



Hobbs Architects, P.A.

159 W. Salisbury St.
Pittsboro, North Carolina 27312

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Date: August 5, 2025

To: Mr. Daniel Edwards
Town of Apex Capital Projects Manager
Apex, North Carolina 27502

From: Chevon Moore, AIA
Hobbs Architects, PA
159 West Salisbury Street, Pittsboro, NC 27312

RE: Design Contract Amendment #8
The Town of Apex Mason Street Municipal Building
(Previously Town of Apex Permitting and Inspections Facility) –

Daniel,

The purpose of this letter is to address the additional architectural services that were required to complete Construction Administration services beyond March 2024 for the Town of Apex Mason Street Municipal Building. This Design Amendment #8 is for CA services provided from April 2024 to December 2024, upon resolution of the HVAC issues experienced within the building, as well as additional inspections required due to roofing installation issues.

The cost related to extended CA services is listed below as follows:

- | | |
|---|------------------|
| 1. Additional Roofing Inspections (see attached summary) | \$ 5,600 |
| 2. Additional CA Services from March 26, 2024 through December 2024 (see attached summary) | <u>\$ 20,000</u> |
| Total: | \$ 25,600 |

Please let me know if you have any questions or want to discuss any aspect of this design amendment.

Sincerely,

Chevon M. Moore, AIA
Hobbs Architects, PA



Additional Construction Administration Services Summary -

Town of Apex Mason Street Municipal Building

Summary of Additional CA by Hobbs Architects related to roofing issues:

Additional inspections related to roofing issues:

July 19, 2023 – Roof issues first identified in weekly site inspection
July 20, 2023 – Reinspection specific to roofing – **\$800**
July 26, 2023 – Weekly site inspection identifies continued issues with roofing
July 27, 2023 – Reinspection of roofing – **\$800**
July 28, 2023 – Reinspection of roofing – **\$800**
July 31, 2023 – Reinspection of roofing – **\$800**
Aug 1, 2023 – Reinspection of roofing – **\$800**
Aug 2, 2023 – Weekly site inspection identifies continued issues with roofing
Aug 7, 2023 – Weekly site inspection identifies continued issues with roofing
Aug 8, 2023 – Reinspection of roofing – **\$800**
Aug 11, 2023 – Reinspection of roofing – **\$800**

Total additional roofing inspection costs: **\$5,600**

Summary of Additional CA by Hobbs Architects beyond March 2024 (Design Amendment #7):

April 2024 – Full Month of CA Services - **\$8,600 monthly CA fee**

April 4, 2024 – Interior Pre-Final Punchlist – *Stephanie and Chevon*

April 24, 2024 – Interior 1st Back Punch – *Stephanie*

April 25, 2024 – Exterior Pre-Final Punchlist – *Grim and Taylor*

May 2024 – Hourly Add Services - **\$200**

May 16, 2024 – Teams Meeting – *Chevon* - 1 hour

May 29, 2024 – Interior and Exterior Back Punch – Not Complete – 1 hour

June 2024 – Hourly Add Services - **\$1,000**

June 14, 2024 – Interior 2nd Back Punch – *Stephanie* – 3 hours

June 18, 2024 – Exterior Back Punch – *Grim and Taylor* – No charge, included in contract

June 27, 2024 – Humidity Meeting – *Stephanie and Chevon* – 2 hours

July 2024 – Hourly Add Services - **\$600**

July 23, 2024 – Exterior 2nd Back Punch – *Grim* - 3 hours



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Aug. 2024 – Hourly Add Services - **\$400**

Aug. 7, 2024 – HVAC Meeting – *Chevon* - 2 hours

Sept. 2024 – Hourly Add Services - **\$1000**

Sept. 20, 2024 – Interior 3rd Back Punch – *Stephanie* - 3 hours

Sept. 24, 2024 – HVAC Meeting – *Chevon* - 2 hours

Nov. 2024 – Hourly Add Services - **\$300**

Nov. 4, 2024 – HVAC Meeting – *Chevon and Taylor* – 1.5 hours

Dec. 2024 – Hourly Add Services - **\$100**

Dec. 17, 2024 – HVAC Meeting – *Chevon* – .5 hours

Summary of Additional CA Time Hours by EN-TECH Engineering:

July 2024 – HVAC Issues – 15 hours - **\$2250**

Aug 2024 – HVAC Issues – 14 hours - **\$2100**

Oct 2024 – HVAC Issues – 11 hours - **\$1650**

Nov 2024 – HVAC Issues – 12 hours - **\$1800**

Total Additional Services for MLB =

\$ 5,600 Additional Roofing Inspections
\$20,000 Additional CA after March 2024
\$25,600 Total