



4/21/2026

**CITY OF LAREDO  
ENGINEERING DEPARTMENT**

**Change Order #1**

**Southern Hotel Apartments Rehabilitation Project**

CONTRACTOR: Summit Building & Design  
4506 Hwy 359  
Laredo, Texas; 78043

You are hereby requested to comply with the following changes from the contract plans and specifications. This document shall become an amendment to the contract and all provisions of the contract shall apply thereto.

<b>Change Order Deduct</b>				
		Unit	QTY	Amount
12114	Allowance-Security System CCTV	1	LS	\$ 4,862.00
12109	Allowance-Utilities			\$ 18,635.02
12110	Allowance-Artwork			\$ 3,000.00
12112	Allowance-Hardware	1	LS	\$ 15,000.00
				<b>\$ 41,497.02</b>

<b>Contingency Allowance</b>				
3	Door 100A electric panic device	1	LS	\$ 685.71
4	North, East & South walls paint	2	LS	\$ 800.00
5	HVAC - Lobby ceiling height adjustments ductwork	3	LS	\$ 1,400.00
6	Rm. 201-AHU-17 remove air return w/ sheet metal ductwork an relocate 10ft away from kitchen range as per City bldg. inspector request.	4	LS	\$ 2,100.00
7	Rm. 301-AHU-26 remove air return w/ sheet metal ductwork an relocate 10ft away from kitchen range as per City bldg. inspector request.	5	LS	\$ 2,100.00
8	Rm. 303-AHU-27 remove air return w/ sheet metal ductwork an relocate 10ft away from kitchen range as per City bldg. inspector request.	6	LS	\$ 2,100.00
9	1st floor relocation of 4 louvers. Hood vent 1 & 2, exhaust vents for restroom 1 & 2, & exhaust #3	7	LS	\$ 4,404.00
10	Relocate wall pipe for dryer exhaust 7' height from F.F.	8	LS	\$ 900.00
11	Rm. 203 re-route ductwork to avoid interior brick wall for AHU-18 unit.	9	LS	\$ 720.00
12	Provide and install 4 extra ceiling lights to achieve require ft candle illumination at elevator 3rd floor (requested by Schindler and state inspector).	10	LS	\$ 880.00
13	Provide and install 2 extra lights at exit doors	11	LS	\$ -
14	Provide access control system at IT room door	12	LS	\$ 4,734.60
15	Provide switch to control light fixture at IT room	13	LS	\$ 360.00
				<b>\$ 21,184.31</b>

	<b>Original Contract Amount</b> \$ 6,848,896.00
	<i>Change Order #1 - Deduct</i> \$ (41,497.02)
	<i>Change Order #1 - Add</i> \$ 21,184.31
	<b>Change Order # 1 - Net Decrease</b> \$ (20,312.71)
	<b>Revised Contract Amount</b> \$ 6,828,583.29

Recommended by:

Roberto J. Sepulveda  
 Roberto J. Sepulveda  
 Sepulveda Associates Architects, Inc  
 Date: 4-28-26

Accepted by:

David Acevedo  
 David Acevedo  
 Summit Building and Design  
 Date: April 28, 2026

Recommended by:

\_\_\_\_\_  
 Eliud De Los Santos, P.E.  
 City Engineer  
 Date: \_\_\_\_\_

Recommended by:

\_\_\_\_\_  
 Gloria P. Saavedra  
 Civil Engineer II  
 Date: \_\_\_\_\_

Recommended by:

\_\_\_\_\_  
 Tina Martinez  
 Community Development Director  
 Date: \_\_\_\_\_

LN. ITEM #4

803396

Invoice

SOLD TO <i>Summit Building Design</i>		SHIP TO <i>Juarez Painting</i>	
ADDRESS		ADDRESS <i>2501 Baltimore St</i>	
CITY, STATE, ZIP <i>Laredo, TX</i>		CITY, STATE, ZIP <i>Laredo, TX 78041</i>	
CUSTOMER ORDER NO.	SOLD BY	TERMS	F.O.B. DATE <i>2-5-26</i>

ORDERED	SHIPPED	DESCRIPTION	PRICE	UNIT	AMOUNT
		<del>Two Chanby order Southern Hotel</del>			
		<del>① Repair Sheetrock new holes T.D. and Paint #310-210 of Rooms</del>	<del>400 =</del>		
		② Repaint North-East and South Building Due all Stucco, Brick Repair all Grout after we Painted Few months ago	\$ 800		
		<del>Repaint 14 500 sq ft - Total \$ 1200 =</del>			

© admet 5840

09-15

Painted areas not stated on plans

LN. ITEM #5

# OROZCO AIR AND REFRIGERATION LLC

Air Conditioning  
Heating and Cooling Service and installation  
Duct work and Sheet-metal Work  
Residential/ Commercial

2520 Cortez / Laredo, TX / 78043 / Office (956)568-0270 / Cell. (956) 645-5408  
[orozcoairandrefrigeration@yahoo.com](mailto:orozcoairandrefrigeration@yahoo.com)

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## CHANGE ORDER NO. 2

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DATE: 7/2/2025

GENERAL CONTRACTOR: SUMMIT BUILDING & DESIGN / CARLOS LEAL

JOB NAME: Southern Hotel Apartments  
ADDRESS: 1210 Matamoros St., Laredo, TX 78040

SCOPE OF WORK: FIRST FLOOR

LOBBY COMMONS 100

REMOVE 12 FEET 10X12 DUCT WORK SHEET METAL  
PROVIDE 12X12 REGISTER  
BOX WALL MOUNTED

### COST BREAKDOWN

FABRICATION	\$	400.00
MATERIALS	\$	400.00
LABOR - 1 worker / 24 hrs	\$	600.00

TOTAL PROPOSED AMOUNT: \$ 1,400.00

ONE THOUSAND FOUR HUNDRED DLLS.

If you have any questions, feel free to call me at 956-568-0270 or my cellular 956-645-5408

Thank You,

QUOTE IS VALID FOR 30 DAYS ONLY

PROPOSAL ACCEPTED BY:

NAME: \_\_\_\_\_

Gilbert Orozco, Member

SIGNATURE: \_\_\_\_\_

REGULATED BY THE TEXAS DEPARTMENT OF LICENSING AND REGULATION  
P.O. BOX 12157, AUSTIN, TEXAS 78711  
1-800-803-9202, 512-463-6599  
MASTER LICENSE# TACLA 31524C

LN. ITEM #6

# OROZCO AIR AND REFRIGERATION LLC

Air Conditioning  
Heating and Cooling Service and installation  
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Residential/ Commercial

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[orozcoairandrefrigeration@yahoo.com](mailto:orozcoairandrefrigeration@yahoo.com)

## CHANGE ORDER NO. 7

DATE: 7/2/2025

GENERAL CONTRACTOR: SUMMIT BUILDING & DESIGN / CARLOS LEAL

JOB NAME: Southern Hotel Apartments  
ADDRESS: 1210 Matamoros St., Laredo, TX 78040

### SCOPE OF WORK: SECOND FLOOR

AHU - 17  
ITEM #1

REMOVE 12"X8" RETURN SHEETMETAL DUCTWORK  
AND RELOCATED RETURN  
10 FEET AWAY FROM KITCHEN STOVE  
PROVIDE SHEET METAL  
26 GAGE AS REQUIRED

AHU - 17  
ITEM #2

1 BEDROOM 201  
PROVIDE 8"X6" 90 ELBOW'S QTY'S OF (2)  
AS REQUIRED TO CEILING HEIGHT

### COST BREAKDOWN

FABRICATION	\$ 700.00
MATERIALS	\$ 800.00
LABOR - 1 worker / 24 hrs	\$ 600.00

TOTAL PROPOSED AMOUNT: \$ 2,100.00

TWO THOUSAND ONE HUNDRED DLLS.

If you have any questions, feel free to call me at 956-568-0270 or my cellular 956-645-5408

Thank You,

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SIGNATURE: \_\_\_\_\_

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MASTER LICENSE# TACLA 31524C

LN. ITEM #7

# OROZCO AIR AND REFRIGERATION LLC

Air Conditioning  
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Residential/ Commercial

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[orozcoairandrefrigeration@yahoo.com](mailto:orozcoairandrefrigeration@yahoo.com)

## CHANGE ORDER NO. 9

DATE: 7/2/2025

GENERAL CONTRACTOR: SUMMIT BUILDING & DESIGN / CARLOS LEAL

JOB NAME: Southern Hotel Apartments

ADDRESS: 1210 Matamoros St., Laredo, TX 78040

SCOPE OF WORK: THIRD FLOOR

AHU - 26

REMOVE 12"X8" RETURN SHEETMETAL DUCTWORK  
AND RELOCATED RETURN  
10 FEET AWAY FROM KITCHEN STOVE  
PROVIDE SHEET METAL  
26 GAGE AS REQUIRED

AHU - 26

1 BEDROOM 301  
PROVIDE 8"X6" 90 ELBOW'S QTY'S OF (2)  
AS REQUIRED TO CEILING HEIGHT

### COST BREAKDOWN

FABRICATION	\$ 700.00
MATERIALS	\$ 800.00
LABOR - 1 worker / 24 hrs	\$ 600.00

TOTAL PROPOSED AMOUNT: \$ 2,100.00

TWO THOUSAND ONE HUNDRED DLLS.

If you have any questions, feel free to call me at 956-568-0270 or my cellular 956-645-5408

Thank You,

QUOTE IS VALID FOR 30 DAYS ONLY

PROPOSAL ACCEPTED BY:

NAME: \_\_\_\_\_

Gilbert Orozco, Member

SIGNATURE: \_\_\_\_\_

REGULATED BY THE TEXAS DEPARTMENT OF LICENSING AND REGULATION

P.O. BOX 12157, AUSTIN, TEXAS 78711

1-800-803-9202, 512-463-6599

MASTER LICENSE# TACLA 31524C

LN. ITEM #8

# OROZCO AIR AND REFRIGERATION LLC

Air Conditioning  
Heating and Cooling Service and installation  
Duct work and Sheet-metal Work  
Residential/ Commercial

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[orozcoairandrefrigeration@yahoo.com](mailto:orozcoairandrefrigeration@yahoo.com)

## CHANGE ORDER NO. 11

DATE: 7/2/2025

GENERAL CONTRACTOR: SUMMIT BUILDING & DESIGN / CARLOS LEAL

JOB NAME: Southern Hotel Apartments  
ADDRESS: 1210 Matamoros St., Laredo, TX 78040

SCOPE OF WORK: THIRD FLOOR  
AHU - 27

REMOVE 12"X 10" RETURN SHEETMETAL DUCTWORK  
AND RELOCATED RETURN  
10 FEET AWAY FROM KITCHEN STOVE  
PROVIDE SHEET METAL  
26 GAGE AS REQUIRED

1 BEDROOM 303  
PROVIDE 10" X 6" 90 ELBOW QTY'S OF 2  
AS REQUIRED TO CEILING HEIGHT

### COST BREAKDOWN

FABRICATION	\$ 700.00
MATERIALS	\$ 800.00
LABOR - 1 worker / 24 hrs	\$ 600.00

TOTAL PROPOSED AMOUNT: \$ 2,100.00

TWO THOUSAND ONE HUNDRED DLLS.

If you have any questions, feel free to call me at 956-568-0270 or my cellular 956-645-5408  
Thank You,

QUOTE IS VALID FOR 30 DAYS ONLY

PROPOSAL ACCEPTED BY:

NAME: \_\_\_\_\_

Gilbert Orozco, Member

SIGNATURE: \_\_\_\_\_

REGULATED BY THE TEXAS DEPARTMENT OF LICENSING AND REGULATION  
P.O. BOX 12157, AUSTIN, TEXAS 78711  
1-800-803-9202, 512-463-6599  
MASTER LICENSE# TACLA 31524C

LN. ITEM #9

# OROZCO AIR AND REFRIGERATION LLC

Air Conditioning  
Heating and Cooling Service and installation  
Duct work and Sheet-metal Work  
Residential/ Commercial

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[orozcoairandrefrigeration@yahoo.com](mailto:orozcoairandrefrigeration@yahoo.com)

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## CHANGE ORDER NO. 1

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DATE: 4/16/2025

GENERAL CONTRACTOR: SUMMIT BUILDING & DESIGN / DAVID ACEVEDO

JOB NAME: Southern Hotel Apartments  
ADDRESS: 1210 Matamoros St., Laredo, TX 78040

SCOPE OF WORK:

- 1<sup>ST</sup> FLOOR RELOCATION OF 4 LOUVERS
- HOOD VENT #1 – NEED 30’ OF PIPING AND 2 ELBOWS
- HOOD VENT #2
- EXHAUST VENTS FOR RESTROOMS 1 & 2, NEED 20’ OF PIE 8 IN. AND 2 ELBOWS
- EXHAUST #3 – REMOVE AND REROUTE FOR NEW LOCATION WITH EXISTING PIPE 6 INCH
- INSTALLATION, MATERIALS AND LABOR

COST BREAKDOWN

FABRICATION	\$ 899.00
MATERIALS	\$ 1,025.00
RENTAL	\$ 480.00
LABOR - 2 workers / 40 hrs	\$ 2,000.00

TOTAL PROPOSED AMOUNT: \$ 4,404.00

FOUR THOUSAND FOUR HUNDRED AND FOUR DLLS.

If you have any questions, feel free to call me at 956-568-0270 or my cellular 956-645-5408

Thank You,

QUOTE IS VALID FOR 30 DAYS ONLY

PROPOSAL ACCEPTED BY:

NAME: \_\_\_\_\_

Gilbert Orozco, Member

SIGNATURE: \_\_\_\_\_

REGULATED BY THE TEXAS DEPARTMENT OF LICENSING AND REGULATION  
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1-800-803-9202, 512-463-6599  
MASTER LICENSE# TACLA 31524C

LN. ITEM #10

# OROZCO AIR AND REFRIGERATION LLC

Air Conditioning  
Heating and Cooling Service and installation  
Duct work and Sheet-metal Work  
Residential/ Commercial

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[orozcoairandrefrigeration@yahoo.com](mailto:orozcoairandrefrigeration@yahoo.com)

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## CHANGE ORDER NO. 6

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DATE: 7/2/2025

GENERAL CONTRACTOR: SUMMIT BUILDING & DESIGN / CARLOS LEAL

JOB NAME: Southern Hotel Apartments  
ADDRESS: 1210 Matamoros St., Laredo, TX 78040

SCOPE OF WORK: FIRST FLOOR

LAUNDRY 110  
FABRICATION / MATERIALS  
RELOCATE 4" WALL PIPE FOR DRYER EXHAUST  
7' HEIGHT FROM FINISH FLOOR  
PROVIDE 4" PIPE AS REQUIRED

### COST BREAKDOWN

FABRICATION	\$ 300.00
MATERIALS	\$ 350.00
LABOR - 1 worker / 10 hrs	\$ 250.00

TOTAL PROPOSED AMOUNT: \$ 900.00

NINE HUNDRED DLLS.

If you have any questions, feel free to call me at 956-568-0270 or my cellular 956-645-5408

Thank You,

QUOTE IS VALID FOR 30 DAYS ONLY

PROPOSAL ACCEPTED BY:

NAME: \_\_\_\_\_

Gilbert Orozco, Member

SIGNATURE: \_\_\_\_\_

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MASTER LICENSE# TACLA 31524C

LN. ITEM #11

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## CHANGE ORDER NO. 8

DATE: 7/2/2025

GENERAL CONTRACTOR: SUMMIT BUILDING & DESIGN / CARLOS LEAL

JOB NAME: Southern Hotel Apartments  
ADDRESS: 1210 Matamoros St., Laredo, TX 78040

SCOPE OF WORK: SECOND FLOOR

AHU - 18

1 BEDROOM 203

PROVIDE (QTY'S 2) 90 ELBOW TO CEILING HEIGHT 8"X6"  
SHEET METAL 26 GAGE

Interior brick wall  
obstruction

### COST BREAKDOWN

FABRICATION	\$ 200.00
MATERIALS	\$ 320.00
LABOR - 1 worker / 8 hrs	\$ 200.00

TOTAL PROPOSED AMOUNT: \$ 720.00

SEVEN HUNDRED AND TWENTY DLLS.

If you have any questions, feel free to call me at 956-568-0270 or my cellular 956-645-5408  
Thank You,

QUOTE IS VALID FOR 30 DAYS ONLY

PROPOSAL ACCEPTED BY:

NAME: \_\_\_\_\_

Gilbert Orozco, Member

SIGNATURE: \_\_\_\_\_

REGULATED BY THE TEXAS DEPARTMENT OF LICENSING AND REGULATION  
P.O. BOX 12157, AUSTIN, TEXAS 78711  
1-800-803-9202, 512-463-6599  
MASTER LICENSE# TACLA 31524C

**LN. ITEM #12 & #13**

**ESTIMATE**

Alpha Omega Electrical Services  
LLC  
206 N Mendiola Ave  
Laredo, TX 78043

hugo@alphaomegaelectric.us  
+1 (956) 333-3402



**Bill to**

SUMMIT BUILDING & DESIGN  
SUMMIT BUILDING AND DESIGN  
4506 STATE HWY#83 & LOOP#20  
TEXAS  
LAREDO, TX 78043

**Estimate details**

Estimate no.: 1823  
Estimate date: 03/30/2026

#	Product/service	Description	Qty	Rate	Amount
1.		SOUTHERN HOTEL			
2.		*			
3.		INSTALL AND PROVIDE (4) LED RECESSED CANS AT ELEVATOR 3RD FLOOR LOBBY			
4.	16 Electrical & Lighting	LABOR	4	\$140.00	\$560.00
5.	16 Electrical & Lighting	LIGHT FIXTURES	4	\$80.00	\$320.00
6.					
7.		INSTALL AND PROVIDE ( EXIT/ EMERGENCY LIGHTS AT 2ND & 3RD EXIT TO EXTERIOR STAIRS			
8.	16 Electrical & Lighting	LABOR	2	\$140.00	\$280.00
9.	16 Electrical & Lighting	LIGHT FIXTURES	2	\$60.00	\$120.00

Total ~~\$1,280.00~~

Sub was unable to prove legitimacy for this item

Accepted date

Accepted by

**BridgeNet Communications, LLC**  
 PO Box 1556  
 Donna, TX 78537-1556 USA  
 +19564613335  
 estimates@bncrgv.com



## Estimate

### ADDRESS

Summit Building and Design  
 4506 TX-359  
 Laredo, TX 78043

ESTIMATE # 1390

DATE 04/13/2026

	DESCRIPTION	QTY
POC	Carlos Leal carlos.leal@summitbuildinganddesign.com	1
Scope Of Work	Install a Schlage access control system on an IT room door, start by pulling a multi-conductor banana wire from the Schlage controller to the door frame, using a dedicated Cat6 data drop to provide the controller with internet access. Mount the Maglock to the header and the card reader on the exterior wall, then install the motion sensor and wave-to-open switch on the interior to act as Request-to-Exit (REX) devices. Wire these components into a 12/24VDC power supply integrated with the Fire Alarm Control Panel (FACP), ensuring that the Maglock is on a Normally Closed (NC) circuit so it fails-safe and releases the door immediately during a fire alarm or valid exit request. =====MATERIAL LIST=====	1
SCHLAGE SEC-CTE-MTB15-485-B	SCHLAGE SEC-CTE-MTB15-485-B	1
SCHLAGE SEC-MTB15	SCHLAGE SEC-MTB15	1
MAGLOCK 600 LB. 12/24VDC	MAGLOCK 600 LB. 12/24VDC	1
Wave-To-Open Sensor	Wave-To-Open Sensor	1
PIR REQUEST TO EXIT	PIR REQUEST TO EXIT	1
Door Contacts	Door Contacts	1
Banana Wire 18-4C+22-2C+22-4C+22-3P STR BCFOIL SHD (22-3P ONLY) LSPVC YEL	Banana Wire 18-4C+22-2C+22-4C+22-3P STR BCFOIL SHD (22-3P ONLY) LSPVC YEL	1
RJ45 Modular Plugs	RJ45 Modular Plugs	2

	DESCRIPTION	QTY
Cat 6 Data Run (Does not exceed 250 ft)	Cat 6 Data Run (Does not exceed 250 ft)	1
	====LABOR=====	
Labor to Install Access Control Panel	Labor to Install Access Control Panel	1
Labor to Install Maglock	Labor to Install Maglock	1
Labor to - Install Door Contacts	Labor to - Install Door Contacts	1
Labor to Install Wave-To-Open Sensor	Labor to install wave to open	1
Labor to install Request-To-Exit Motion Sensor	Labor to install Request-To-Exit Motion Sensor	1
Labor to - Install Door Contacts	Labor to - Install Door Contacts	1
Labor to Install Access Control Wire	Labor to Install Access Control Wire	1
labor to install rj45	labor to install rj45	2
Labor to install - Cat6 Data Drop Single	Labor to install - Cat6 Data Drop Single	1
	====MISCELLANIOUS=====	
Fire Marshall Fees/ Permits	Fire Marshall Fees/ Permits	1
1-Gang Non- Metallic Low- Voltage Old Work Bracket (SC100RR)	1-Gang Non-Metallic Low-Voltage Old Work Bracket (SC100RR)	4
1-Gang White Blank Plate Plastic Standard Wall Plate (1- Pack) 88014-W	1-Gang White Blank Plate Plastic Standard Wall Plate (1-Pack) 88014-W	4
Zip Ties	Zip Ties	1
3M Temflex 3/4 in. x 60 ft. 1700 Electrical Tape Black	3M Temflex 3/4 in. x 60 ft. 1700 Electrical Tape Black	1
Twist-N-Lock 50 lbs. Drywall Anchors (50- Pack)	Twist-N-Lock 50 lbs. Drywall Anchors (50-Pack)	1
Trip Charge	Standard Trip Charge - flat fee for all locations in RGV	1

	DESCRIPTION	QTY
Perdiem per day	Perdiem per day	2
Hotel		1

SUBTOTAL	4,734.60
TAX	371.10
TOTAL	<del>\$5,105.70</del>

NOT TAX.  
TAX EXEMPT  
PROJECT.

Accepted By

Accepted Date

**ALPHA OMEGA ELECTRICAL**

**4/15/2026**

ESTIMATE TO ADD A SWITCH TO CONTROL LIGHT FIXTURE AT IT ROOM  
(CURRENTLY THE MECHANICAL RM. AND IT ROOM LIGHTING IS CONTROLLED BY  
SAME SWITCH. IT DEPARTMENT WANTS TO HAVE A SEPARATE LIGHTS CONTROL  
FOR EACH ROOM.

Install switch for IT room lighth fixture:

-Labor	\$320.00
-Materials	\$40.00
<b><u>Total</u></b>	<b><u>\$360.00</u></b>

**NOTE: Subcontractor provided estimate by text message, still waiting to get his formal proposal.**