE:**	6/17/2024
REFERENCE:		**PRIME CONTRACT CHANGE ORDER:**	None
FIELD CHANGE:	No		
LOCATION:		**ACCOUNTING METHOD:**	Amount Based
SCHEDULE IMPACT:	122 days	**PAID IN FULL:**	No
EXECUTED:	No	**SIGNED CHANGE ORDER RECEIVED DATE:**	
		TOTAL AMOUNT:	$688,712.88

POTENTIAL CHANGE ORDER TITLE: Doege Development Added General Conditions (including supervision, project management, per diem, hotel, and general conditions)

CHANGE REASON: Existing Condition

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*

Doege Development Added General Conditions (including supervision, project management, per diem, hotel, and general conditions)

- Added general conditions additional charges to coincide with submitted and noted schedule extension for the period of 122 days starting on 09/07/2024 and ending on 01/10/2025. (Excluding Thanksgiving, Christmas, and New Years Day during this time frame).

- Included in this change order is the cost for supervision, project management, per diem, hotel and the general conditions at a reduced rate for the following PCCO's:

PCCO #26 - AV Bid Package
PCCO #27 - Remove Cabling & Patch
PCCO #28 - Water Heaters
PCCO #29 - Wardrobes
PCCO #31 - Single Hung Windows
PCCO #32 & 33 - Over-ex & Riprap at Sidewalk
PCCO #34 & 35 - Lobby Post - Beam Rest Columns - Landscape
PCCO #36 - Building #1 ASI 1-2 & Kitchen
PCCO #37 - Mold & Remediation
PCCO #38 - LVL Wooden Beams
PCCO #39 - Sign Removal & Painting
PCCO #41 - staircase At Building #4
PCCO #42 - Mini Split & Exhaust Fans
PCCO #43 - PTac Grille Assembly Replacements
PCCO #44 - Added Floor Demo At BLDG #1
PCCO #45 - Modify ADOT C-15.80

DOEGE DEVELOPMENT LLC

PCO #023R2

PCCO #47 - Resurface Walkways V2
PCCO #48 - Cupolas & Plywood
PCCO #49 - Remove Ptac Unit
PCCO #50 - Fire Lane Striping
PCCO #51 - Adjustable Door Bottoms
PCCO #52 - Original Demo Of Walkways
PCCO #53 - Trash Enclosure
PCCO #54 - Added Work At W Stairs
PCCO #55 - Second Level Mechanical
PCCO #56 - Added Rubber Base
PCCO #57 - Building 2 Retaining Wall Repair R2
PCCO #58 - Camp Hall Stage Backflow Leak
PCCO #59 - Replace Termite & Water Damaged Wood Framing
PCCO #60 - Guest Room Concrete Stoops
PCCO #61 - Access Panels & Doors At Bar & Restroom
PCCO #62 - Siding & Trim At Pool House
PCCO #63 - Added Framing & Blocking At Restaurant, Bar & Lobby Areas
PCCO #64 - Smoke Detectors & Battery Operated C02 Detectors
PCCO #65 - Repair At Existing Sewer Line
PCCO #66 - Converters For Power To Toshiba Units

Does not include GC's & Supervision for outstanding PCO's

ATTACHMENTS:

Trailborn Schedule - Updated 8.28.24 DJ.pdf , Doege Development General Conditions R2.pdf

#	Budget Code	Description	Amount
1	01-30 20.O Project Supervision & Labor Burden	Superintendent	$96,660.00
2	01-31 10.O Sr. Project Manager.Other	Project Manager	$106,326.00
3	01-32 70.O Per Diem	Per Diem (179 days/2 people)	$21,122.00
4	01-32 80.O Hotel	Hotel (179 Nights/2 people)	$59,786.00
5	01-90 00.O General Conditions	General Conditions (179 days)	$272,080.00
		Subtotal:	**$555,974.00**
		Overhead (10.00%):	$55,597.40
		Fee (5.00%):	$30,578.57
		Insurance (0.46%):	$2,953.89
		Tax (6.76%):	$43,609.02
		Grand Total:	**$688,712.88**

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Doege Development LLC
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Phoenix, Arizona 85029

SIGNATURE DATE

SIGNATURE DATE

SIGNATURE DATE

PCO #056

Doege Development LLC
11217 North 23rd Avenue
Phoenix, Arizona 85029
Phone: (623) 242-5247

Project: 2403C - 2403C Trailborn Inn Williams
642 E. Route 66
Williams, Arizona 86046
Phone: 646-732-2005

DRAFT

Prime Contract Potential Change Order #056: CE #117 - Upgraded Interior Finish & Electric Subpanel

TO:	Castle Peak Holdings 226 Park Ave S Suite 35792 New York , New York 10003	**FROM:**	Doege Development LLC 11217 North 23rd Avenue Phoenix, Arizona 85029
PCO NUMBER/REVISION:	056 / 0	**CONTRACT:**	1 - 2403C Trailborn
REQUEST RECEIVED FROM:	David Doege (Doege Development LLC)	**CREATED BY:**	Parker Wilfert-Espe (Doege Development LLC)
STATUS:	Draft	**CREATED DATE:**	10/10/2024
REFERENCE:		**PRIME CONTRACT CHANGE ORDER:**	None
FIELD CHANGE:	No		
LOCATION:		**ACCOUNTING METHOD:**	Amount Based
SCHEDULE IMPACT:		**PAID IN FULL:**	No
EXECUTED:	No	**SIGNED CHANGE ORDER RECEIVED DATE:**	
		TOTAL AMOUNT:	$2,811.96

POTENTIAL CHANGE ORDER TITLE: CE #117 - Upgraded Interior Finish & Electric Subpanel

CHANGE REASON: Design Development

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*
CE #117 - Upgraded Interior finish & Electric Subpanel
Electric Subpanel
125A Rated Electric Subpanel in Pool Equipment Building
$450

Upgraded Interior Finish:
Upgrade Interior Finish of Pool and Spa
from UWC Commercial Quartz - White to
UWC Mini Pebble Koolstone White
$1,820

ATTACHMENTS:
Trailborn Inn - Williams Addendum - Electric Subpanel.pdf , Trailborn Inn - Williams Addendum - Interior Finish.pdf

#	Budget Code	Description	Amount
1	22-50 00.O Remove and Replace Existing Interior/Exterior Pool and Spa	Upgraded Interior Finish & Electric Subpanel	$2,270.00
		Subtotal:	**$2,270.00**
		Overhead (10.00% Applies to all line item types.):	$227.00
		Fee (5.00% Applies to all line item types.):	$124.85
		Insurance (0.46% Applies to all line item types.):	$12.06
		Tax (6.76% Applies to all line item types.):	$178.05
		Grand Total:	**$2,811.96**

PCO #056

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11217 North 23rd Avenue
Phoenix, Arizona 85029

SIGNATURE	DATE	SIGNATURE	DATE	SIGNATURE	DATE

PCO #075

Doege Development LLC
11217 North 23rd Avenue
Phoenix, Arizona 85029
Phone: (623) 242-5247

Project: 2403C - 2403C Trailborn Inn Williams
642 E. Route 66
Williams, Arizona 86046
Phone: 646-732-2005

DRAFT

Prime Contract Potential Change Order #075: CE #150 - Threshold, Break Metal & Re-work For Camp Hall Storefront

TO:	Castle Peak Holdings 228 Park Ave S Suite 35792 New York , New York 10003	**FROM:**	Doege Development LLC 11217 North 23rd Avenue Phoenix, Arizona 85029
PCO NUMBER/REVISION:	075 / 0	**CONTRACT:**	1 - 2403C Trailborn
REQUEST RECEIVED FROM:		**CREATED BY:**	Deanna James **(Doege Development LLC)**
STATUS:	Draft	**CREATED DATE:**	12/16/2024
REFERENCE:		**PRIME CONTRACT CHANGE ORDER:**	None
FIELD CHANGE:	No		
LOCATION:		**ACCOUNTING METHOD:**	Amount Based
SCHEDULE IMPACT:		**PAID IN FULL:**	No
EXECUTED:	No	**SIGNED CHANGE ORDER RECEIVED DATE:**	
		TOTAL AMOUNT:	$8,386.34

POTENTIAL CHANGE ORDER TITLE: CE #150 - Threshold, Break Metal & Re-work For Camp Hall Storefront

CHANGE REASON: Existing Condition

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*
CE #150 - Threshold & Door Sweeps At Building #1
After the existing flooring had been removed and the concrete slab had been ground at the camp hall entryway, the existing doors had a large gap at the bottom between the floor and the bottom of the door. To address this issue, the pair of doors had to be removed and reframing of the opening was required. We installed a new threshold, break metal and door sweep to correct the issue and close the gap. This price includes furnishing and installing thresholds, break metal & removal / re-installation of the pair of doors and reworking the framing of the opening at camp hall East entrance doors.

ATTACHMENTS:
Photo 1.jpg , Photo 2.jpg , Camp Hall Storefront Doors.jpg , East Pair Doors K&K Glss.pdf

#	Budget Code	Description	Amount
1	08-30 00.O Special Doors Frames.Other	Furnish and Install Break Metal, Threshold & Sweeps At Pair Doors At Camp Hall	$5,850.00
2	06-10 00.O Rough Carpentry.Other	Furnish and Install Wood Framing To Include Insulation At Existing Opening	$500.00
3	09-90 23.O Painting.Other	Stain New Wood Framing At East Door Existing Opening	$125.00
4	08-30 00.O Special Doors Frames.Other	Furnish and Install New ADA Compliant Threshold Extensions	$295.00
		Subtotal:	**$6,770.00**
		Overhead (10.00%):	$677.00
		Fee (5.00%):	$372.35
		Insurance (0.46%):	$35.97
		Tax (6.76%):	$531.02
		Grand Total:	**$8,386.34**

PCO #075

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SIGNATURE	DATE	SIGNATURE	DATE	SIGNATURE	DATE

PCO #084

Doege Development LLC
11217 North 23rd Avenue
Phoenix, Arizona 85029
Phone: (623) 242-5247

Project: 2403C - 2403C Trailborn Inn Williams
642 E. Route 66
Williams, Arizona 86046
Phone: 646-732-2005

DRAFT

Prime Contract Potential Change Order #084: Original Demo Of Exterior Walkways

TO:	Castle Peak Holdings 228 Park Ave S Suite 35792 New York , New York 10003	**FROM:**	Doege Development LLC 11217 North 23rd Avenue Phoenix, Arizona 85029
PCO NUMBER/REVISION:	084 / 0	**CONTRACT:**	1 - 2403C Trailborn
REQUEST RECEIVED FROM:		**CREATED BY:**	Deanna James (Doege Development LLC)
STATUS:	Draft	**CREATED DATE:**	12/29/2024
REFERENCE:		**PRIME CONTRACT CHANGE ORDER:**	#052 - Original Demo Of Exterior Walkways
FIELD CHANGE:	No		
LOCATION:		**ACCOUNTING METHOD:**	Amount Based
SCHEDULE IMPACT:		**PAID IN FULL:**	No
EXECUTED:	No	**SIGNED CHANGE ORDER RECEIVED DATE:**	
		TOTAL AMOUNT:	$34,804.07

POTENTIAL CHANGE ORDER TITLE: Original Demo Of Exterior Walkways

CHANGE REASON: Existing Condition

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*
CE #184 - Original Demo Of Exterior Walkways
This change order covers the original demolition work done at exterior walkways of Buildings #2, #3 & #4.

Demolition work was started by the flooring Subcontractor FKF. 85% of demolition was completed by FKF.

It was discovered that the existing walkways had severely damaged and deteriorating sublevels that required more in-depth remedies.

A different Subcontractor was then engaged who is better equipped to repair the damaged substrates and provide a smooth surface.

At this time a new PCO was created and the original full Change Order amount of $125,160.71 was credited in that new PCO.

This PCO covers the balance remaining for the demolition work that had already been completed by the previous Subcontractor.

ATTACHMENTS:
Trailborn PCOs 24, 30, 33 - Executed By Doege Development.pdf

#	Budget Code	Description	Amount
1	03-30 10.O Exterior Walkway Concrete	Demo Exterior Walkways & Provide Sealed Concrete At Walkways Bldgs #2, #3 & #4	$101,037.90

PCO #084

#	Budget Code	Description	Amount
2	03-30 10.O Exterior Walkway Concrete	Deduct For Concrete Polish & Seal Work Not Completed	$(72,941.78)
		Subtotal:	**$28,096.12**
		Overhead (10.00% Applies to all line item types.):	$2,809.61
		Fee (5.00% Applies to all line item types.):	$1,545.29
		Insurance (0.46% Applies to all line item types.):	$149.27
		Tax (6.75% Applies to all line item types.):	$2,203.78
		Grand Total:	**$34,804.07**

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11217 North 23rd Avenue
Phoenix, Arizona 85029

SIGNATURE DATE

SIGNATURE DATE

SIGNATURE DATE

PCO #091

Doege Development LLC
11217 North 23rd Avenue
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Phone: (623) 242-5247

Project: 2403C - 2403C Trailborn Inn Williams
642 E. Route 66
Williams, Arizona 86046
Phone: 646-732-2005

DRAFT

Prime Contract Potential Change Order #091: CE #220 - Resturant Hardlid Ceiling

TO:	Castle Peak Holdings 228 Park Ave S Suite 35792 New York , New York 10003	**FROM:**	Doege Development LLC 11217 North 23rd Avenue Phoenix, Arizona 85029
PCO NUMBER/REVISION:	091 / 0	**CONTRACT:**	1 - 2403C Trailborn
REQUEST RECEIVED FROM:	David Doege (Doege Development LLC)	**CREATED BY:**	Parker Wifert-Espe (Doege Development LLC)
STATUS:	Draft	**CREATED DATE:**	2/5/2025
REFERENCE:		**PRIME CONTRACT CHANGE ORDER:**	None
FIELD CHANGE:	No		
LOCATION:		**ACCOUNTING METHOD:**	Amount Based
SCHEDULE IMPACT:		**PAID IN FULL:**	No
EXECUTED:	No	**SIGNED CHANGE ORDER RECEIVED DATE:**	
		TOTAL AMOUNT:	$2,765.51

POTENTIAL CHANGE ORDER TITLE: CE #220 - Resturant Hardlid Ceiling

CHANGE REASON: Client Request

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract is Changed As Follows)*
CE #220 - Resturant Hardlid Ceiling
Demo hardlid ceiling north area of restaurant in (3) locations for new light configuration.

Install Access door hardlid ceiling restaurant south area

ATTACHMENTS:

#	Budget Code	Description	Amount
1	10-28 00.O Restroom Accessories	Furnish (1) access door	$115.00
2	10-28 00.O Restroom Accessories	Frame and Install (1) access door	$255.00
3	09-90 00.O Painting	Paint Access Door	$85.00
4	02-40 00.O Demolition	Demo Hardlid ceiling (3) locations	$127.50
5	26-00 00.O Electrical	Reconfigure lighting at hardlid ceiling	$375.00
6	09-10 00.O Drywall & Framing.Other	Frame & Patch Drywall (3) Locations	$255.00
7	09-10 00.O Drywall & Framing.Other	Tape Drywall at Patch Locations	$680.00

PCO #091

#	Budget Code	Description	Amount
8	09-90 00.O Painting	Paint Hardlid Ceiling Patch Areas	$340.00
		Subtotal:	$2,232.50
		Overhead (10.00% Applies to all line item types.):	$223.25
		Fee (5.00% Applies to all line item types.):	$122.79
		Insurance (0.46% Applies to all line item types.):	$11.86
		Tax (6.76% Applies to all line item types.):	$175.11
		Grand Total:	$2,765.51

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SIGNATURE DATE

SIGNATURE DATE

SIGNATURE DATE

PCO #092

Doege Development LLC
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Phone: (623) 242-5247

Project: 2403C - 2403C Trailborn Inn Williams
642 E. Route 66
Williams, Arizona 86046
Phone: 646-732-2005

DRAFT

Prime Contract Potential Change Order #092: CE #221 - Clean Attic Space

TO:	Castle Peak Holdings 228 Park Ave S Suite 35792 New York , New York 10003	**FROM:**	Doege Development LLC 11217 North 23rd Avenue Phoenix, Arizona 85029
PCO NUMBER/REVISION:	092 / 0	**CONTRACT:**	1 - 2403C Trailborn
REQUEST RECEIVED FROM:	David Doege (Doege Development LLC)	**CREATED BY:**	Parker Wilfert-Espe (Doege Development LLC)
STATUS:	Draft	**CREATED DATE:**	2/5/2025
REFERENCE:		**PRIME CONTRACT CHANGE ORDER:**	None
FIELD CHANGE:	No		
LOCATION:		**ACCOUNTING METHOD:**	Amount Based
SCHEDULE IMPACT:		**PAID IN FULL:**	No
EXECUTED:	No	**SIGNED CHANGE ORDER RECEIVED DATE:**	
		TOTAL AMOUNT:	$2,347.44

POTENTIAL CHANGE ORDER TITLE: CE #221 - Clean Attic Space

CHANGE REASON: Client Request

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract is Changed As Follows)*
CE #221 - Clean Attic Space
Clean Attic Space Building 1

ATTACHMENTS:

#	Budget Code	Description	Amount
1	01-74 00.O General Cleanup.Other	Clean Attic Space Due To Blowing Dust	$1,360.00
2	01-52 60.O Dumpsters	1/2 Dumpster	$450.00
3	02-40 00.O Demolition	Shop Vac Rental	$85.00
		Subtotal:	**$1,895.00**
		Overhead (10.00% Applies to all line item types.):	$189.50
		Fee (5.00% Applies to all line item types.):	$104.23
		Insurance (0.46% Applies to all line item types.):	$10.07
		Tax (6.76% Applies to all line item types.):	$148.64
		Grand Total:	**$2,347.44**

Dave Hamblen (Synectic Design, Inc.)	**Castle Peak Holdings**	**Doege Development LLC**
Synectic Design, Inc. 1111 W. University Dr, Suite# 104	228 Park Ave S Suite 35792	11217 North 23rd Avenue
Tempe, Arizona 85281	New York , New York 10003	Phoenix, Arizona 85029
SIGNATURE DATE	SIGNATURE DATE	SIGNATURE DATE

PCO #094

Doege Development LLC
11217 North 23rd Avenue
Phoenix, Arizona 85029
Phone: (623) 242-5247

Project: 2403C - 2403C Trailborn Inn Williams
642 E. Route 66
Williams, Arizona 86046
Phone: 646-732-2005

DRAFT

Prime Contract Potential Change Order #094: Existing Exterior Lighting Buildings 1,2,3,4.

TO:	Castle Peak Holdings 228 Park Ave S Suite 35792 New York , New York 10003	**FROM:**	Doege Development LLC 11217 North 23rd Avenue Phoenix, Arizona 85029
PCO NUMBER/REVISION:	094 / 0	**CONTRACT:**	1 - 2403C Trailborn
REQUEST RECEIVED FROM:		**CREATED BY:**	Parker Wilfert-Espe (Doege Development LLC)
STATUS:	Draft	**CREATED DATE:**	2/5/2025
REFERENCE:		**PRIME CONTRACT CHANGE ORDER:**	None
FIELD CHANGE:	No		
LOCATION:		**ACCOUNTING METHOD:**	Amount Based
SCHEDULE IMPACT:	14 days	**PAID IN FULL:**	No
EXECUTED:	No	**SIGNED CHANGE ORDER RECEIVED DATE:**	
		TOTAL AMOUNT:	$11,349.43

POTENTIAL CHANGE ORDER TITLE: Existing Exterior Lighting Buildings 1,2,3,4.

CHANGE REASON: Client Request

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*
Existing Exterior Lighting Buildings 1,2,3,4.
This work was completed as required by the town of Williams in order to pass TCO inspection and receive TCO.

ATTACHMENTS:
Electrical.pdf

#	Budget Code	Description	Amount
1	26-00 00.O Electrical	Remove & Replace (14) Exterior Lights As Needed For C of O	$2,520.00
2	26-00 00.O Electrical	Furnish and install (6) Emergency Lights With Photocells At Stairwells As Needed For C of O	$1,170.00
3	26-00 00.O Electrical	Install Temporary Exterior Lights For TCO Inspection (Includes Labor & Materials)	$968.00
4	01-74 00.O General Cleanup.Other	General Cleanup	$170.00
5	09-90 00.O Painting	Touch Up Paint	$510.00
6	09-90 00.O Painting	2 Gallons of Paint	$150.00
7	26-00 00.O Electrical	Electrical Conduit	$138.00
8	26-00 00.O Electrical	Miscellaneous Hardware & Electrical Material	$946.00
9	26.O Electrical.Other	Equipment Rental For Scissor Lift	$840.00

PCO #094

#	Budget Code	Description	Amount
10	26.O Electrical.Other	30 Man Hours Of Labor @ $65 An Hour	$1,950.00
		Subtotal:	$9,162.00
		Overhead (10.00% Applies to all line item types.):	$916.20
		Fee (5.00% Applies to all line item types.):	$503.91
		Insurance (0.46% Applies to all line item types.):	$48.68
		Tax (6.76% Applies to all line item types.):	$718.64
		Grand Total:	$11,349.43

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Phoenix, Arizona 85029

SIGNATURE DATE

SIGNATURE DATE

SIGNATURE DATE

PCO #096

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11217 North 23rd Avenue
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Phone: (623) 242-5247

Project: 2403C - 2403C Trailborn Inn Williams
642 E. Route 66
Williams, Arizona 86046
Phone: 646-732-2005

DRAFT

Prime Contract Potential Change Order #096: Plumbing Repairs

TO:	Castle Peak Holdings 228 Park Ave S Suite 35792 New York , New York 10003	**FROM:**	Doege Development LLC 11217 North 23rd Avenue Phoenix, Arizona 85029
PCO NUMBER/REVISION:	096 / 0	**CONTRACT:**	1 - 2403C Trailborn
REQUEST RECEIVED FROM:		**CREATED BY:**	Deanna James (Doege Development LLC)
STATUS:	Draft	**CREATED DATE:**	2/10/2025
REFERENCE:		**PRIME CONTRACT CHANGE ORDER:**	None
FIELD CHANGE:	No		
LOCATION:		**ACCOUNTING METHOD:**	Amount Based
SCHEDULE IMPACT:		**PAID IN FULL:**	No
EXECUTED:	No	**SIGNED CHANGE ORDER RECEIVED DATE:**	
		TOTAL AMOUNT:	$4,781.58

POTENTIAL CHANGE ORDER TITLE: Plumbing Repairs

CHANGE REASON: Allowance

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*
CE #225 - Plumbing Repairs
Repair water leak at existing bar restroom copper line
Removal of clog at existing sewer piping at Building #3 (includes cost for snaking & camera)
Re-route existing sewer piping for second level at lobby ceiling area

ATTACHMENTS:
Trailborn - Plumbing Repairs.pdf

#	Budget Code	Description	Amount
1	22-00 00.O Plumbing	Repair plumbing leak at existing copper lines at bar restrooms	$450.00
2	22-00 00.O Plumbing	Unclog backup in existing sewer lines at Building #3	$2,160.00
3	22-00 00.O Plumbing	Re-rout plumbing piping for second level above lobby to remove piping form millwork wall	$1,250.00
		Subtotal:	**$3,860.00**
		Overhead (10.00% Applies to all line item types.):	$386.00
		Fee (5.00% Applies to all line item types.):	$212.30
		Insurance (0.46% Applies to all line item types.):	$20.51
		Tax (6.76% Applies to all line item types.):	$302.77
		Grand Total:	**$4,781.58**

DOEGE

PCO #096

Dave Hamblen (Synectic Design, Inc.)	Castle Peak Holdings	Doege Development LLC
Synectic Design, Inc. 1111 W. University Dr. Suite# 104	228 Park Ave S Suite 35792	11217 North 23rd Avenue
Tempe, Arizona 85281	New York , New York 10003	Phoenix, Arizona 85029

SIGNATURE DATE

SIGNATURE DATE

SIGNATURE DATE

PCO #098

Doege Development LLC
11217 North 23rd Avenue
Phoenix, Arizona 85029
Phone: (623) 242-5247

Project: 2403C - 2403C Trailborn Inn Williams
642 E. Route 66
Williams, Arizona 86046
Phone: 646-732-2005

DRAFT

Prime Contract Potential Change Order #098: Added Grinding & Topper At Restaurant Area Slab

TO:	Castle Peak Holdings 228 Park Ave S Suite 35792 New York , New York 10003	**FROM:**	Doege Development LLC 11217 North 23rd Avenue Phoenix, Arizona 85029
PCO NUMBER/REVISION:	098 / 0	**CONTRACT:**	1 - 2403C Trailborn
REQUEST RECEIVED FROM:		**CREATED BY:**	Deanna James (Doege Development LLC)
STATUS:	Draft	**CREATED DATE:**	2/19/2025
REFERENCE:		**PRIME CONTRACT CHANGE ORDER:**	None
FIELD CHANGE:	No		
LOCATION:		**ACCOUNTING METHOD:**	Amount Based
SCHEDULE IMPACT:		**PAID IN FULL:**	No
EXECUTED:	No	**SIGNED CHANGE ORDER RECEIVED DATE:**	
		TOTAL AMOUNT:	$7,804.12

POTENTIAL CHANGE ORDER TITLE: Added Grinding & Topper At Restaurant Area Slab

CHANGE REASON: Allowance

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*
CE #227 - Added Grinding & Topping At Fireplace Area Concrete Slab
The existing condition of the concrete slab at the restaurant area required added prep due to the uneven & poor condition. This work included the following:

- Mechanically grind concrete slab using specialized metal bond diamond abrasives to achieve a surface profile of - CSP 3/4.
- Vacuum slab until it's dust free, in preparation for the epoxy primer installation per manufacturer specifications
- Apply RAPIDSET TXP primer coat per manufacturer specifications, while broadcasting sand to primed area
- Once primer is cured, removed excess sand and prepare slab for the decorative topping per manufacturer specifications
- Apply RAPIDSET TRU-PC overlay at the voids in the slab per manufacturer specifications
- Mechanically grind down the RAPID SET TRU PC flush with the existing substrate, per manufactures specification

ATTACHMENTS:
PDCI TRAILBORN HOTEL.pdf , Existing Concrete Slab At Rest.jpg , Existing Concrete Slab At Rest 2.jpg , Existing Concrete Slab At Rest 3.jpg

#	Budget Code	Description	Amount
1	03-30 10.O Exterior Walkway Concrete	Additional Grind & Float Work At Restaurant Slab	$5,950.00
2	01-52 60.O Dumpsters	General Cleanup Includes Dumpster	$350.00
		Subtotal:	**$6,300.00**
		Overhead (10.00%):	$630.00
		Fee (5.00%):	$346.50
		Insurance (0.46%):	$33.47
		Tax (6.76%):	$494.15
		Grand Total:	**$7,804.12**

DOEGE DEVELOPMENT LLC

PCO #098

Dave Hamblen (Synectic Design, Inc.)	**Castle Peak Holdings**	**Doege Development LLC**
Synectic Design, Inc. 1111 W. University Dr, Suite# 104	228 Park Ave S Suite 35792	11217 North 23rd Avenue
Tempe, Arizona 85281	New York , New York 10003	Phoenix, Arizona 85029
SIGNATURE DATE	SIGNATURE DATE	SIGNATURE DATE

DOEGE

PCO #099

Doege Development LLC
11217 North 23rd Avenue
Phoenix, Arizona 85029
Phone: (623) 242-5247

Project: 2403C - 2403C Trailborn Inn Williams
642 E. Route 66
Williams, Arizona 86046
Phone: 646-732-2005

DRAFT

Prime Contract Potential Change Order #099: Grout Install & Stucco Patch At Stair Walls Bldg #4

TO:	Castle Peak Holdings 226 Park Ave S Suite 35792 New York , New York 10003	**FROM:**	Doege Development LLC 11217 North 23rd Avenue Phoenix, Arizona 85029
PCO NUMBER/REVISION:	099 / 0	**CONTRACT:**	1 - 2403C Trailborn
REQUEST RECEIVED FROM:		**CREATED BY:**	Deanna James (Doege Development LLC)
STATUS:	Draft	**CREATED DATE:**	2/20/2025
REFERENCE:		**PRIME CONTRACT CHANGE ORDER:**	None
FIELD CHANGE:	No		
LOCATION:		**ACCOUNTING METHOD:**	Amount Based
SCHEDULE IMPACT:	10 days	**PAID IN FULL:**	No
EXECUTED:	No	**SIGNED CHANGE ORDER RECEIVED DATE:**	
		TOTAL AMOUNT:	$12,611.72

POTENTIAL CHANGE ORDER TITLE: Grout Install & Stucco Patch At Stair Walls Bldg #4

CHANGE REASON: Existing Condition

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*
CE #235 - Grout Install & Stucco Patch At W End Staircase Building #4
During demo and repair of the existing stairs at the west end of Building #4 we discovered damage to the masonry sidewalls that support the metal stair stringers. The extent of the damage was not visible prior to demolition, and it appeared that the structural integrity of the masonry needed to be addressed due to lack of grout in the cells.

The walls were repaired per the RFI #167 response received.

This change order includes the following work:

Grout lower section of wall for stair stringer install
Furnish and install 2000 PSI grout full height of both side walls at stairs
Patch & repair stucco at both stair walls
Paint walls

ATTACHMENTS:
1.jpg , 2.jpg , 3.jpg , 4.jpg , 5.jpg , 6.jpg , CO#10 - Grout.pdf , 2403C-2403C_Trailborn_Inn_Williams-167-Existing_Masonry_1.pdf , Trailborn Williams CO#8 - Stucco.pdf

#	Budget Code	Description	Amount
1	04-00 00.O Masonry	Grout Lower Section Of Walls To Install Stair Stringer	$1,700.00
2	04-00 00.O Masonry	Material To Grout Lower Section Of Walls	$1,125.00
3	04-00 00.O Masonry	Grout Stair Wall Cells Full Height	$3,356.00
4	09-24 00.O Stucco.Other	Patch & Repair Stucco At Stair Walls	$2,250.00
5	09-90 23.O Painting.Other	Paint Stair Walls	$950.00
6	01-74 00.O General Cleanup.Other	General Cleanup	$350.00

PCO #099

#	Budget Code	Description	Amount
7	01-52 60.O Dumpsters	Dumpster	$450.00
		Subtotal:	$10,181.00
		Overhead (10.00%):	$1,018.10
		Fee (5.00%):	$559.96
		Insurance (0.46%):	$54.09
		Tax (6.76%):	$798.57
		Grand Total:	$12,611.72

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Phoenix, Arizona 85029

SIGNATURE DATE

SIGNATURE DATE

SIGNATURE DATE

PCO #100

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11217 North 23rd Avenue
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Phone: (623) 242-5247

Project: 2403C - 2403C Trailborn Inn Williams
642 E. Route 66
Williams, Arizona 86046
Phone: 646-732-2005

DRAFT

Prime Contract Potential Change Order #100: Fire Extinguishers & Cabinets

TO:	Castle Peak Holdings 228 Park Ave S Suite 35792 New York , New York 10003	**FROM:**	Doege Development LLC 11217 North 23rd Avenue Phoenix, Arizona 85029
PCO NUMBER/REVISION:	100 / 0	**CONTRACT:**	1 - 2403C Trailborn
REQUEST RECEIVED FROM:		**CREATED BY:**	Deanna James (Doege Development LLC)
STATUS:	Draft	**CREATED DATE:**	2/20/2025
REFERENCE:		**PRIME CONTRACT CHANGE ORDER:**	None
FIELD CHANGE:	No		
LOCATION:		**ACCOUNTING METHOD:**	Amount Based
SCHEDULE IMPACT:		**PAID IN FULL:**	No
EXECUTED:	No	**SIGNED CHANGE ORDER RECEIVED DATE:**	
		TOTAL AMOUNT:	$7,681.46

POTENTIAL CHANGE ORDER TITLE: Fire Extinguishers & Cabinets

CHANGE REASON: Allowance

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*
CE #236 - Fire Extinguishers & Cabinets
Furnish and install (22) Fire Extinguishers & Fire Extinguisher Cabinets at exterior of room buildings and inside Building #1

ATTACHMENTS:
Fire Extinguisher Cabinets.pdf , Fire Extinguishers.pdf

#	Budget Code	Description	Amount
1	01-45 10.O Special Safety.Other	Furnish (22) Fire Extinguishers	$1,319.34
2	01-45 10.O Special Safety.Other	Furnish (22) Fire Extinguisher Cabinets	$2,256.63
3	01-05 99.O Doege Labor.Other	Install All Fire Extinguishers & Cabinets	$1,760.00
4	01-85 99.O Doege Labor.Other	Modify Drywall & Install Backing For Recessed Fire Extinguisher Cabinets At Second Level	$450.00
5	01-74 00.O General Cleanup.Other	General Cleanup	$250.00
6	01-05 00.O Transportation Fuel.Other	Delivery Of Materials	$165.00
		Subtotal:	**$6,200.97**
		Overhead (10.00%):	$620.10
		Fee (5.00%):	$341.05
		Insurance (0.46%):	$32.95
		Tax (6.76%):	$486.39
		Grand Total:	**$7,681.46**

PCO #100

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SIGNATURE	DATE	SIGNATURE	DATE	SIGNATURE	DATE

DOEGE

PCO #102

Doege Development LLC
11217 North 23rd Avenue
Phoenix, Arizona 85029
Phone: (623) 242-5247

Project: 2403C - 2403C Trailborn Inn Williams
642 E. Route 66
Williams, Arizona 86046
Phone: 646-732-2005

DRAFT

Prime Contract Potential Change Order #102: Eliminate Wood At Buffet Wall & Install Drywall

TO:	Castle Peak Holdings 228 Park Ave S Suite 35792 New York , New York 10003	**FROM:**	Doege Development LLC 11217 North 23rd Avenue Phoenix, Arizona 85029
PCO NUMBER/REVISION:	102 / 0	**CONTRACT:**	1 - 2403C Trailborn
REQUEST RECEIVED FROM:		**CREATED BY:**	Deanna James (Doege Development LLC)
STATUS:	Draft	**CREATED DATE:**	2/23/2025
REFERENCE:		**PRIME CONTRACT CHANGE ORDER:**	None
FIELD CHANGE:	No		
LOCATION:		**ACCOUNTING METHOD:**	Amount Based
SCHEDULE IMPACT:		**PAID IN FULL:**	No
EXECUTED:	No	**SIGNED CHANGE ORDER RECEIVED DATE:**	
		TOTAL AMOUNT:	($3,042.94)

POTENTIAL CHANGE ORDER TITLE: Eliminate Wood At Buffet Wall & Install Drywall

CHANGE REASON: Design Development

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*
CE #139 - Eliminate Wood At Buffet Wall And (2) Hostess Stands
Eliminate Wood Wall Paneling At Buffet Wall At Camp Hall ILO wood framed infill with drywall finish.
Eliminate (2) Hostess Stands
Furnish and Install wood stud infill at buffet wall
Furnish and install Drywall Taped & Textured at buffet wall
Furnish and install paint at buffet wall

ATTACHMENTS:

#	Budget Code	Description	Amount
1	06-30 00.O Cabinets/ Millwork.Other	Eliminate Wood Wall Paneling At Buffet Wall At Camp Hall	$(8,648.00)
2	06-30 00.O Cabinets/ Millwork.Other	Eliminate (2) Hostess Stands	$(3,325.00)
3	06-10 00.O Rough Carpentry.Other	Furnish & Install Wood Stud Infill At Buffet Wall	$3,625.00
4	09-10 00.O Drywall & Framing.Other	Furnish and install Drywall At Buffet Wall & Tape/Texture	$1,360.00
5	09-90 23.O Painting.Other	Furnish Paint For Buffet Wall	$250.79
6	09-90 99.O Labor Paint Misc.Other	Paint Buffet Wall With 3 Coats Of Custom Paint	$825.00
7	09-10 00.O Drywall & Framing.Other	Tape, Texture and Sand Drywall At Buffet Wall	$1,250.00
8	01-85 99.O Doege Labor.Other	Dust Control & Wall Protection	$275.00
9	06-10 00.O Rough Carpentry.Other	Install Wood Wall Base	$1,300.00

PCO #102

#	Budget Code	Description	Amount
10	01-74 00.O General Cleanup.Other	General Cleanup	$250.00
		Subtotal:	$(2,837.21)
		Overhead (0.00%):	$0.00
		Fee (0.00%):	$0.00
		Insurance (0.46%):	$(13.05)
		Tax (6.76%):	$(192.68)
		Grand Total:	$(3,042.94)

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Phoenix, Arizona 85029

SIGNATURE DATE

SIGNATURE DATE

SIGNATURE DATE

DOEGE DEVELOPMENT LLC

PCO #104

Doege Development LLC
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Phone: (623) 242-5247

Project: 2403C - 2403C Trailborn Inn Williams
642 E. Route 66
Williams, Arizona 86046
Phone: 848-732-2005

DRAFT

Prime Contract Potential Change Order #104: Concrete Polish At Camp Hall Women's Restroom

TO:	Castle Peak Holdings 228 Park Ave S Suite 35792 New York , New York 10003	**FROM:**	Doege Development LLC 11217 North 23rd Avenue Phoenix, Arizona 85029
PCO NUMBER/REVISION:	104 / 0	**CONTRACT:**	1 - 2403C Trailborn
REQUEST RECEIVED FROM:		**CREATED BY:**	Deanna James (Doege Development LLC)
STATUS:	Draft	**CREATED DATE:**	3/12/2025
REFERENCE:		**PRIME CONTRACT CHANGE ORDER:**	None
FIELD CHANGE:	No		
LOCATION:		**ACCOUNTING METHOD:**	Amount Based
SCHEDULE IMPACT:		**PAID IN FULL:**	No
EXECUTED:	No	**SIGNED CHANGE ORDER RECEIVED DATE:**	
		TOTAL AMOUNT:	$5,778.78

POTENTIAL CHANGE ORDER TITLE: Concrete Polish At Camp Hall Women's Restroom

CHANGE REASON: Allowance

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*
CE #252 - Concrete Polish At Women's Restroom Due To Sewer Line Repair
During the course of construction for the PCCO sewer line repair, it was necessary to carry the repair into the camp hall women's restroom.
This required demo and pour-back of a section of polished concrete.
This change order cover the cost to demo & pour-back the concrete then grind and polish the section of slab that was poured back after the repair.

ATTACHMENTS:
PCO 5.0 24-3526 TRAILBORN HOTEL - WILLIAMS AZ 2262025.pdf , Concrete Demo In Restroom.jpg , Concrete Pour-Back in restroom.jpg , Polish Complete.pdf , Concrete Finishers.pdf

#	Budget Code	Description	Amount
1	03-30 99.O Misc Concrete/ Patching Labor.Other	Sawcut, Demo & Haul-off concrete in women's restroom	$350.00
2	03-30 99.O Misc Concrete/ Patching Labor.Other	Pour-Back Concrete In women's restroom	$175.00
3	03-00 00.O Concrete	Concrete Finishing in women's restroom	$140.00
4	03-30 99.O Misc Concrete/ Patching Labor.Other	Polish Concrete in women's restroom	$3,750.00
5	01-74 00.O General Cleanup.Other	General Cleanup	$250.00
		Subtotal:	**$4,665.00**
		Overhead (10.00%):	$466.50
		Fee (5.00%):	$256.58
		Insurance (0.46%):	$24.79
		Tax (6.76%):	$365.91
		Grand Total:	**$5,778.78**

PCO #104

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SIGNATURE	DATE	SIGNATURE	DATE	SIGNATURE	DATE

PCO #105

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Phoenix, Arizona 85029
Phone: (623) 242-5247

Project: 2403C - 2403C Trailborn Inn Williams
642 E. Route 66
Williams, Arizona 86046
Phone: 646-732-2005

DRAFT

Prime Contract Potential Change Order #105: Furnish & Install Soda & Beer Lines

TO:	Castle Peak Holdings 228 Park Ave S Suite 35792 New York , New York 10003	**FROM:**	Doege Development LLC 11217 North 23rd Avenue Phoenix, Arizona 85029
PCO NUMBER/REVISION:	105 / 0	**CONTRACT:**	1 - 2403C Trailborn
REQUEST RECEIVED FROM:		**CREATED BY:**	Deanna James (Doege Development LLC)
STATUS:	Draft	**CREATED DATE:**	3/12/2025
REFERENCE:		**PRIME CONTRACT CHANGE ORDER:**	None
FIELD CHANGE:	No		
LOCATION:		**ACCOUNTING METHOD:**	Amount Based
SCHEDULE IMPACT:		**PAID IN FULL:**	No
EXECUTED:	No	**SIGNED CHANGE ORDER RECEIVED DATE:**	
		TOTAL AMOUNT:	$7,200.00

POTENTIAL CHANGE ORDER TITLE: Furnish & Install Soda & Beer Lines

CHANGE REASON: Allowance

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*
CE #249 - Furnish & Install Soda & Beer Lines
This change order covers furnishing & installing of the soda and beer line chases.

Includes fee for coordination with Coca-Cola as well as coordination with Trailborn.

This scope was not covered under Doege's original proposal no was it included under the Kitchen ASI change order.
This scope was considered Food Service but Doege furnished, installed and coordinated this scope.

ATTACHMENTS:

Beer & Soda Doege Markup.pdf , Beer Chase Materials.pdf , FW EXTERNAL Williams Coca-Cola Rep .msg , RE_ EXTERNAL_ Williams Coca-Cola Rep .msg , RE_ Trailborn Public Building Soda Supplier.msg , RE_ Trailborn Soda & Beer Lines.msg , S100045707-0001.pdf

#	Budget Code	Description	Amount
1		Furnish & Install Soda Lines included equipment rental, framing and drywall patching	$6,200.00
2		General Cleanup	$450.00
3		Coordination With Coca-Cola - Multiple Walks	$550.00
		Subtotal:	**$7,200.00**
		Overhead (10.00%):	$0.00
		Fee (5.00%):	$0.00
		Insurance (0.46%):	$0.00
		Tax (6.76%):	$0.00
		Grand Total:	**$7,200.00**

PCO #105

Dave Hamblen (Synectic Design, Inc.)
Synectic Design, Inc. 1111 W. University Dr, Suite# 104
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11217 North 23rd Avenue
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SIGNATURE	DATE	SIGNATURE	DATE	SIGNATURE	DATE

PCO #106

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11217 North 23rd Avenue
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Phone: (623) 242-5247

Project: 2403C - 2403C Trailborn Inn Williams
642 E. Route 66
Williams, Arizona 86046
Phone: 646-732-2005

DRAFT

Prime Contract Potential Change Order #106: Connex Rental & Dumpster Fees

TO:	Castle Peak Holdings 228 Park Ave S Suite 35792 New York , New York 10003	**FROM:**	Doege Development LLC 11217 North 23rd Avenue Phoenix, Arizona 85029
PCO NUMBER/REVISION:	106 / 0	**CONTRACT:**	1 - 2403C Trailborn
REQUEST RECEIVED FROM:		**CREATED BY:**	Deanna James (Doege Development LLC)
STATUS:	Draft	**CREATED DATE:**	3/12/2025
REFERENCE:		**PRIME CONTRACT CHANGE ORDER:**	None
FIELD CHANGE:	No		
LOCATION:		**ACCOUNTING METHOD:**	Amount Based
SCHEDULE IMPACT:		**PAID IN FULL:**	No
EXECUTED:	No	**SIGNED CHANGE ORDER RECEIVED DATE:**	
		TOTAL AMOUNT:	$5,581.71

POTENTIAL CHANGE ORDER TITLE: Connex Rental & Dumpster Fees

CHANGE REASON: Allowance

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*
CE #247 - Connex Rental & Dumpster Fees
This change order covers the monthly rental expense for the connex used by Trailborn to store overstock/attic stock items onsite. This connex rental was under Doege Development but used solely by Trailborn.
This change order also covers the fees associated with the use of (4) full trash dumpsters.

ATTACHMENTS:

#	Budget Code	Description	Amount
1	01-51 40.O Temporary Storage	Connex Rental For Attic Stock (4) Months	$545.92
2	01-51 40.O Temporary Storage	Connex Delivery & Pickup	$960.00
3	01-52 60.O Dumpsters	Dumpster Fees Covering (4) Full Dumpsters	$3,000.00
		Subtotal:	**$4,505.92**
		Overhead (10.00%):	$450.59
		Fee (5.00%):	$247.83
		Insurance (0.46%):	$23.94
		Tax (6.75%):	$353.43
		Grand Total:	**$5,581.71**

PCO #106

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Phoenix, Arizona 85029

SIGNATURE	DATE	SIGNATURE	DATE	SIGNATURE	DATE

PCO #108

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Phoenix, Arizona 85029
Phone: (623) 242-5247

Project: 2403C - 2403C Trailborn Inn Williams
642 E. Route 66
Williams, Arizona 86046
Phone: 646-732-2006

DRAFT

Prime Contract Potential Change Order #108: Trailborn Hotel Licensing

TO:	Castle Peak Holdings 228 Park Ave S Suite 35792 New York , New York 10003	**FROM:**	Doege Development LLC 11217 North 23rd Avenue Phoenix, Arizona 85029
PCO NUMBER/REVISION:	108 / 0	**CONTRACT:**	1 - 2403C Trailborn
REQUEST RECEIVED FROM:		**CREATED BY:**	Deanna James (Doege Development LLC)
STATUS:	Draft	**CREATED DATE:**	3/13/2025
REFERENCE:		**PRIME CONTRACT CHANGE ORDER:**	None
FIELD CHANGE:	No		
LOCATION:		**ACCOUNTING METHOD:**	Amount Based
SCHEDULE IMPACT:		**PAID IN FULL:**	No
EXECUTED:	No	**SIGNED CHANGE ORDER RECEIVED DATE:**	
		TOTAL AMOUNT:	$3,043.23

POTENTIAL CHANGE ORDER TITLE: Trailborn Hotel Licensing

CHANGE REASON: Allowance

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*
CE #256 - Trailborn Hotel Licensing Fees
This change order covers costs associated with the Hotel License processing.
This includes submitting plans for review, completing license applications, correspondence with Coconino County, scheduling inspections conducting site walks with inspectors and payment of processing fees.

ATTACHMENTS:
Fees Paid.pdf , Trailborn Rate Card - License Processing.pdf

#	Budget Code	Description	Amount
1	00-80 50.O Permits.Other	Licensing Fees	$1,376.69
2	01-30 00.O Admin Labor.Other	Administrative Fees	$1,080.00
		Subtotal:	**$2,456.69**
		Overhead (10.00%):	$245.67
		Fee (5.00%):	$135.12
		Insurance (0.46%):	$13.05
		Tax (6.76%):	$192.70
		Grand Total:	**$3,043.23**

Dave Hamblen (Synectic Design, Inc.)	Castle Peak Holdings	Doege Development LLC
Synectic Design, Inc. 1111 W. University Dr, Suite# 104	228 Park Ave S Suite 35792	11217 North 23rd Avenue
Tempe, Arizona 85281	New York , New York 10003	Phoenix, Arizona 85029

SIGNATURE DATE SIGNATURE DATE SIGNATURE DATE

PCO #111

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Phoenix, Arizona 85029
Phone: (623) 242-5247

Project: 2403C - 2403C Trailborn Inn Williams
642 E. Route 66
Williams, Arizona 86046
Phone: 646-732-2005

DRAFT

Prime Contract Potential Change Order #111: Material Change From Red Oak To White Oak For Millwork

TO:	Castle Peak Holdings 228 Park Ave S Suite 35792 New York , New York 10003	**FROM:**	Doege Development LLC 11217 North 23rd Avenue Phoenix, Arizona 85029
PCO NUMBER/REVISION:	111 / 0	**CONTRACT:**	1 - 2403C Trailborn
REQUEST RECEIVED FROM:		**CREATED BY:**	Deanna James (Doege Development LLC)
STATUS:	Draft	**CREATED DATE:**	3/24/2025
REFERENCE:		**PRIME CONTRACT CHANGE ORDER:**	None
FIELD CHANGE:	No		
LOCATION:		**ACCOUNTING METHOD:**	Amount Based
SCHEDULE IMPACT:		**PAID IN FULL:**	No
EXECUTED:	No	**SIGNED CHANGE ORDER RECEIVED DATE:**	
		TOTAL AMOUNT:	$3,468.50

POTENTIAL CHANGE ORDER TITLE: Material Change From Red Oak To White Oak For Millwork

CHANGE REASON: Design Development

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*
CE #262 - Material Change From Red Oak To White Oak Per Design Instructions
This change order is in response to Lake Flato choosing white oak materials during submittal & sample review process. Materials were originally quoted as Red Oak.

ATTACHMENTS:
KAT White Oak Upcharge.JPG

#	Budget Code	Description	Amount
1	06-30 00.O Cabinets/ Millwork.Other	Furnish Install White Oak ILO Red Oak	$2,800.00
		Subtotal:	**$2,800.00**
		Overhead (10.00%):	$280.00
		Fee (5.00%):	$154.00
		Insurance (0.46%):	$14.88
		Tax (6.76%):	$219.62
		Grand Total:	**$3,468.50**

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SIGNATURE DATE

SIGNATURE DATE

PCO #113

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Phone: (623) 242-5247

Project: 2403C - 2403C Trailhorn Inn Williams
642 E. Route 66
Williams, Arizona 86046
Phone: 646-732-2005

DRAFT

Prime Contract Potential Change Order #113: Chimney Enclosure For Fireplace Chimney

TO:	Castle Peak Holdings 228 Park Ave S Suite 35792 New York , New York 10003	**FROM:**	Doege Development LLC 11217 North 23rd Avenue Phoenix, Arizona 85029
PCO NUMBER/REVISION:	113 / 0	**CONTRACT:**	1 - 2403C Trailhorn
REQUEST RECEIVED FROM:		**CREATED BY:**	Deanna James (Doege Development LLC)
STATUS:	Draft	**CREATED DATE:**	3/24/2025
REFERENCE:		**PRIME CONTRACT CHANGE ORDER:**	None
FIELD CHANGE:	No		
LOCATION:		**ACCOUNTING METHOD:**	Amount Based
SCHEDULE IMPACT:		**PAID IN FULL:**	No
EXECUTED:	No	**SIGNED CHANGE ORDER RECEIVED DATE:**	
		TOTAL AMOUNT:	$7,149.25

POTENTIAL CHANGE ORDER TITLE: Chimney Enclosure For Fireplace Chimney

CHANGE REASON: Allowance

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*
CE #263 - New Chimney For Fireplace Power Vent
Upon arrival of the fireplace installation crew, we were told that the power vent to the fireplace needed an enclosed structure which needed to be extended vertically.
This was not included in the original proposal for the public space fireplace scope of work.

ATTACHMENTS:
Specs.JPG , 20250201_153157.jpg , 20250201_153208.jpg

#	Budget Code	Description	Amount
1	09-10 00.O Drywall & Framing.Other	Furnish & Install Framing To Include Siding	$2,100.00
2	09-90 99.O Labor Paint Misc.Other	Paint Chimney	$612.00
3		Flash & Dry-In At Roof	$875.00
4	01-74 00.O General Cleanup.Other	General Cleanup	$85.00
5	01-54 60.O Safety	Safety Guyline	$175.00
6	01-30 20.O Project Supervision & Labor Burden	Supervision	$125.00
7	01-31 10.O Sr. Project Manager.Other	Project Management	$125.00
8		Framer Per-Deim 2 Days	$118.00
9		Roofer Per-Diem 1 Day	$59.00
10		Painter Per-Deim 1 Day	$59.00
11		Supervision 1 Day	$59.00
12		Framer Hotel 2 Days	$334.00
13		Painter Hotel 1 Day	$167.00

PCO #113

#	Budget Code	Description	Amount
14		Supervision 1 Day	$167.00
15		General Conditions 4 Days	$1,520.00
		Subtotal:	$6,380.00
		Overhead (10.00%):	$322.20
		Fee (5.00%):	$177.21
		Insurance (0.46%):	$17.12
		Tax (8.76%):	$252.72
		Grand Total:	$7,149.25

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SIGNATURE DATE

SIGNATURE DATE

SIGNATURE DATE

PCO #114

Doege Development LLC
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Phone: (623) 242-5247

Project: 2403C - 2403C Trailborn Inn Williams
642 E. Route 66
Williams, Arizona 86046
Phone: 646-732-2005

DRAFT

Prime Contract Potential Change Order #114: Relocate Beer Tap At Miss Kitty's Bar

TO:	Castle Peak Holdings 228 Park Ave S Suite 35792 New York , New York 10003	**FROM:**	Doege Development LLC 11217 North 23rd Avenue Phoenix, Arizona 85029
PCO NUMBER/REVISION:	114 / 0	**CONTRACT:**	1 - 2403C Trailborn
REQUEST RECEIVED FROM:		**CREATED BY:**	Deanna James (Doege Development LLC)
STATUS:	Draft	**CREATED DATE:**	3/24/2025
REFERENCE:		**PRIME CONTRACT CHANGE ORDER:**	None
FIELD CHANGE:	No		
LOCATION:		**ACCOUNTING METHOD:**	Amount Based
SCHEDULE IMPACT:		**PAID IN FULL:**	No
EXECUTED:	No	**SIGNED CHANGE ORDER RECEIVED DATE:**	
		TOTAL AMOUNT:	$6,717.74

POTENTIAL CHANGE ORDER TITLE: Relocate Beer Tap At Miss Kitty's Bar

CHANGE REASON: Allowance

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*
CE #264 - Relocate Beer Tap At Miss Kitty's Bar
The beer tap was installed in the incorrect location at the Miss Kitty's Bar by Standard Restaurant Supply.
Doege Development had to demo and remove the beer tap, tile and drywall to re-install the beer tap at the correct location.

ATTACHMENTS:

Beer Tap Wrong Location.jpg , Beer Tap Relocation.jpg

#	Budget Code	Description	Amount
1	09-10 10.O Misc. Drywall Patch.Other	Demo Drywall Backside Of Bar Wall	$170.00
2	01-85 99.O Doege Labor.Other	Re-Route Beer Lines	$170.00
3	02-40 00.O Demolition	Demo Wall Tile At Bar	$170.00
4	09-10 00.O Drywall & Framing.Other	Re-Frame For New Tap Location	$255.00
5	01-85 99.O Doege Labor.Other	Install Beer Tap	$85.00
6	09-10 00.O Drywall & Framing.Other	Install Cement Board & Drywall	$255.00
7	09-10 00.O Drywall & Framing.Other	Tape Drywall	$510.00
8	09-90 00.O Painting	Paint Drywall	$340.00
9	09-30 00.O Tiling.Other	Install Tile & Grout At Bar Wall	$680.00
10	01-74 00.O General Cleanup.Other	General Cleanup	$340.00
11	01-31 00.O Project Management & Labor Burden	Project Management	$125.00
12	01-30 20.O Project Supervision & Labor Burden	Project Supervision	$125.00
13	01-32 70.O Per Diem	Framer Per-Diem	$59.00
14	01-32 70.O Per Diem	Tile Installer Per-Diem	$59.00

DOEGE DEVELOPMENT LLC

PCO #114

#	Budget Code	Description	Amount
15	01-32 70.O Per Diem	Drywaller Per-Diem	$59.00
16	01-32 80.O Hotel	Hotel - 3 Workers	$501.00
17	01-90 00.O General Conditions	General Conditions	$1,520.00
		Subtotal:	$5,423.00
		Overhead (10.00%):	$542.30
		Fee (5.00%):	$298.27
		Insurance (0.46%):	$28.81
		Tax (6.76%):	$425.36
		Grand Total:	$6,717.74

Dave Hamblen (Synectic Design, Inc.)
1111 W. University Dr, Suite# 104
Tempe, Arizona 85281

Castle Peak Holdings
228 Park Ave S Suite 35792
New York , New York 10003

Doege Development LLC
11217 North 23rd Avenue
Phoenix, Arizona 85029

SIGNATURE	DATE	SIGNATURE	DATE	SIGNATURE	DATE

PCO #115

Doege Development LLC
11217 North 23rd Avenue
Phoenix, Arizona 85029
Phone: (623) 242-5247

Project: 2403C - 2403C Trailborn Inn Williams
642 E. Route 66
Williams, Arizona 86046
Phone: 646-732-2005

DRAFT

Prime Contract Potential Change Order #115: Under-Bar Lighting

TO:	Castle Peak Holdings 228 Park Ave S Suite 35792 New York , New York 10003	**FROM:**	Doege Development LLC 11217 North 23rd Avenue Phoenix, Arizona 85029
PCO NUMBER/REVISION:	115 / 0	**CONTRACT:**	1 - 2403C Trailborn
REQUEST RECEIVED FROM:		**CREATED BY:**	Deanna James (Doege Development LLC)
STATUS:	Draft	**CREATED DATE:**	4/7/2025
REFERENCE:		**PRIME CONTRACT CHANGE ORDER:**	None
FIELD CHANGE:	No		
LOCATION:		**ACCOUNTING METHOD:**	Amount Based
SCHEDULE IMPACT:		**PAID IN FULL:**	No
EXECUTED:	No	**SIGNED CHANGE ORDER RECEIVED DATE:**	
		TOTAL AMOUNT:	$755.64

POTENTIAL CHANGE ORDER TITLE: Under-Bar Lighting

CHANGE REASON: Design Development

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*
CE #266 - Under-Bar Lighting
On 3/4/2025 the Coconino Health Inspector did a walkthrough of the Miss Kitty's Bar and notified the team that she required a light at the underside of the bar installed the length of the bar to provide at least 50 lumens to the back bar area.

Doege Development furnished and installed the under-bar lighting as instructed by the Health Department.

ATTACHMENTS:

Commercial Electric Tape Light With Remote 2.jpg , Commercial Electric Tape Light With Remote.jpg , Trailborn Rate Card - Light Install.pdf , Trailborn Williams Health Department Inspection 3_4_25.msg , Under-Bar Lighting Installed 2.jpg , Under-Bar Lighting Installed.jpg

#	Budget Code	Description	Amount
1	26-00 00.O Electrical	Furnish Under-Bar Lighting	$70.00
2	01-85 99.O Doege Labor.Other	Install Under-Bar Lighting	$540.00
		Subtotal:	**$610.00**
		Overhead (10.00%):	$61.00
		Fee (5.00%):	$33.55
		Insurance (0.46%):	$3.24
		Tax (6.76%):	$47.85
		Grand Total:	**$755.64**

DOEGE

PCO #115

Dave Hamblen (Synectic Design, Inc.)
1111 W. University Dr, Suite# 104
Tempe, Arizona 85281

Castle Peak Holdings
228 Park Ave S Suite 35782
New York , New York 10003

Doege Development LLC
11217 North 23rd Avenue
Phoenix, Arizona 85029

SIGNATURE	DATE	SIGNATURE	DATE	SIGNATURE	DATE

Exhibit 5

24030

File No: 5728 | AZ | General
Notice Requested by and Return To:
National Lien & Bond Services LLC
428 E Thunderbird Rd, #131
Phoenix, AZ 85022 | Job No: 24030

AMENDMENT

Customer: CPH 642 RT 66 LLC
Project: Trailborn-Williams
Rec. ID: 779083
FIRST CLASS MAIL
Return Receipt Requested

TWENTY DAY PRELIMINARY NOTICE
In Accordance With Arizona Revised Statutes Section 33-992.01
THIS IS NOT A LIEN. THIS IS NOT A REFLECTION ON THE INTEGRITY OF ANY CONTRACTOR OR SUBCONTRACTOR

TO: OWNER OR REPUTED OWNER
CPH 642 RT 66 LLC
420 W 14th St, Ste 6SE
New York, NY 10014

TO: ORIGINAL CONTRACTOR OR REPUTED CONTRACTOR
Doege Development LLC
11217 N 23rd Ave
Phoenix, AZ 85029

SEE ADDITIONAL LEGAL PARTIES: EXHIBIT D

1. The following is a general description of the labor, service, equipment or materials furnished or to be furnished by the undersigned.
General Contracting, Construction, Labor & Materials

2. Estimated Price: $9,108,966.00

3. The name of the person who furnished that labor, service, equipment or materials is:
Doege Development LLC
11217 N 23rd Ave
Phoenix, AZ 85029

4. The name of the person who contracted for purchase of that labor, service, equipment or material is:
CPH 642 RT 66 LLC
420 W 14th St, Ste 6SE
New York, NY 10014

5. The description of the jobsite is:
Trailborn-Williams
642 E Route 66
Williams, AZ 86046
County of Coconino, APN: 20008005G Account #-R0003403

6. Date Claimant first provided said labor, services, equipment or materials:
April 1, 2024

NOTICE TO PROPERTY OWNER

If bills are not paid in full for the labor, professional services, materials, machinery, fixtures or tools furnished, or to be furnished, a Mechanic's Lien leading to the loss, through court foreclosure proceedings, of all or part of your property being improved may be placed against the property. You may wish to protect yourself against this consequence by either:

1. Requiring your contractor to furnish a conditional waiver and release pursuant to Arizona Revised Statutes Section 33-1008, Subsection D, Paragraphs 1 and 3 signed by the person or firm giving you this notice before you make payment to your contractor.
2. Requiring your contractor to furnish a unconditional waiver and release pursuant to Arizona Revised Statutes Section 33-1008, Subsection D, Paragraphs 2 and 4 signed by the person or firm giving you this notice before you make payment to your contractor.
3. Using any other method or device that is appropriate under the circumstances.

Within ten days of the receipt of this preliminary twenty day notice the owner or other interested party is required to furnish all information necessary to correct any inaccuracies in the notice pursuant to Arizona Revised Statutes Section 33-992.01, Subsection I or lose as a defense or lose as a defense any inaccuracy of that information.

Within ten days of the receipt of this preliminary twenty day notice if any Payment Bond has been recorded in compliance with Arizona Revised Statutes Section 33-1003, The owner must provide a copy of the Payment Bond including the name and address of the surety company and bonding agent providing the Payment Bond to the person who has given the preliminary twenty day notice. In the event that the owner or other interested party fails to provide the bond information within that ten-day period, the claimant shall retain lien rights to the extent precluded or prejudiced from asserting a claim against the bond as a result of not timely receiving the bond information.

Jeff Voorhuson

Jeff Voorhuson, as Ltd Agent for, Doege Development, LLC, April 11, 2024

---DETACH HERE AND SEND LOWER PORTION TO CLAIMANT---

ACKNOWLEDGEMENT OF RECEIPT OF TWENTY DAY PRELIMINARY NOTICE

This acknowledges receipt on (today's date) ______________________ of a copy of the Twenty

Day Preliminary Notice at (address where notice received) ______________________

Date (date this acknowledgment is executed) ______________________

Signature of person acknowledging receipt, with title if acknowledgment is made for another person

____

Reference #: 779083 | File #: 5728

Exhibit D - List of Additional Parties

Owner: CPH 642 RT 66 LLC, 420 W 14th St, Ste 6SE, New York, NY 10014
Project: Trailborn-Williams, 642 E Route 66, Williams, AZ 86046 in the County of Coconino, 20008006G Account #-R0003403

The following is a complete list, to the best of our knowledge, of all additional or secondary parties with an interest in the aforementioned project:

ADDITIONAL OR REPUTED OWNER, LESSEE OR AGENT
CPH 642 RT 66 LLC
Castle Peak Holdings
220 Park Ave S, Ste 35792
New York, NY, 10003

AFFIDAVIT OF SERVICE BY MAIL

STATE OF ARIZONA

COUNTY OF MARICOPA

I, Jeff Veerhusen, being first duly sworn, depose and say:

1. That I am of full age and not a party to the above entitled action, and I have no interest therein.

2. That my company mailed on April 11, 2024, attached exhibit, postage prepaid, by depositing in the U.S. Mail, a copy of Preliminary Notice #779083/File #5728, to all parties shown.

FURTHUR AFFIANT SAYETH NAUGHT.

Date: 6/23/2025

Jeff Veerhusen

Jeff Veerhusen, Affiant

The foregoing instrument was acknowledged before me this 23rd Day of June, 2025

Notary Public

DANIEL BALTAZAR
Notary Public - Arizona
Maricopa County
Commission # 618479
My Comm. Expires Dec 10, 2025

My commission Expires:

12-10-2025

National Lien & Bond Services LLC

428 E Thunderbird Rd, #131
Phoenix, AZ 85022
First Class Certificate of Mailing
04/11/2024 through 04/11/2024

Item	Certified Number	Addressee	File No.	Job #	Postage
1	1st Class Mail	CPH 642 RT 66 LLC 420 W 14th St, Ste 6SE New York, NY 10014	5728	2403C	0.65
2	1st Class Mail	Doege Development LLC 11217 N 23rd Ave Phoenix, AZ 85029	5728	2403C	0.65
3	1st Class Mail	CPH 642 RT 66 LLC Castle Peak Holdings 228 Park Ave S, Ste 35792 New York, NY 10003	5728	2403C	0.65

U.S. POSTAGE PAID
PHOENIX, AZ
85027
APR 11, 24
AMOUNT
$1.74
R2300Y152404-03

0000

PHOENIX AZ 85027-USPS SIERRA ADOBE STATION
APR 11 2024

VERIFICATION

MAILING PARTY
National Lien & Bond Services LLC
428 E Thunderbird Rd, #131
Phoenix, AZ 85022

POSTMASTER

Total Pieces Received: 3
NUMBER OF PIECES: 3
RECEIVED BY:
DATE PREPARED:
DATE CERTIFIED:

Exhibit 6

2403C

File No: 5728 | AZ | General
Notice Requested by and Return To:
National Lien & Bond Services LLC
428 E Thunderbird Rd, #131
Phoenix, AZ 85022 | Job No: 2403C

AMENDMENT 92

Customer: CPH 642 RT 66 LLC
Project: Trailborn-Williams
Ref. ID: 779083
FIRST CLASS MAIL
Return Receipt Requested.

TWENTY DAY PRELIMINARY NOTICE
In Accordance With Arizona Revised Statutes Section 33-992.01
THIS IS NOT A LIEN. THIS IS NOT A REFLECTION ON THE INTEGRITY OF ANY CONTRACTOR OR SUBCONTRACTOR

TO: OWNER OR REPUTED OWNER
CPH 642 RT 66 LLC
420 W 14th St, Ste 6SE
New York, NY 10014

TO: ORIGINAL CONTRACTOR OR REPUTED CONTRACTOR
Doege Development LLC
11217 N 23rd Ave
Phoenix, AZ 85029

TO: LENDER, SURETY OR BONDING COMPANY
BSP ODF Finance II LLC
Attn: Micah Goodman General Counsel
1345 Avenue of the Americas, Ste 32A
New York, NY 10105

TO: TENANT OR REPUTED TENANT

SEE ADDITIONAL LEGAL PARTIES: EXHIBIT D

1. The following is a general description of the labor, service, equipment or materials furnished or to be furnished by the undersigned.
General Contracting, Construction, Labor & Materials

2. Estimated Price: $11,000,000.00

3. The name of the person who furnished that labor, service, equipment or materials is:
Doege Development LLC
11217 N 23rd Ave
Phoenix, AZ 85029

4. The name of the person who contracted for purchase of that labor, service, equipment or material is:
CPH 642 RT 66 LLC
420 W 14th St, Ste 6SE
New York, NY 10014

5. The description of the jobsite is:
Trailborn-Williams
642 E Route 66
Williams, AZ 86046
County of Coconino, APN: 20008006G Account #: R0003403

6. Date Claimant first provided said labor, services, equipment or materials: 04/01/2024

NOTICE TO PROPERTY OWNER

If bills are not paid in full for the labor, professional services, materials, machinery, fixtures or tools furnished, or to be furnished, a Mechanic's Lien leading to the loss, through court foreclosure proceedings, of all or part of your property being improved may be placed against the property. You may wish to protect yourself against this consequence by either:

1. **Requiring your contractor to furnish a conditional waiver and release pursuant to Arizona Revised Statutes Section 33-1008, Subsection D, Paragraphs 1 and 3 signed by the person or firm giving you this notice before you make payment to your contractor.**
2. **Requiring your contractor to furnish a unconditional waiver and release pursuant to Arizona Revised Statutes Section 33-1008, Subsection D, Paragraphs 2 and 4 signed by the person or firm giving you this notice before you make payment to your contractor.**
3. **Using any other method or device that is appropriate under the circumstances.**

Within ten days of the receipt of this preliminary twenty day notice the owner or other interested party is required to furnish all information necessary to correct any inaccuracies in the notice pursuant to Arizona Revised Statutes Section 33-992.01, Subsection I or lose as a defense or lose as a defense any inaccuracy of that information.

Within ten days of the receipt of this preliminary twenty day notice if any Payment Bond has been recorded in compliance with Arizona Revised Statutes Section 33-1003. The owner must provide a copy of the Payment Bond including the name and address of the surety company and bonding agent providing the Payment Bond to the person who has given the preliminary twenty day notice. In the event that the owner or other interested party fails to provide the bond information within that ten-day period, the claimant shall retain lien rights to the extent precluded or prejudiced from asserting a claim against the bond as a result of not timely receiving the bond information.

By:____________________ Jeff Veerhuson, as Ltd Agent for, Doege Development, LLC, July 23, 2024

DETACH HERE AND SEND LOWER PORTION TO CLAIMANT
ACKNOWLEDGMENT OF RECEIPT OF TWENTY DAY PRELIMINARY NOTICE

This acknowledges receipt on (today's date)____________________ of a copy of the Twenty Day Preliminary Notice at (address where notice received)____________________

Date (date this acknowledgment is executed)____________________

Signature of person acknowledging receipt, with title if acknowledgment is made for another person

____

Reference #: 779083 | File #: 5728

Exhibit D - List of Additional Parties

Owner: CPH 642 RT 66 LLC, 420 W 14th St, Ste 6SE, New York, NY 10014
Project: Trailborn-Williams, 642 E Route 66, Williams, AZ 86046 in the County of Coconino, 20008006G Account #--R0003403

The following is a complete list, to the best of our knowledge, of all additional or secondary parties with an interest in the aforementioned project:

ADDITIONAL OR REPUTED OWNER, LESSEE OR AGENT
CPH 642 RT 66 LLC
Castle Peak Holdings
228 Park Ave S, Ste 35792
New York, NY, 10003

AFFIDAVIT OF SERVICE BY MAIL

STATE OF ARIZONA

COUNTY OF MARICOPA

I, Jeff Veerhusen, being first duly sworn, depose and say:

1. That I am of full age and not a party to the above entitled action, and I have no interest therein.

2. That my company mailed on July 23, 2024, attached exhibit, postage prepaid, by depositing in the U.S. Mail, a copy of Preliminary Notice #779083/File #5728, to all parties shown.

FURTHUR AFFIANT SAYETH NAUGHT.

Date: 6/23/2025

Jeff Veerhusen

Jeff Veerhusen, Affiant

The foregoing instrument was acknowledged before me this 23rd Day of June, 2025

Dal Balk

Notary Public

DANIEL BALTAZAR
Notary Public - Arizona
Maricopa County
Commission # 618479
My Comm. Expires Dec 10, 2025

My commission Expires:

12-10-2025

National Lien & Bond Services LLC

428 E Thunderbird Rd, #131
Phoenix, AZ 85022
First Class Certificate of Mailing
07/23/2024 through 07/23/2024

Item	Certified Number	Addressee	File No.	Job #	Postage
1	1st Class Mail	CPH 642 RT 66 LLC 420 W 14th St, Ste 6SE New York, NY 10014	5728	2403C	0.65
2	1st Class Mail	Doege Development LLC 11217 N 23rd Ave Phoenix, AZ 85029	5728	2403C	0.65
3	1st Class Mail	BSP ODF Finance II LLC Attn: Micah Goodman General Counsel 1345 Avenue of the Americas, Ste 32A New York, NY 10105	5728	2403C	0.65
4	1st Class Mail	CPH 642 RT 66 LLC Castle Peak Holdings 228 Park Ave S, Ste 35792 New York, NY 10003	5728	2403C	0.65
5	1st Class Mail	Fenagh Engineering & Testing 1746 E Madison St, Ste 5 Phoenix, AZ 85034	5790	24-240554	0.65
6	1st Class Mail	Chang Chun (Arizona) LLC 10475 Perry Hwy, Ste 200 Wexford, PA 15090	5790	24-240554	0.65
7	1st Class Mail	ARO Construction LLC 10645 N Tatum Blvd #200-164 Phoenix, AZ 85028	5824	241058	0.65

USPS SUN CITY ARIZONA JUL 23 2024

0000

U.S. POSTAGE PAID
SUN CITY, AZ
85351
JUL 23, 24
AMOUNT
$11.70
R2324E500634-46

VERIFICATION

MAILING PARTY
National Lien & Bond Services LLC
428 E Thunderbird Rd, #131
Phoenix, AZ 85022

POSTMASTER

Total Pieces Received: 7
NUMBER OF PIECES: 7
RECEIVED BY:
DATE PREPARED:
DATE CERTIFIED:

Exhibit 7

2403C

AMENDMENT

File No: 5728 | AZ | General
Notice Requested by and Return To:
National Lien & Bond Services LLC
428 E Thunderbird Rd, #131
Phoenix, AZ 85022 | Job No: 2403C

Customer: CPH 642 RT 66 LLC
Project: Trailborn-Williams
Rec. ID: 779083
FIRST CLASS MAIL
Return Receipt Requested

TWENTY DAY PRELIMINARY NOTICE
In Accordance With Arizona Revised Statutes Section 33-992.01
THIS IS NOT A LIEN. THIS IS NOT A REFLECTION ON THE INTEGRITY OF ANY CONTRACTOR OR SUBCONTRACTOR.

TO: OWNER OR REPUTED OWNER:
CPH 642 RT 66 LLC
420 W 14th St, Ste 6SE
New York, NY 10014

TO: ORIGINAL CONTRACTOR OR REPUTED CONTRACTOR
Doege Development LLC
11217 N 23rd Ave
Phoenix, AZ 85029

TO: LENDER, SURETY OR BONDING COMPANY
BSP CDF Finance II LLC
Attn: Micah Goodman General Counsel
1345 Avenue of the Americas, Ste 32A
New York, NY 10105

TO: TENANT OR REPUTED TENANT

SEE ADDITIONAL LEGAL PARTIES: EXHIBIT D

1. The following is a general description of the labor, service, equipment or materials furnished or to be furnished by the undersigned.
General Contracting, Construction, Labor & Materials

2. Estimated Price: $13,266,113.00

3. The name of the person who furnished that labor, service, equipment or materials is:
Doege Development LLC
11217 N 23rd Ave
Phoenix, AZ 85029

4. The name of the person who contracted for purchase of that labor, service, equipment or material is:
CPH 642 RT 66 LLC
420 W 14th St, Ste 6SE
New York, NY 10014

5. The description of the jobsite is:
Trailborn-Williams
642 E Route 66
Williams, AZ 86046
County of Coconino, APN: 20009008G Account #- R0003409

6. Date Claimant first provided said labor, services, equipment or materials:
04/01/2024

NOTICE TO PROPERTY OWNER

If bills are not paid in full for the labor, professional services, materials, machinery, fixtures or tools furnished, or to be furnished, a Mechanic's Lien leading to the loss, through court foreclosure proceedings, of all or part of your property being improved may be placed against the property. You may wish to protect yourself against this consequence by either:

1. **Requiring your contractor to furnish a conditional waiver and release pursuant to Arizona Revised Statutes Section 33-1008, Subsection D, Paragraphs 1 and 3 signed by the person or firm giving you this notice before you make payment to your contractor.**
2. **Requiring your contractor to furnish a unconditional waiver and release pursuant to Arizona Revised Statutes Section 33-1008, Subsection D, Paragraphs 2 and 4 signed by the person or firm giving you this notice before you make payment to your contractor.**
3. **Using any other method or device that is appropriate under the circumstances.**

Within ten days of the receipt of this preliminary twenty day notice the owner or other interested party is required to furnish all information necessary to correct any inaccuracies in the notice pursuant to Arizona Revised Statutes Section 33-992.01, Subsection I, or lose as a defense or lose as a defense any inaccuracy of that information.

Within ten days of the receipt of this preliminary twenty day notice if any Payment Bond has been recorded in compliance with Arizona Revised Statutes Section 33-1003. The owner must provide a copy of the Payment Bond including the name and address of the surety company and bonding agent providing the Payment Bond to the person who has given the preliminary twenty day notice. In the event that the owner or other interested party fails to provide the bond information within that ten day period, the claimant shall retain lien rights to the extent precluded or prejudiced from asserting a claim against the bond as a result of not timely receiving the bond information.

BY: Jeff Voorhuson, as Ltd Agent for Doege Development, LLC, March 5, 2025

DETACH HERE AND SEND LOWER PORTION TO CLAIMANT
ACKNOWLEDGMENT OF RECEIPT OF TWENTY DAY PRELIMINARY NOTICE

This acknowledges receipt on (today's date) ______________________ **of a copy of the Twenty Day Preliminary Notice at (address where notice received)** ______________________

Date (date this acknowledgment is executed) ______________________

Signature of person acknowledging receipt, with title if acknowledgment is made for another person

____

Reference #: 779083 | File #: 5728

Exhibit D - List of Additional Parties

Owner: CPH 642 RT 66 LLC, 420 W 14th St, Ste 6SE, New York, NY 10014
Project: Trailborn-Williams, 642 E Route 66, Williams, AZ 86046 in the County of Coconino, 20008006G Account #--R0003403

The following is a complete list, to the best of our knowledge, of all additional or secondary parties with an interest in the aforementioned project:

ADDITIONAL OR REPUTED OWNER, LESSEE OR AGENT
CPH 642 RT 66 LLC
Castle Peak Holdings
228 Park Ave S, Ste 35792
New York, NY, 10003

AFFIDAVIT OF SERVICE BY MAIL

STATE OF ARIZONA

COUNTY OF MARICOPA

I, Jeff Veerhusen, being first duly sworn, depose and say:

1. That I am of full age and not a party to the above entitled action, and I have no interest therein.

2. That my company mailed on March 5, 2025, attached exhibit, postage prepaid, by depositing in the U.S. Mail, a copy of Preliminary Notice #779083/File #5728, to all parties shown.

FURTHUR AFFIANT SAYETH NAUGHT.

Date: 6/23/2025

Jeff Veerhusen, Affiant

The foregoing instrument was acknowledged before me this 23rd Day of June, 2025

Notary Public

DANIEL BALTAZAR
Notary Public - Arizona
Maricopa County
Commission # 618479
My Comm. Expires Dec 10, 2025

My commission Expires:

12-10-2025

National Lien & Bond Services LLC
428 E Thunderbird Rd, #131
Phoenix, AZ 85022
First Class Certificate of Mailing
03/05/2025 through 03/05/2025

Item	Certified Number	Addressee	File No.	Job #	Postage
1	1st Class Mail	CPH 642 RT 66 LLC 420 W 14th St, Ste 6SE New York, NY 10014	5728	2403C	0.65
2	1st Class Mail	Doege Development LLC 11217 N 23rd Ave Phoenix, AZ 85029	5728	2403C	0.65
3	1st Class Mail	BSP ODF Finance II LLC Attn: Micah Goodman General Counsel 1345 Avenue of the Americas, Ste 32A New York, NY 10105	5728	2403C	0.65
4	1st Class Mail	CPH 642 RT 66 LLC Castle Peak Holdings 228 Park Ave S, Ste 35792 New York, NY 10003	5728	2403C	0.65
5	1st Class Mail	The JK Companies PO Box 2006 Carefree, AZ 85377	6167	253038	0.65
6	1st Class Mail	Konstantine & Page Orfanos 10603 E Rising Sun Dr Scottsdale, AZ 85262	6167	253038	0.65
7	1st Class Mail	Jody Clute 16232 N Cave Creek Phoenix, AZ 85032	6168		0.65

U.S. POSTAGE PAID
SUN CITY, AZ
85351
MAR 05, 25
AMOUNT
$8.45
S2324E500581-14

0000

MAR -5 2025

VERIFICATION

MAILING PARTY
National Lien & Bond Services LLC
428 E Thunderbird Rd, #131
Phoenix, AZ 85022

POSTMASTER

Total Pieces Received: 7
NUMBER OF PIECES: 7
RECEIVED BY:
DATE PREPARED:
DATE CERTIFIED: