

AMENDMENT TO AGREEMENT FOR BURNET COUNTY ANNEX RENOVATION/EXPANSION

This amendment ("Amendment") is made this 23rd day of September 2025 by and between J. POOLE CONSTRUCTION and BURNET COUNTY, Texas, a political subdivision of the State of Texas.

WHEREAS, J. POOLE CONSTRUCTION and BURNET COUNTY are parties to an agreement passed in Commissioners Court on November 26, 2024 ("Agreement"); and

WHEREAS, BURNET COUNTY desires to amend the Agreement by including EXHIBIT A – Burnet Annex Building Second Floor Construction Proposal dated September 19, 2025 in an amount not to exceed \$190,000.00.

NOW THEREFORE, in consideration of the mutual promises hereinafter contained, J. POOLE CONSTRUCTION and BURNET COUNTY agree as follows:

1. AMENDMENT: Per the attached Exhibit A, J. Poole Construction is to include the following work in an amount not to exceed \$190,000.00 and to extend the completion date to January 31, 2026.

IN WITNESS WHEREOF, the parties hereto have executed this Amendment as of the dates set forth below.

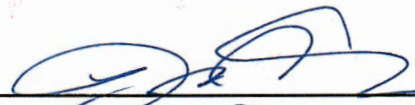
J. POOLE CONSTRUCTION

By: _____

Name: _____

Title: _____

Date: _____


JEFF POOLE
President
9-30-25

BURNET COUNTY, TEXAS

By: _____

Name: _____

Title: _____

Date: _____


Bryan Wilson
Burnet County Judge
9/30/25

End of Amendment No. II



Burnet Annex Building
Second Floor Construction
Burnet, Texas
9/30/2025

Company: J Poole Group

Phone: (254) 482-1791

Contact: Timothy Watkins

Email: tim.watkins@jpoolegroup.com

Base Bid

Item No.	Description	Quantity	Unit	Unit Price	Extended Price
1	Electrical - This price includes rough in for the eight HVAC units, 100 amp panel, ATS wiring, additional plugs and data boxes, electrical for the elevator disconnect, and conduit for the ATS and generator panel. Trim out of all electrical outlets to include plate covers.	1	LS	\$ 58,500.00	\$ 58,500.00
2	Plumbing - This price includes roughing in the drain and water lines per the fixture schedule. Trimming out the lines with covers and valves, and supplying the fixtures to the owner. The drain lines and water lines will be installed per updated MEP plans.	1	LS	\$ 17,500.00	\$ 17,500.00
3	Framing - This includes all 2x4 and 2x6 framing on the second floor per plans provided. All partitions walls, headers, and fire walls. The materials used will be wood lumber for the partition walls and metal studs for the server fire walls. This includes sheetrock and texture (knockdown)	1	LS	\$ 39,150.00	\$ 39,150.00
4	Insulation - Spray foam for the stone walls surface to cover any exposed stone and close up the gap behind the studs as a fire barrier. (Fire Rated Foam) This price also includes the batt insulation and mineral wool for the server room walls and ceiling.	1	LS	\$ 6,040.98	\$ 6,040.98
5	Concrete - This price includes grading the back parking lot, removing the asphalt on top of the brick ledge, disposing of haul off materials, form work and rebar for the new sidewalk, and landing pads for the metal stairs.	1	LS	\$ 4,500.00	\$ 4,500.00
6	Metal Stairs - This scope is covered by the cost associated with the inside stairs. The metal stairs will be designed and submitted for approval. They will meet or exceed the building code standards and include a removable panel for access to the second floor by forklift.	1	LS	\$ -	\$ -
Subtotal:					\$ 125,690.98

Totals

Item No.	Description	Quantity	Unit	Unit Price	Extended Price
7	Base Bid	1	LS	\$ 125,690.98	\$ 125,690.98
8	Flooring - Material for second floor (Extra LVP Flooring only at a discount)	1	LS	\$ 1,870.00	\$ 1,870.00
9	Supervision and Site Services	1	LS	\$ 38,247.00	\$ 38,247.00
10	General Conditions	1	LS	\$ 29,663.36	\$ 29,663.36
11	Tax	1	LS	\$ 17,984.32	\$ 17,984.32
12	Credit - Wood walls with sheetrock instead of interior glass storefronts, first floor door package, and difference between the interior and exterior stairs.	1	LS	\$ (36,015.13)	\$ (36,015.13)
13	Contingency	1	LS	\$ 12,559.47	\$ 12,559.47
Total:					\$ 190,000.00

Clarifications This price excludes any and all interior doors, jams, and trim.

This price excludes relocating any existing water lines, cleanouts, or meter boxes.

This price excludes any painting, flooring, and furniture.

JPG will provide approximately 1,870 sq feet for LVP Flooring at a discount

Signature: *Timothy Watkins*

9/30/2025