

CHANGE ORDER NO. 1

Owner: City of Hendersonville Owner's Project No.: 24017
Engineer: City of Hendersonville Engineer's Project No.: 24017
Contractor: Contractor's Project No.:
Project: CITY OPERATIONS BUILDING FINISH RENOVATIONS
Contract Name: CITY OPERATIONS BUILDING FINISH RENOVATIONS
Date Issued: April 7, 2025 Effective Date of Change Order: 05/23/2025

The Contract is modified as follows upon execution of this Change Order:

Description:

The contract changes include several interior upgrades and layout adjustments. Notable revisions include replacing epoxy flooring with LVT, a fire-rated door is added to meet updated code requirements, and epoxy flooring is extended into the Water/Sewer Supervisor's offices and cubicle areas. Additional changes involve removing and reinstalling cubicles and omitting new paint in areas that are recently painted. These modifications reflect a combination of electrical updates, material improvements, and cost-saving adjustments based on existing conditions.

Attachments:

See the attached itemized registry of changes.

Change in Contract Price	Change in Contract Times
Original Contract Price: \$ 427,182.00	Original Contract Times: Substantial Completion: October 27, 2025 Ready for final payment: December 12, 2025
Increase or Decrease from previously approved Change Orders: \$ 0.00	Increase or Decrease from previously approved Change Orders: Substantial Completion: n/a Ready for final payment: n/a
Contract Price prior to this Change Order: \$ 427,182.00	Contract Times prior to this Change Order: Substantial Completion: October 27, 2025 Ready for final payment: December 12, 2025
Increase for this Change Order: \$ 22,329.38	Increase or Decrease this Change Order: Substantial Completion: none Ready for final payment: none
Contract Price incorporating this Change Order: \$ 449,511.38	Contract Times with all approved Change Orders: Substantial Completion: October 27, 2025 Ready for final payment: December 12, 2025

Recommended by Engineer (if required)	Authorized by Owner
Sign: _____	
Name: _____	John Connet
Title: _____	City Manager
Date: _____	05/23/2025

	<u>Agreed by Contractor</u>	<u>Approved by Funding Agency (if applicable)</u>
Sign:	<u>john guzman</u>	<u></u>
Name:	<u>john guzman</u>	<u></u>
Title:	<u>VP</u>	<u></u>
Date:	<u>05/21/2025</u>	<u></u>

IF CHANGE ORDER RESULTS IN INCREASE IN CONTRACT PRICE:

I hereby certify that this contract has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act.

Krystal Powell
Krystal Powell (May 23, 2025 08:54 EDT)
Finance Director

05/23/2025
Date

Change	Room Name	Room Num.	Cost Change	Description
Chair Rail Demo	ENTRY	100	\$1,235.00	Remove stained chair rail, drywall work, paint.
Metal Corner Guards	ENTRY	100	\$482.50	Additional corner guards from the removal of stained chair rail
Chair Rail Paint	ENTRY	100	-\$287.50	
Wall Heater	ADMIN	101	\$472.50	Remove heater, dispose, terminate elec., patch holes and paint
Reception Cabinet	ADMIN	101	-\$395.00	Cabinet in reception by PBI furniture
Chair Rail Demo	CORRIDOR	102	\$1,235.00	Remove stained chair rail, drywall work, paint.
Metal Corner Guards	CORRIDOR	102	\$482.50	Additional corner guards from the removal of stained chair rail
Chair Rail Paint	CORRIDOR	102	-\$287.50	
AV Cabinet	AV	103	-\$395.00	Cabinet in AV room by PBI furniture
Assembly Room Trim Paint	ASSEMBLY	104	\$1,950.00	Paint trim patch and paint shade holes
Roller Shades	ASSEMBLY	104	-\$926.37	Remove Assembly Room shades from scope, upgrade to PBI shades rooms 107,111,128,129
Assembly Room Wood Paneling	ASSEMBLY	104	-\$5,350.00	No fire wall, existing paneling can stay
Assembly Room Paint	ASSEMBLY	104	-\$6,127.00	Room was just painted, do not paint
Restroom Paint	TLT	113	\$640.00	Remove wallpaper, paint, and clean tile grout.
Restroom Paint	TLT	114	\$640.00	Remove wallpaper, paint, and clean tile grout.
Restroom Paint	TLT	115	\$640.00	Remove wallpaper, paint, and clean tile grout.
Restroom Paint	TLT	116	\$640.00	Remove wallpaper, paint, and clean tile grout.
Chair Rail Demo	CORRIDOR	118	\$1,235.00	Remove painted chair rail, drywall work, paint.
Chair Rail Paint	CORRIDOR	118	-\$287.50	
Electrical outlet change	OFFICE	127	\$475.00	
New fire door for code	W/S DIRECTOR	128	\$3,021.00	Change door to fire door not done last project
Electrical outlet change	W/S DIRECTOR	128	\$475.00	
W&S Supervisor Epoxy	OPEN OFFICE	135	\$2,617.25	Add epoxy floor to CUBICLES 136 AND OFFICE 134
W&S Supervisor Re-install cubicles	OPEN OFFICE	135	\$1,950.00	remove and reinstall CUBICLES 136
W&S Supervisor no paint	OPEN OFFICE	135	-\$2,815.00	This area was just painted, do not paint
W&S Office Change Floor	W/S DEP. OFFICE	143	\$1,320.00	Change floor type from carpet to LVT
Additional Kitchen Scope	BREAK ROOM	152	\$4,214.00	Backsplash, sink, faucet
Cabinet and Countertop Layout	BREAK ROOM	152	\$1,725.00	Changes to cabinet layout
Kitchen Soffit Extension	BREAK ROOM	152	\$1,350.00	
Electrical change and code upgrades	BREAK ROOM	152	\$890.00	Includes electrical outlets on backsplash area
Chair Rail Demo	CORRIDOR	153	\$1,235.00	Remove painted chair rail, drywall work, paint.
Chair Rail Paint	CORRIDOR	153	-\$287.50	
Roller Shades	DAY ROOM	157	\$1,332.50	
LVT floor instead of epoxy	DAY ROOM	158	\$4,258.00	includes removal of old epoxy floor
Ceiling Tile	DAY ROOM	158	\$3,115.00	"Match existing" ceiling tile upgrade
Roller Shades	DAY ROOM	158	\$1,332.50	
Electrical outlet changes	DAY ROOM	158	\$525.00	

Total Cost Change: **\$22,329.38**

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Final Audit Report

2025-05-23

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