

**A  
RESOLUTION  
OF THE CITY COUNCIL  
OF THE CITY OF CHERRY HILLS VILLAGE  
APPROVING AND RATIFYING CHANGE ORDERS TO THE CONSTRUCTION AGREEMENT  
WITH HALCYON CONSTRUCTION, INC. CONCERNING THE QUINCY FARM HISTORIC  
BARN REHABILITATION**

**WHEREAS**, the City of Cherry Hills Village ("City") and Halcyon Construction, Inc., a Colorado corporation ("Contractor"), entered into a Construction Agreement in September 2024 ("Agreement") for the Quincy Farm historic barn rehabilitation ("Project") in the amount of \$718,408.00; and

**WHEREAS**, in conjunction with approving the Agreement, City Council approved a five percent contingency of \$35,920.00, for a total authorized maximum expenditure of \$754,328.00 on the Project; and

**WHEREAS**, as noted in the staff report, conditions in the barn and existing utilities have necessitated additional work for the Project, some anticipated and some unanticipated; and

**WHEREAS**, Change Order 13, a copy of which is attached to this resolution as **Exhibit 1**, administratively extended the Contract Time from 160 working days to 220 working days from the date of the Notice to Proceed for a new deadline of July 28, 2025 to complete the Project, and City staff recommends that City Council ratify Change Order 13 to comply with the Agreement as written; and

**WHEREAS**, to facilitate the completion of necessary work on the Project that was unknown at the time of the Agreement and that became apparent after Change Orders 1-3 were approved in October 2024, City staff recommends approval of Change Order 18, a copy of which is attached to this resolution as **Exhibit 2**, to increase the Contract Sum in the amount of \$49,131.11, for a new not-to-exceed Contract Sum in the amount of \$878,891.11; and

**WHEREAS**, the City has appropriated sufficient funds to support expenditures within the proposed adjusted Contract Sum; and

**WHEREAS**, City Council desires to ratify Change Order 13, approve Change Order 18 to bring the revised total not-to-exceed Contract Sum to \$878,891.11, and authorize the Mayor to execute Change Order 18 on behalf of the City.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Cherry Hills Village, Colorado that:

**Section 1.** The foregoing recitals and findings are incorporated into this resolution as findings and conclusions of the City Council.

**Section 2.** The City Council hereby: (1) ratifies Change Order 13 as set forth in **Exhibit 1**; (2) approves Change Order 18 in substantially the same form as is attached in **Exhibit 2**; and (3) authorizes the Mayor to execute Change Order 18 on behalf of the City.

**Section 3.** This resolution is effective immediately upon adoption.

**Section 4.** Repealer. All resolutions or parts of resolutions in conflict with this resolution are repealed.


Introduced, passed and adopted at the  
regular meeting of City Council this 15<sup>th</sup> day  
of July, 2025, by a vote of 5 yes 0 no.



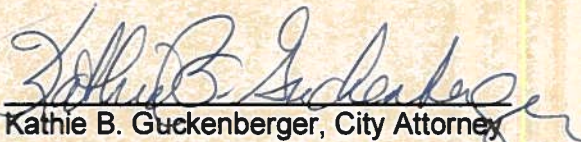
(SEAL)

  
Kathleen Brown, Mayor

ATTEST:

  
Laura Gillespie, City Clerk

APPROVED AS TO FORM:


  
Kathie B. Guckenberger, City Attorney



**Exhibit 1**  
**Change Order 13**



**Exhibit 1**

 <b>CITY OF CHERRY HILLS VILLAGE</b>	<b>CHANGE ORDER</b>	
City Project No.: 2024-005	Project Name: 2024 Quincy Farm Historic Barn Rehabilitation	Change Order No.: #013
To (Contractor): Halcyon Construction		City Contract No.: 2024-005
Description of Original Contract Work: The work includes foundation and slab repair/replacement, interior remodel and exterior renovation of the existing agricultural structure, and the conversion of space necessary to use the facility to house public meetings and events.		Date : April 30, 2025

It is hereby mutually agreed that when this Change Order has been signed by the contracting parties, the following described changes shall be executed by the Contractor without changing the terms of the Contract, except as herein stipulated and agreed:

*Extending the contract time to allow for completion of the project.*

Contractor agrees to furnish all Materials and labor and to perform all Work required to complete the above described changes in accordance with the requirements for similar Work covered by the Contract, except as otherwise stipulated herein, for the following considerations:

CHANGE TO CONTRACT SUM		AMOUNT / DATED / AVG
Original CONTRACT SUM		\$ 718,408.00
Current CONTRACT SUM adjusted by Change Orders _#001_ thru _#012_		\$ 829,760.00
Total APPROVED WORK to date		\$ 806,348.46
The APPROVED WORK due to this Change Order will be Increased by		\$ 0.00
The new total APPROVED WORK including this Change Order will be		\$ 806,348.46
CHANGE TO CONTRACT TIME		
Current CONTRACT Completion Date		April 30, 2025
CONTRACT TIME will be increased by this number of Working Days		60
The DATE for completion of all WORK (Amended Contract Time) will be		July 28, 2025

**RECOMMENDED FOR ACCEPTANCE:**

PROJECT MANAGER

BY: Emily C Black  
 DATE: 4/30/25

**ACCEPTED:**

CONTRACTOR:

Halcyon Construction

BY: [Signature]

DATE: 4/30/2025

CITY OF CHERRY HILLS VILLAGE:


BY: Jay Soldie  
 Deputy City Manager

DATE: 4/30/2025



**Exhibit 2**  
**Change Order 18**



 <p><b>CITY OF CHERRY HILLS VILLAGE</b></p>	<h2>CHANGE ORDER</h2>	
City Project No.: 2024-005	Project Name: 2024 Quincy Farm Historic Barn Rehabilitation	Change Order No.: #018
To (Contractor): Halcyon Construction		City Contract No.: 2024-005
Description of Original Contract Work: The work includes foundation and slab repair/replacement, interior remodel and exterior renovation of the existing agricultural structure, and the conversion of space necessary to use the facility to house public meetings and events.		Date : June 27, 2025

It is hereby mutually agreed that when this Change Order has been signed by the contracting parties, the following described changes shall be executed by the Contractor without changing the terms of the Contract, except as herein stipulated and agreed:

*Extended General Requirements to account for 64 additional days of work; misc. carpentry materials.*

Contractor agrees to furnish all Materials and labor and to perform all Work required to complete the above described changes in accordance with the requirements for similar Work covered by the Contract, except as otherwise stipulated herein, for the following considerations:

<i>CHANGE TO CONTRACT SUM</i>	AMOUNT / DATED / AVG
Original CONTRACT SUM	\$ 718,408.00
Current CONTRACT SUM adjusted by Change Orders #001 thru #017	\$ 829,760.00
The CONTRACT SUM due to this Change Order will be Increased by	\$ 49,131.11
The new CONTRACT SUM including this Change Order will be	\$ 878,891.11

**RECOMMENDED FOR ACCEPTANCE:**

PROJECT MANAGER

BY: \_\_\_\_\_

DATE: \_\_\_\_\_

**ACCEPTED:**

CONTRACTOR:

\_\_\_\_\_

BY: \_\_\_\_\_

DATE: \_\_\_\_\_

CITY OF CHERRY HILLS VILLAGE:

BY: \_\_\_\_\_,

Mayor

DATE: \_\_\_\_\_



## Change Order (CO) #17

Quincy Farm Historic Barn Rehabilitation  
4450 E. Quincy Ave  
Cherry Hills Village, CO 80113

6/4/2025

RE: Change Order # 17

Attention Emily Black

Please consider the following change order, concerning the Quincy Farm barn rehabilitation project.

### Additional Cost and Fees:

Miscellaneous carpentry

- Materials Only (All labor associated with these repairs is in the added General Conditions below. This removed any double charges as these added items were performed by Halcyon):

○ East stall wall and 2x8 door bump out	<b>\$160.00</b>
○ Baseboard	<b>\$310.00</b>
○ Aluminum weather barrier on the south side	<b>\$75.00</b>
○ Casement window, weather enclosure and hardware	<b>\$228.00</b>
○ Additional door hardware	<b>\$69.00</b>

**Material Subtotal: \$842.00**

- Extended General Conditions (\$829/day and duration from 3/4/25 to 6/26/25 = 75 working days excluding weekends and holidays) This rate is discounted as the original bid included \$1,045.80/day for General Conditions. Four days were added to cover the last few change orders for the cabinet install, backflow, and heater.
  - This added time takes into consideration that Halcyon caused a 3 week delay with concrete that tested under specifications.
  - \$829 x 64 days = \$53,056 **\$53,056.00**
- Markup (8%) **\$ 4,311.84**

**Total: \$58,209.84**

Please sign below to execute this Change Order.

**Halcyon Construction Inc.**

Phone: 970-515-6076 Fax: 303-845-8557 [www.halcyonconstruction.org](http://www.halcyonconstruction.org)



Approved: \_\_\_\_\_  
Cherry Hills Village Representative

\_\_\_\_\_  
Halcyon Construction Representative

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

Date: 6/23/25

Sincerely,

Todd Radford  
Senior Project Manager

Halcyon Construction Inc.

Phone: 970-515-6076 Fax: 303-845-8557 [www.halcyonconstruction.org](http://www.halcyonconstruction.org)