



AIA[®] Document G709™ – 2018

Proposal Request

PROJECT: *(name and address)*
Buc-ee's #74 Benton, AR
Interstate 30 & State Highway 229
Benton, Arkansas 72019

CONTRACT INFORMATION:
Contract For: General Construction
Date:

Architect's Project Number: 2024-107.000
Proposal Request Number: 003
Proposal Request Date: 04/24/2025

OWNER: *(name and address)*
Buc-ee's Benton, LLC
327 FM 2004
Lake Jackson, TX 78566

ARCHITECT: *(name and address)*
LA Architects, LLC
7800 Washington Ave, Suite 600,
Houston TX 77007

CONTRACTOR: *(name and address)*
J. Raymond Construction Corp.
465 W. Warren Avenue
Longwood, FL 32750

The Owner requests an itemized proposal for changes to the Contract Sum and Contract Time for proposed modifications to the Contract Documents described herein. The Contractor shall submit this proposal within Ten (10) days or notify the Architect in writing of the anticipated date of submission.

(Insert a detailed description of the proposed modifications to the Contract Documents and, if applicable, attach or reference specific exhibits.)

We request the General Contractor to price the following per the associated Building Revision 3 drawings dated 04/23/25.

1. Reduce length of concrete barrier between mop sink and housekeeping pad. Show enlarged plan for Kitchen Mop Room [126].

Sheets A1.00, A1.01, A1.03, A1.11, & A1.12.

2. Expand Filter Room [157]. Remove individual filters and add building filtration system.

Sheets A1.00, A1.01, A1.03, A1.11, A1.13, A2.00, A2.01, A9.00, A9.01, & A9.03.

3. Remove (3) 112 shelves in Fountain Storage Room [125]. Add (4) 113 shelves in Convenience Warehouse [117].

Sheets A1.00, A1.01, A1.03, A1.11, A1.13, A3.22, A9.00, A9.01, A9.03, & A9.10.

4. Revise hand sinks to a trough sink in the Men's Room [122].

Sheets A1.00, A1.01, A1.11, A8.61, A9.00, & A9.01.

5. Shift the location of column G-6 with column wrap, omit slat wall and place tile T-3. Add column G-7.9 with column wrap and tile T-3.

Sheets A1.00, A1.02, A1.04, A3.20, A8.12 & A8.15.

6. Food Service updates (March 2025).

Sheets A1.00, A1.02, A1.03, A1.12, A1.40, A3.22, A3.30, A3.31, A7.01, A8.50, A8.51, A8.70, A8.76, A8.77, A8.78, A8.79, A8.80, A8.90, A8.91, A8.92, A8.93, A8.94, A8.95, A8.96, K0.01, K0.02, K1.00, K1.01, K1.02, K2.01, K2.02, K5.00, K5.01, K5.02, K5.03, K5.04, K5.10, K5.11, K5.12, & K5.20.

Summary of Food Service updates:

General:

- Replace Metro Super Electra shelving units to Smartlever units in dry storage areas, walk-in cooler and freezer.
- Provide new sheets for plumbing and electrical coordination.
- Provide new sheets for equipment elevations.
- Add safety mirrors.
- Add Bakery millwork details.

Vending Counter [127]:

- Add (4) K283 Mobile Worktables and (4) K375 Butcher Paper Dispensers for coordination.

- Move K370 Slicer from Produce Prep [130H].
- Show (4) K378 printers.
- Label (1) K380 Worktop Refrigerator.
- Add (1) K308 Cold Station.
- Coordinate millwork dimensions.

Ware Wash [128]:

- Add (2) K238 Mobile Bun Rack and (1) K296 Polymer Shelving Unit.

TRU Prep [130B]:

- Label K300 microwave.

Hot Prep [130D]:

- Remove (2) K271 Mobile Worktable, (1) K326 Delfield, and (1) K332.3 Mobile Worktable.
- Add (1) K311 Mobile Bun Pan Rack and (1) K326.2 Delfield.
- Label (3) K324 and (2) K369.
- Add pony wall and remove power poles.

Fry Station [130E]:

- Remove (2) K358 Pressure Fryer and (1) K362 Fryer 3 Well. Add (2) K364 Fryer 2 Wells.
- Move (1) K265 Mobile Worktable with (2) K359 Crisp & Ready Serving Stations.
- Add (2) K359 Crisp & Ready Serving Stations on top of added (1) K267 Mobile Worktable.
- Move (2) K103 Label Printers.
- Remove (1) K263 Mobile Worktable and (1) K264 Mobile Worktable.
- Move (2) K391 Holding Cabinets.
- Move (1) K397.2 Reach-In Freezer and (1) K366 Holding Cabinet next to it.
- Add (1) K262 Mobile Worktable.

Kitchen Storage A [130G]:

- Remove (2) K238 Mobile Bun Pan Racks, (3) K267 Mobile Worktables, (3) K394 Nut Roaster, and (1) K103.3 Printer.
- Relocate (3) K394 Nut Roasters to Produce Prep [130H].
- Add (3) K296 Polymer Shelving Units and add trench drain underneath.

Produce Prep [130H]:

- Label (1) K372 20 Quart Mixer and (1) K372.3 Cart.
- Remove (1) K266 and revise remaining (1) K266 Mobile Worktable.
- Relocate (3) K394 Nut Roasters on added (2) K289 Mobile Worktables.
- Move (1) K396 Fudge Kettle and (1) K374 Film Wrapper.
- Add (1) K306 Food Processor.
- Add (2) K260 Metro shelves.
- Label (2) K304 Blast Chillers.

TRU [110]:

- Coordinate electrical stub up.
- Revise (1) T308 Cold Station and add (1) temporary merchandiser.
- Add axial fans at refrigerated cases.
- Revise backsplash to be solid surface.
- Revise bumper to be concrete.
- Revise electrical and plumbing heights and notes.

Fudge & Nuts [111]:

- Revise millwork at fudge kettle counter.
- Shift (4) F396 Fudge Kettles and add (1) F396 Fudge Kettle.
- Move prep sink next to hand sink.
- Revise display window spacing.

Coffee Supply [115A]:

- Change 3-compartment to single compartment sink. Move sink away from corner.

7. Flip orientation of ship ladder, chain link fence, gate, and guardrails at Chiller Yard Enclosure [154]. Revise size of screen panels. Add wall sections and details.

Sheets A1.00, A1.03, A1.05, A3.01, A3.03, & A6.21.

8. Remove fire rating at Boiler Room [146]. Remove sound batts at Electrical Room [145].

Sheets A1.01, A1.11, & A4.00.

9. Lower interior walls height in Fuel Alley [147] and add bracing. Add a section cut. Add power pole location near Cashier #7.

Sheets A1.02 & A6.10.

10. Revise grommet location behind equipment at the coffee counter in the Coffee Area [114]. Coordinate coffee equipment.

Sheets A1.03, A8.20, A9.03, & A9.10.

11. Add (2) file cabinets in Store Manager [140A] and coordinate door clearance. Coordinate partition wall keys. Add backsplash returns at office millwork.

Sheets A1.13, A3.21, & A8.01.

12. Remove storefront above auto doors and add transom to auto door unit. Coordinate storefront details and dimensions.

Sheets A1.15, A1.20, A4.00, A4.10, A4.11, A6.00, A6.02, A7.01.

13. Add paint at tilt wall around overhead doors. Remove filter stations and FRP from Fountain Storage [125]. Extend Red striping to all walls in warehouse areas. Extend slat wall at Merchandise Manager [143]. Replace gypsum board with plywood at slat wall. A Remove (1) 24" wall hung shelf and upright in IT Room [144].

Sheets A1.21, A3.22, A3.23, A3.24, & A8.01.

14. Revise tile backsplash at Coffee Area [114] to be solid surface. Add extra layer of cement board behind solid surface.

Sheets A1.31, A1.41, A3.21, & A8.20.

15. Revise floor finish in Beverage Cooler [116], Walk-in Cooler [134], Walk-in Freezer [135], and sloped area in Ice Room [148] to be CF-1.

Sheets A1.40, A1.41 & Spec Section 09 6700.

16. Revise Field and Wall Tile (T-1) to be rectified tile with 1/8" grout joint. Revise #23 Antique White grout to be #94 Walnut. Revise Wall Tile (T-3) to have 3/16" grout joint. Coordinate dimensions for floor tile. Coordinate finish key for deco band tile (now T-4). Coordinate finish key for floor plank tile (now T-5). Revise tile transition line at fountain.

Sheets A1.40, A1.41, A3.20, A3.21, A3.30, A3.31, A3.40, A3.41, A3.42, A8.00, A8.01, A8.10, A8.11, A8.12, A8.13, A8.14, A8.15, A8.16, A8.17, A8.50, A8.72, A8.73, A8.74, A8.75, A8.91, A8.92, A8.94, & Spec Section 09 3000.

17. Revise tile grid at wall wash LED fixtures and coordinate light fixtures with electrical. Revise location and orientation of sign over Fudge & Nuts [111]. Show dimensions for power pole locations in the kitchen area. Show main grid lines and update keyed notes. Coordinate lights in Mezzanine [161] with electrical.

Sheets A2.00, A2.01, A2.02, A2.03, A2.04, & A2.05.

18. Add seismic bracing, details and notes.

Sheets A2.00, A2.01, A2.02, A2.03, A2.04, A2.10, & A2.11.

19. Remove louvers at doors E13 in Pump Room [156] & E14 in Filter Room [157].

Sheets A3.00 & A4.00.

20. Revise EIFS stars at entry columns to be 18". Revise EIFS star depths.

Sheets A3.01 & A3.02.

- 21. Remove signage and flatten parapet at four interior short sides of fuel canopies. Remove sealant at fuel canopy EIFS soffit termination.**
Sheets A3.10, A3.11, A3.12, & A3.13.
- 22. Add shelf at Convenience Warehouse [117] Zamboni Storage Area for chargers.**
Sheet A3.23.
- 23. Revise location of all occupancy light fixtures in Women's Restroom [120] & Men's Restroom [122]. Add occupancy light detail & coordinate dimensions.**
Sheets A3.40, A3.41, & A7.01.
- 24. Revise HM door frames to be full thickness of tilt panel.**
Sheet A4.10.
- 25. Revise impact door frame to be over tile finish.**
Sheet A4.11.
- 26. Add termination bar at wing wall returns. Coordinate steel framing and piping. Coordinate cornice details. Coordinate notes and detail call outs.**
Sheets A6.00, A6.01, A6.02, A6.03, A6.04, A6.05, A6.06, A6.30, & A7.00.
- 27. Revise bracing at header wall over Beverage Cooler [116] and coordinate finish notes.**
Sheet A6.10
- 28. Remove 3/4" FRT plywood at Compactor Enclosure [158] canopy and substitute 1 1/2" polyiso rigid insulation.**
Sheet A7.00.
- 29. Remove screed from base condition at tilt panel. Coordinate stone offset from adjacent pavement/sidewalk.**
Sheet A7.00.
- 30. Remove sealant and backer rod at stone joints and bullnose horizontal joints. Revise sealant at bullnose vertical joints.**
Sheet A7.00.
- 31. Revise truck dock slab from structural slab to civil paving. Revise joint conditions at retaining walls and add a curb detail. Coordinate dimensions and notes for coring guardrail. Omit rebar dowels from truck dock ramp to retaining walls.**
Sheet A7.10.
- 32. Revise gate posts to be concrete filled.**
Sheet A7.11.
- 33. Revise safe and grommet locations at Cashier Counters and add access panel.**
Sheets A8.10, A8.11, A8.12, A8.13, A8.14, A8.15, A8.16, & A8.17.
- 34. Revise all millwork drip tray dimensions. Omit the z channel construction and detail. Revise the drip tray profile to add a ledge. Revise grates at Fountain [124].**
Sheet A8.20, A8.31, A8.40, & A8.41
- 35. Revise grates at Fountain [124]. Show section call out at Icee [115B].**
Sheets A8.31 & A8.41.
- 36. Add a second board over the beverage dispenser case at the Fountain [124].**
Sheet A8.40

37. Remove komatex at back of lavatory millwork and extend tile to floor. Revise overhang of countertop to 1-1/2". Coordinate tile pattern, detail callouts, and keyed notes for lavatory elevations and sections. Add a detail for the solid surface tile transition at the back of counter.

Sheets A8.60 & A8.61.

38. Remove the stainless-steel grille over the island vent in restrooms.

Sheets A8.60 & A8.61.

39. Structural Updates.

Sheets S2.0, S2.1, S2.2, S2.3, S2.4, S2.5, S3.0, S3.1, S3.2, S3.3, S3.4, S4.0, S4.1, S4.2, & S5.0

Summary of Structural updates:

- S2.0: Shifted grids.
- S2.1: Adjust footing elevations at mechanical area. Adjusted dims at insulated slab.
- S2.2: Detail reference change. Moved grid 7.9. Changed grid numbers 7.8 & 7.9.
- S2.3: Removed structural reference for truck dock and details.
- S2.4: Footing relocated to grid. Moved grid 6.
- S2.5: Dimension clarification at generator enclosure. Revised note at mechanical platform for connector type.
- S3.0: Added new RTU at vestibules and updated other RTUs. Shifted grids. Adjusted joists.
- S3.1: Adjusted joists.
- S3.2: Added new RTU at side vestibule. Updated RTUs. Moved grid 7.9. changed grid numbers 7.8 & 7.9.
- S3.3: Adjusted joists.
- S3.4: Added new RTU at front & side vestibule. Revised joists accordingly. Updated RTUs. Moved grid 6.
- S4.0: Removed detail 18, truck dock trench drain – By Civil. Removed detail 9. Added dimension for minimum clearance at detail 6 & 7. Revised details 11, 19, 20, & 21. Remove detail 18.
- S4.1: Removed dowel from panel to truck dock in detail 10, removed dowels and referenced Civil in details 16 & 17. Revised details 14, 15, 18, 19, 20, 22.
- S4.2: Removed detail 1, truck dock by Civil now. Removed detail 3,4, & 5, no longer required. Revised detail 9. Added detail 10.
- S5.0: Added clarification dimension to detail 16.

40. Additional Mechanical, Electrical, Plumbing, and Refrigeration Changes not listed above – Refer to Henderson Narrative dated 04/23/2025.

Sheets M0.00, M1.00, M1.01, M1.02, M1.03, M1.04, M1.10, M1.11, M1.12, M1.13, M1.14, M3.00, M4.01, M5.01, M5.02, M5.03, M6.01, M6.02, M7.01, M7.03, M7.04, M7.05, M7.06, M7.07, M7.08, M7.09, M7.10, E0.20, E0.30, E0.40, E0.50, E1.00, E1.01, E1.02, E1.03, E1.04, E2.00, E2.01, E2.02, E2.03, E2.04, E2.10, E2.11, E2.12, E3.00, E4.01, E4.10, E5.01, E5.02, E5.03, E5.04, E5.05, E5.06, E5.07, E5.10, E6.01, P0.00, P0.10, P1.00, P1.01, P1.02, P1.03, P1.R1, P2.00, P2.01, P2.02, P2.03, P3.00, P3.10, P4.01, P4.02, P4.03, P4.04, P4.05, P4.06, P4.07, P5.01, P5.02, P5.03, P6.01, P6.02, P7.01, T0.10, T1.11, T1.20, T1.30, T1.40, T5.01, R1.00, R1.01, R1.02, R1.03, R1.04, R3.00, R3.01, R3.02, R3.03, R3.04, R6.01, R6.02, FP0.00, FP1.01, FP1.02, FP1.03, FP1.04, FP6.01, FA0.00, FA1.00, FA1.01, FA1.02, FA1.03, FA1.04, & FA2.00.

Specifications 22000, 220010, 220529, 220533, 221100, 221112, 221115, 221300, 221400, 230529, 232113, 233113, 260000, 260553, 262726, 265100, & 265600,

41. Fuel System and Fuel Electrical Changes – Refer to CoreStates Narrative dated 04/23/25.

Sheets FS0.0, FS1.00, FS1.01, FS3.00, FS3.01, FS4.00, FS5.00, FS5.01, FS6.00, FS7.00, FE0.00, FE1.01, FE2.00, FE2.02, FE3.00 & FE3.01.

The following are included for coordination only and do not require pricing:

A. Sheets A0.01 & A0.02:

Update Drawing Index to identify sheets included in Revision 3.

Update square footage areas.

B. Sheet A0.05:

Revise dimensions for wall hydrant, time clock, grab bar, and ADA Toilet.

Coordinate soap and paper towel dispensers with plan changes.

Update note for grab bar blocking.

C. Sheet A0.20:

Coordinate site plan with civil and site lighting.

D. Sheets A0.30, A0.31, & A0.32:

Show model number for wheelchair groover tool.
Show CMU scupper details and dimensions.
Coordinate grading notes at Truck Dock doors.
Update terrazzo star base section.
Show CMU control joint locations.

E. Sheet A0.40:

Coordinate plan changes.

F. Sheets A0.50, A0.51, A0.52, A0.53, A0.54, A0.55, A0.56, & A0.57:

Coordinate stub up plans with plan changes.

G. Sheets A1.00, A1.01, A1.02, A1.03, A1.04, A1.05, A1.11, A1.12, A1.13, A1.15 & A1.20:

Show control joints at CMU walls.
Add detail reference for corner guard.
Coordinate column numbering & dimensions.
Shift door at Cigarette Storage [151].
Add keyed note for ship ladder.
Add door location dimensions.
Coordinate ADA stalls dimensions.
Coordinate dimensions at Beverage Cooler [116], Walk-in Cooler [134], and Walk-in Freezer [135].
Coordinate detail callout keys.
Coordinate automatic door note.

H. Sheets A1.02, A1.04, A8.10, A8.11, A8.12, A8.13, A8.14, A8.15, A8.16, & A8.17:

Coordinate dimensions for pony walls at cashier stations.

I. Sheets A1.05 & A6.20:

Coordinate mezzanine deck type.

J. Sheet A1.21:

Revise location of seam weld on Wire Chase Details 18 and 20.
Remove wall end condition for detail 14.
Coordinate steel angle height.
Revise exterior bollards to be painted Safety Yellow.

K. Sheet A1.30:

Coordinate FRP on partition types with elevations.
Coordinate batts and insulation notes.

L. Sheet A1.41:

Revise P-8 color to SW4081 – Safety Red.
Revise description for SL-1.
Change room name from “Sweet Street” to “Fudge & Nuts”.
Coordinate finishes for rooms: 103, 104, 105, 106, 108, 109, 110, 111, 114, 115A, 115B, 116, 118, 120, 121, 122, 123, 124, 125, 126, 127, 128, 135, 136, 139, 149, 157, 160, 161, 162.
Add finish details 3, 4, 5, 6, 7, 8, 9 & 10.

M. Sheets A3.00, A3.01, A3.02, A3.03, & A7.00:

Show tilt panel joints. Provide detail for EIFS at tilt panel joint.
Coordinate keyed notes.
Coordinate EIFS star dimensions.

Coordinate EIFS trim and soffit colors at ice merchandisers.
Move chain link fence details to sheet A6.21.
Add screen panels details.

N. Sheets A3.20, A3.21, A3.22, A3.23, A3.24, & A3.25:

Coordinate typical base height at slat walls for columns to match sales area walls.
Coordinate mounting height of Buc-ee's text and button signs over Fountain [124].
Coordinate keyed notes & finish keys.
Show IDF cabinets in Cigarette Storage [151].

O. Sheet A4.00:

Coordinate comments.
Coordinate detail references.
Coordinate Room numbers.

P. Sheet A4.10:

Show aluminum bullnose trim.
Revise hollow metal door head & jamb details.
Revise expansion joint at storefront.

Q. Sheets A4.11:

Add details 8, 9 & 10 to door detail sheet.

R. Sheet A5.00 & A5.10:

Rotate Beaver logo to face true north.
Coordinate keyed notes.
Add new vendor information for roof logo.
Update notes for access panel.
Show roof hatch detail.

S. Sheet A7.00:

Remove unused details.
Show freezer panel thickness & coordinate dimensions.
Coordinate stone offset from adjacent pavement/sidewalk.

T. Sheet A7.01:

Coordinate EIFS bullnose dimensions and synthetic stone note.
Coordinate floor sink in water heater pan detail.

U. Sheet A7.10:

Coordinate dimensions and spot elevations for truck dock ramp.
Add dimensions for the guard rail at the truck dock ramp.

V. Sheet A7.11:

Coordinate notes for perforated panels at the compactor enclosure gate.
Show control joints.
Add note for cane bolt holes.
Show gate post to be concrete filled.
Add wall section for CMU screen wall.
Coordinate trench dimensions.

W. Sheets A8.10, A8.11, A8.12, A8.13, A8.14, A8.15, A8.16, & A8.17:

Coordinate cigarette cabinet locations.

X. Sheets A9.01, A9.02, A9.03, A9.04, & A9.10:

Coordinate equipment tags with equipment locations on plans.
Remove #9 Softener and Brine tanks from schedule, refer to plumbing sheets for updated schedule.

Remove 6" base at safe #12A.
Coordinate model number for Anthony doors #30.
Coordinate condensing unit references.
Remove unused equipment from schedule.

THIS IS NOT A CHANGE ORDER, A CONSTRUCTION CHANGE DIRECTIVE, OR A DIRECTION TO PROCEED WITH THE WORK DESCRIBED IN THE PROPOSED MODIFICATIONS.

REQUESTED BY THE ARCHITECT:

Luz Denizze, Project Manager
PRINTED NAME AND TITLE