

GUILFORD COUNTY CONTRACT 90006226

Design-Build Change Order Form

Document No. 500-D2

Third Edition, 2022

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Design-Build Change Order Form

For use with DBIA Document No. 535 *Standard Form of General Conditions of Contract Between Owner and Design-Builder* and in accordance with Article 6.7 of the General Conditions of Contract.

Change Order Number: 002	Change Order Effective Date: 8/9/2025 (date when executed by both parties)
Project: Lees Chapel Treatment Center	Design-Builder's Project No: 90006226
	Date of Agreement: 3/25/2024
Owner: Guilford County	Design-Builder: Blum Construction

Scope of the Change: Per Blum COR dated 7.16.2025, work to be completed following mold remediation including ductwork install throughout and drywall at affected areas. Includes changes via TRC review (Rework driveway apron to be ADA compliant and enlarge dumpster pad).

Original Contract Price: \$ 437,090

Net Change by Previous Change Order No(s): to: \$ 4,572,724

This Change Order Increase/Decrease (attach breakdown): \$ 632,284

New Contract Price: \$ 5,642,098

Original Contract Completion Date: December 31 2025

Adjustments by Change Order No(s) to: 0 (calendar days)

This Change Order Contract Time Increase/Decrease: 0 (calendar days)

Revised Substantial Completion Date: December 31 2025

By executing this Change Order, Owner and Design-Builder agree to modify the Agreement's Scope of Work, Contract Price and Contract Time as stated above. Upon execution, this Change Order becomes a Contract Document issued in accordance with DBIA Document No. 535, *Standard Form of General Conditions of Contract Between Owner and Design-Builder*, (2022 Edition).

OWNER: GUILFORD COUNTY

DESIGN-BUILDER:

By: _____

Printed Name: **Jason Jones**

Title: **Assistant Guilford County Manager**

Date: _____

By: Michael E. Lancaster

Printed Name: Michael E. Lancaster

Title: President & CEO

Date: July 17, 2025

Eric Hilton
Guilford County Department Director / Designee

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dbia@dbia.org

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203 South Church Street
Greensboro, NC 27401

July 16, 2025

Tari Maynor-Brady
Capital Projects Manager
Guilford County

RE: Guilford County – Lees Chapel
COR 002 – Mold Remediation

Dear Tari:

As you are aware, significant mold has been discovered treated on the above Lees Chapel project. The mold discovery, remediation, and subsequent put back have been documented over numerous emails, meetings, calls, and site visits. Please let this correspondence serve as a summary of those findings and their impacts. Below are a list of key dates reflecting evaluation periods and remediation.

- May 14, 2025 – Blum notified GC of mold and GC scheduled evaluation of conditions with Pilot Environmental
- May 15, 2025 - Pilot Environmental performed their onsite evaluation under the direction of GC
- May 20, 2025 – Blum received fungal evaluation report and began contacting remediation firms
- June 10, 2025 – After selecting remediation firm, demolition commenced
- June 12, 2025 – During Blum led mold remediation efforts, additional mold was discovered in the existing to remain ductwork. GC contacted Sasser and Dari for pricing to lead total mold remediation efforts.
- June 13, 2025 – Sasser was selected to continue mold remediation, Blum directed to demobilize
- June 26, 2025 – Sasser completed remediation, including affected ductwork, Blum remobilized onsite

The total remediation has resulted in significant rework. Below is a list of additional scope items:

- New externally wrapped supply ductwork including applicable fire dampers for the main corridors
- New externally wrapped exhaust ductwork for the 33 bathrooms
- Structural wood repairs to rotten studs, sheathing, and trusses
- Additional drywall repairs to removed mold impacted drywall
- Additional drywall repairs to ceiling to provide access for mold impacted attic ductwork removal
- Additional blown-in insulation for insulation removed as a result of mold impacted attic ductwork removal
- Contingency (5%) for any additional unforeseen conditions as a result of the remediation efforts. We are prepared to hold this as an allowance for use only with notification to GC and return any unused portions upon Final Completion.

Given the significant nature of this work and considerable costs, Blum reached out to multiple trade partners to obtain competitive pricing. Please find additional proposals and correspondences attached.

While we remain confident in our contractual final completion date of December 31, 2025, you are aware that our General Conditions were built upon a project completion date of September 26, 2025. Based

upon an August 9, 2025 Commissioner approval date, we believe this work adds 11 weeks to our previously agreed upon General Conditions. Please see the attached Mold Delay Schedule for a breakout of this specific impact.

Blum is adjusting our sequence of activities to mitigate the delay by beginning drywall in affected areas sooner. Additional opportunities to mitigate portions of this delay are available: utilizing the temp AC unit to begin finishes work; utilizing the new GC provided and installed PTAC units to begin finishes work however these options should be thoroughly considered and discussed with GC stakeholders as installation of finishes without permanent conditioned air can affect manufacturers' warranties.

Also included in this document, you will find non-mold related costs including:

- TRC Approval Changes: During TRC review, it was determined that that driveway apron did not meet ADA code requirements, and the dumpster pad did not meet City of Greensboro standards for size. Costs have been included to rework the apron, properly tie-in sidewalks and ramps and increasing the size of the dumpster pad.
- Alternate Generator Purchase: As you are aware, Blum carried Cummins as the generator manufacturer for the project and our subcontractor signed a purchase order to release shop drawing process. The desire by GC to select an alternate manufacturer (Caterpillar) was discussed in various methods and a resulting cancellation fee documented and discussed during OAC meetings
- Elimination of the 6" Fire Line: The existing fire line has been surveyed and confirmed as a 6" line in working order. Its deletion is at the sole discretion of GC.

FLB has priced this additional work and requests compensation in the amount of \$632,284 for these additional costs (Please see attached for breakdown and backup).

We trust this meets with your approval and that the accompanying Change Order will be executed during the August 9, 2025 Guilford County Commissioners' meeting. Any change to that date could incur additional delays and costs. Should you have any questions or comments please do not hesitate to contact me.

Sincerely,



Daniel Broussard
Sr. Project Manager



May 20, 2025

Mr. Kenny Golemon
Blum Construction
Kenny.golemon@flblum.com

Reference: Fungal Evaluation Report
Vacant Nursing Home Facility
1411 Lees Chapel Road
Greensboro, North Carolina
Pilot Project 12700

Dear Mr. Golemon:

Pilot Environmental, Inc. (Pilot) has completed the fungal evaluation of the building located at the above address. This report contains our field observations, sampling methodologies, findings and conclusions.

The site consists of a one-story nursing home facility building that is in the process of being renovated. During the renovation process, evidence of apparent fungal growth was observed at several locations within the building. Pilot was requested to conduct a site visit to determine areas of fungal growth within the building.

Field Observations

Pilot personnel conducted a site visit on May 15, 2025. The weather at the time of our assessment was sunny and warm. During the site visit, Pilot personnel conducted a visual observation throughout the building. Apparent fungal growth was observed at several locations within the building on drywall and wood wall components within the building. Fungal growth was observed on drywall walls around several packaged terminal air-conditioner (PTAC) units within the individual rooms of the building (Photograph 1). Fungal growth was observed on drywall near a hot water heater in the center of the building (Photograph 2). Fungal growth/water damage was observed on wall board in one bathroom (Photograph 3). Fungal growth was observed on drywall near a leaky pipe in the center of the building (Photograph 4). The attached Drawing 1 depicts locations of observed fungal growth.

Surface Fungal Spore Sampling

During our assessment, two tape lift surface samples were collected at the site. One sample was collected from a drywall wall near the hot water heater. A second sample was collected from a drywall wall near a leaky pipe.

The samples were numbered and delivered to Scientific Analytical Institute, Inc. (SAI) for analysis using microscopic identification. SAI is accredited by the American Industrial Hygiene Association's (AIHA) Environmental Microbiology Program and also participates in AIHA's Environmental Microbiology Proficiency Analytical Testing Program.

Analytical results for tape lift samples are presented in concentration amounts and are placed into one of four groups. The groups are loaded (>300 spores), abundant (101-300 spores), light (11-100 spores) and trace (1-10 spores).

The two samples detected loaded concentrations of fungal spore types *Aspergillus/Penicillium-like* and *Stachybotrys*. Additionally, loaded concentrations of fruiting bodies and hyphal fragments were detected in the samples. This indicates fungal growth in the areas the samples were collected.

Conclusions and Recommendations

Pilot has completed the fungal evaluation activities at the building located at 1411 Lees Chapel Road in Greensboro, North Carolina. Visual observations and surface sampling identified fungal at several locations throughout the building. Based upon these findings, we recommend the following:

- Fungal impacted drywall and wall insulation should be removed to a distance of 18-inches beyond observed growth;
- Fungal impacted/water damaged wood wall materials should be cleaned and encapsulated with a fungal growth inhibitor;
- Remediation activities should be conducted by a contractor experienced with fungal remediation projects; and,
- Following remediation activities, additional testing should be conducted to determine if the remediation has been satisfactorily completed.

Limitations

Information contained herein is based on information available to and data gathered by Pilot during the performance of this project. Conclusions and recommendations pertaining to

environmental conditions at the subject site are limited to the conditions observed at the time this study was undertaken. The conclusions and recommendations presented in this report are based on a reasonable level of evaluation within the normal bounds and standards of professional practice for an evaluation of this nature.

This assessment is not intended to represent exhaustive research of every potential hazard or condition that may exist, nor does it claim to represent indoor conditions or events that arise after the assessment. It is important to note that the reported microbial levels are only reflective of conditions at the time of this test and that microbial populations can vary over time, depending upon a number of conditions, including environmental factors (i.e., temperature and relative humidity).

This report has been prepared in accordance with generally accepted environmental practices. Our findings are based upon conditions readily visible at the time of our assessment. This report does not warrant against future operations or conditions, nor does it warrant against extent, or future, conditions of a type or at a location not investigated. No destructive testing was completed as part of this study.

No other warranty, expressed or implied, is made with regard to the conclusions and recommendations presented in this report. This report is provided for the exclusive use of the Client or their agents.

This report is not intended to be used or relied upon in connection with other projects or unidentified third parties. The use of this report by undesignated third parties is at the third party's sole risk. Pilot appreciates the opportunity to provide environmental services for your project. If you have questions concerning this report or if we can be of further assistance, please contact us at (336) 310-4527.

Sincerely,



Matthew B. Carter
Project Manager



B. J. Lineback, CIEC
Vice President

Attachments: Photographs
 Drawing 1 – Site Location Map
 Direct Exam – Tape Lift Analysis

PHOTOGRAPHS



Photograph 1 – Photograph of fungal growth around a PTAC unit.



Photograph 2 – Photograph of fungal growth at water heater.

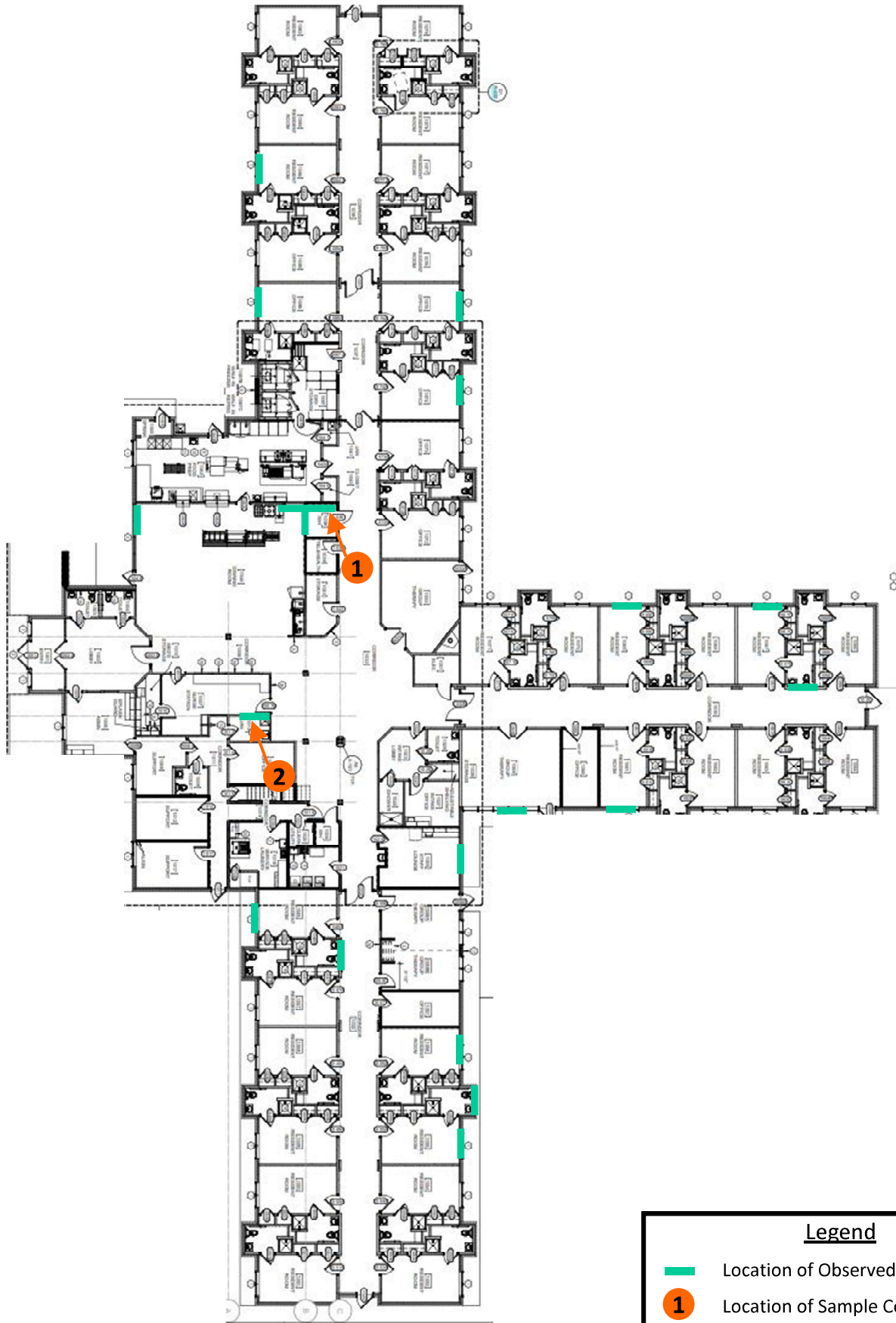
PHOTOGRAPHS





Photograph 3 – Photograph of fungal growth in a bathroom.



Photograph 4 – Photograph of fungal growth near a leaky pipe.



Legend	
	Location of Observed Fungal Growth
	Location of Sample Collected

Drawing 1

Site Location Map
Not to Scale



Site Location Map
 Vacant Nursing Home Facility
 1411 Lees Chapel Road
 Greensboro, Guilford County, NC
 Pilot Project 12700



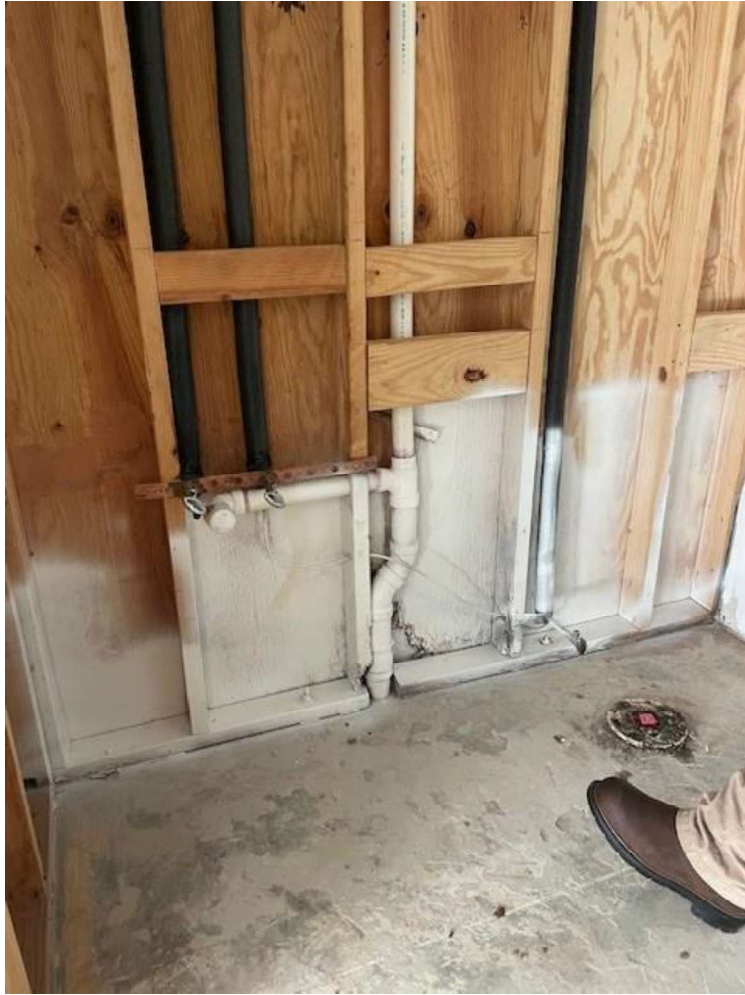
Company Contact Information

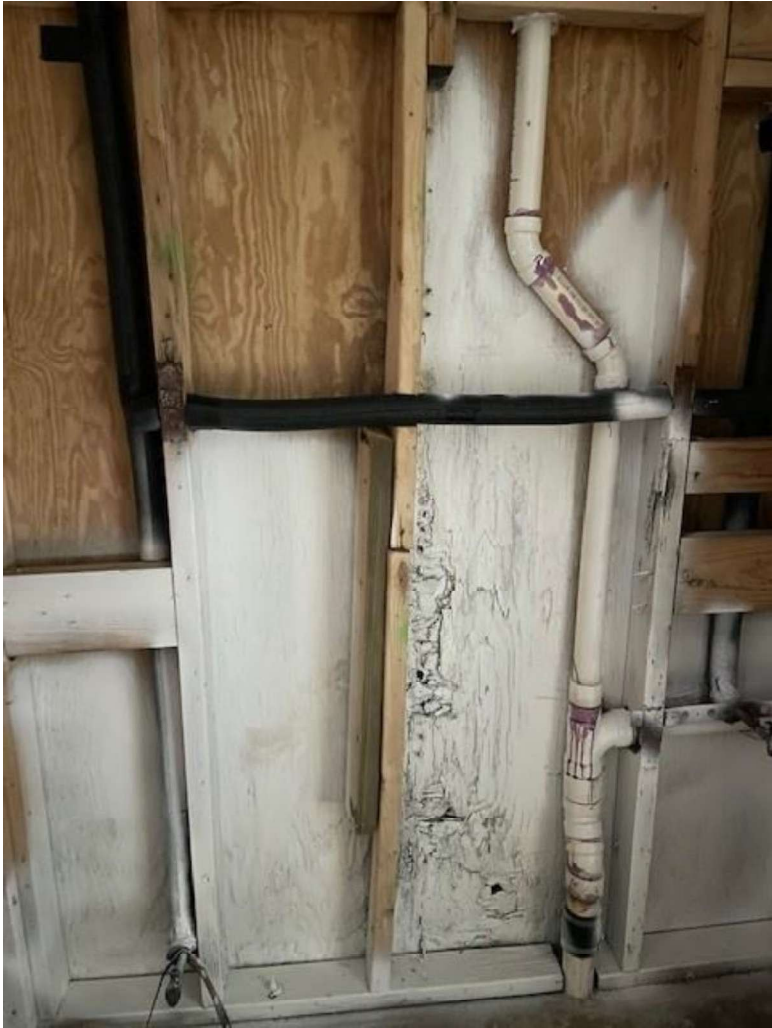
Billing/Invoice Information

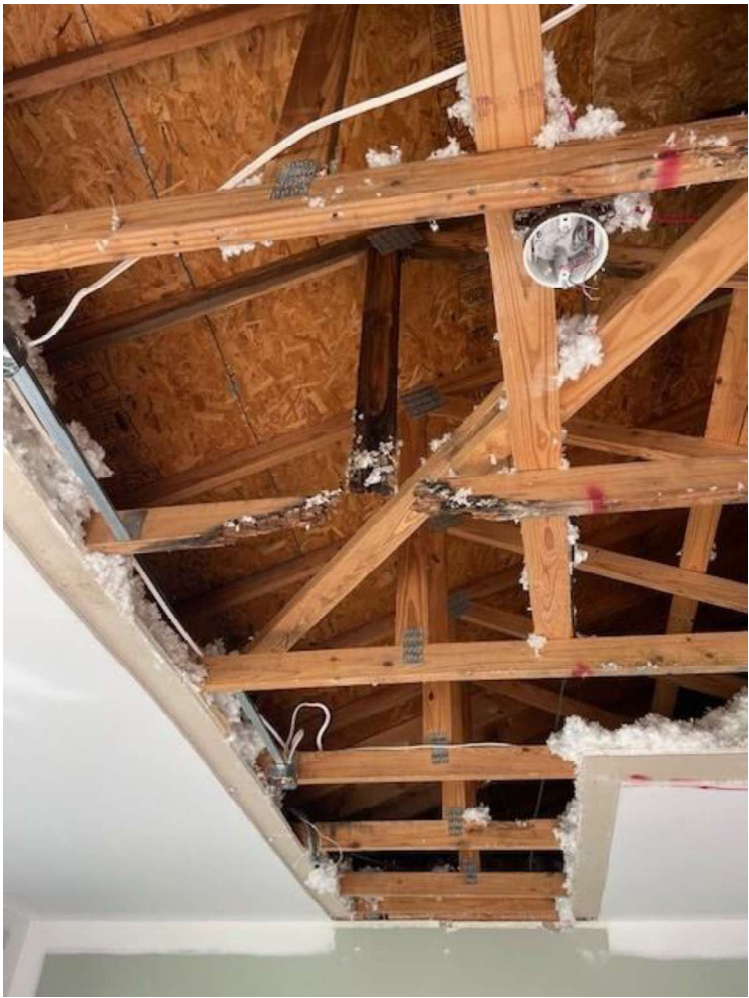
[illegible]Total # of Samples

Examples of Mold Growth and Rotted Framing











June 30, 2025

Mr. Kenny Golemon
Blum Construction
Kenny.golemon@flblum.com

Reference: Fungal Visual Clearance Report
Vacant Nursing Home Facility
1411 Lees Chapel Road
Greensboro, North Carolina
Pilot Project 12700.2

Dear Mr. Golemon:

Pilot Environmental, Inc. (Pilot) has completed the fungal visual clearance field activities of the building located at the above address. This report contains our field observations, sampling methodologies, findings and conclusions.

The site consists of a one-story nursing home facility building that is in the process of being renovated. Pilot previously conducted fungal testing activities at the site and identified fungal growth associated with several areas of the building. These areas included drywall walls around individual packaged terminal air-conditioner (PTAC) units, drywall walls around leaking windows, drywall walls near a leaking water heater, wall board in several locations of the building and on HVAC ductwork throughout the building. Pilot was requested to conduct a site visit following remediation activities at the site.

Field Observations

Pilot personnel conducted a site visit on June 24, 2025. The weather at the time of our assessment was sunny and warm. During the site visit, Pilot personnel conducted a visual observation throughout the building. Drywall walls had been removed from several areas of the building. In addition, HVAC ductwork had been removed from throughout the building. Fungal impacted wall board had been cleaned and incapsulated in several areas of the building. Evidence of fungal growth was not observed within the building.

Conclusions and Recommendations

Pilot has completed the fungal visual clearance activities of the building located at 1411 Lees Chapel Road in Greensboro, North Carolina. Visual observations indicated that the fungal growth

within the building had been appropriately remediated. Additional testing is not recommended at this time.

Limitations

Information contained herein is based on information available to and data gathered by Pilot during the performance of this project. Conclusions and recommendations pertaining to environmental conditions at the subject site are limited to the conditions observed at the time this study was undertaken. The conclusions and recommendations presented in this report are based on a reasonable level of evaluation within the normal bounds and standards of professional practice for an evaluation of this nature.

This assessment is not intended to represent exhaustive research of every potential hazard or condition that may exist, nor does it claim to represent indoor conditions or events that arise after the assessment. It is important to note that the reported microbial levels are only reflective of conditions at the time of this test and that microbial populations can vary over time, depending upon a number of conditions, including environmental factors (i.e., temperature and relative humidity).

This report has been prepared in accordance with generally accepted environmental practices. Our findings are based upon conditions readily visible at the time of our assessment. This report does not warrant against future operations or conditions, nor does it warrant against extent, or future, conditions of a type or at a location not investigated. No destructive testing was completed as part of this study.

No other warranty, expressed or implied, is made with regard to the conclusions and recommendations presented in this report. This report is provided for the exclusive use of the Client or their agents.

This report is not intended to be used or relied upon in connection with other projects or unidentified third parties. The use of this report by undesignated third parties is at the third party's sole risk. Pilot appreciates the opportunity to provide environmental services for your project. If you have questions concerning this report or if we can be of further assistance, please contact us at (336) 310-4527.

Sincerely,



Matthew B. Carter
Project Manager



B. J. Lineback, CIEC
Vice President

GC Lees Chapel
COR Breakdown

Mold Remediation

July 14, 2025

	Description of Proposed Work	Qty	U/M	Rate	Initial Cost	Notes
	General Conditions					
	Superintendent	440	hrs	\$ 145.00	\$ 63,800	
	Project Manager	44	hrs	\$ 141.00	\$ 6,204	
	Temporary Toilets	2.75	mos	\$ 380.00	\$ 1,045	
	Small Tools & Trailers	2.75	mos	\$ 1,000.00	\$ 2,750	
	Dumpsters	4	ea	\$ 585.00	\$ 2,340	
	Scope					
	Drywall	1	ls	\$ 35,308.00	\$ 35,308	
	HVAC	1	ls	\$ 374,755.00	\$ 374,755	
	Add Insulation to Exhaust Duct	1	ls	\$ 31,000.00	\$ 26,750	
	Cummins Cancellation Fee	1	ls	\$ 30,000.00	\$ 30,000	
	TRC Review Changes	1	ls	\$ 111,166.00	\$ 111,166	
	Concrete Apron/Sidewalks/Ramps	1	ls	\$ 20,000.00	\$ 20,000	
	Deduct for new 6" Fireline	1	ls	\$ (106,523.00)	\$ (106,523)	
	Subtotal				\$ 567,595	
	Backpage					
	Building Permit			0.38%	\$ 2,157	
	Contingency			5.00%	\$ 28,380	
	GL Insurance			1.00%	\$ 5,676	
	SDI Insurance			1.25%	\$ 7,095	
	Subtotal w. Backpage				\$ 610,902	
	Fee			3.50%	\$ 21,382	
	Grand Total				\$ 632,284	



CHANGE ORDER REQUEST

PROJECT NAME	LEES CHAPEL TREATMENT FACILITY	CHANGE ORDER DATE	CHANGE ORDER REQUEST NUMBER
GENERAL CONTRACTOR	BLUM CONSTRUCTION	07-02-2025	# 8
G.C PROJECT MANAGER	Daniel Broussard	OLD NORTH - SUPERINTENDENT	OLD NORTH - PROJECT MANAGER
G.C SUPERINTENDENT	Keith Jones	Rogelio Diaz	Erik Diaz

DESCRIPTION	Location : Mold Treatment Drywall/Insulation Patching
	Installation of extra thermal insulation and gypsum board in mold-affected areas throughout the entire building. R-11 in interior walls, and R-38 in ceilings. Finish all new gypsum board with a Level 4 surface.

LABOR	HOURS	RATE	LABOR TOTAL
Thermal Insulation Installation Labor	50.00	\$ 50.00	\$ 2,500.00
Gypsum Board Hanging Labor	230.00	\$ 50.00	\$ 11,500.00
Gypsum Board Finish Labor	230.00	\$ 50.00	\$ 11,500.00
	0.00	\$ -	\$ -
	0.00	\$ -	\$ -
	0.00	\$ -	\$ -
	0.00	\$ -	\$ -
	0.00	\$ -	\$ -
	0.00	\$ -	\$ -
	0.00	\$ -	\$ -
	0.00	\$ -	\$ -
LABOR TOTAL - \$			25,500.00

MATERIAL	QTY	RATE	MATERIAL SUBTOTAL
Unfaced R-11 Batt Insulation (170SQFT Bag)	12.00	\$ 68.96	\$ 827.52
Kraft Faced R-15 Batt Insulation (68SQFT Bag)	37.00	\$ 73.45	\$ 2,717.65
Kraft Faced R-38 Batt Insulation (64SQFT Bag)	15.00	\$ 88.82	\$ 1,332.30
5/8" 4' x 10' Type X Gypsum Board	105.00	\$ 25.20	\$ 2,646.00
5/8" 4' x 10' Moisture Resistant Gypsum Board	43.00	\$ 28.80	\$ 1,238.40
5GAL Pail - All Purpose Compund	14.00	\$ 21.50	\$ 301.00
Fasteners	1.00	\$ 125.00	\$ 125.00
	0.00	\$ -	\$ -
	0.00	\$ -	\$ -
	0.00	\$ -	\$ -
MATERIAL SUBTOTAL - \$			9,187.87

LABOR TOTAL - \$	25,500.00
MATERIAL SUBTOTAL - \$	9,187.87
SALES TAX - \$	620.18
TOTAL AMOUNT - \$	35,308.05



Proposal

7/10/2025

Submitted To: Blum Construction

**Project: Lees Chapel Treatment Facility
Greensboro, NC**

We propose to provide labor, material, and equipment to complete the following scope of work.

Drywall - \$30,588

- Hang and finish Interior Drywall
 - Moisture resistant board in wet areas
 - Finished to Level 4

Insulation - \$8,852

- Install new insulation
 - R/11 unfaced
 - R/15
 - R/38 in ceilings

Thank you for the opportunity to look at this project with you.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "CB", is written over a horizontal line.

**Corey Bugno
Performance Interiors Contracting**



July 9, 2025

Daniel Broussard
Blum Construction
2601 Pilgrim Ct.
Winston-Salem, NC 27106

**SUBJECT: GUILFORD COUNTY LEES CHAPEL TREATMENT FACILITY
1411 LEES CHAPEL ROAD
GREENSBORO, NC**

Mr. Broussard,

Mechanical Technologies and Solutions, LLC is pleased to offer for your consideration the following proposal for the above referenced work.

MECHANICAL SCOPE

- All existing duct, duct insulation, grilles, fire dampers, and ceiling radiation related to the supply/return duct system, and general exhaust system to be removed by others in attic space
- **No equipment to be demoed or replaced as far as we are understand**
- Provide and install new supply duct, return duct, and general exhaust duct to replace existing duct. Pricing and install is based on original drawing dated 1-7-97 that shows existing duct work
- Provide and install 3" duct insulation on supply and return ductwork. An add is provided to provide insulation on exhaust ductwork in case in could sweat pulling out conditioned air out of the space into the attic space
- Provide and install new snap lock and flex to new grilles
- Provide and install ceiling radiation dampers for all new grilles
- Provide and install fire dampers on all ducts penetrating the mechanical room wall
- No others dampers are included in the reinstall pricing
- 3rd party test and balance included
- **No exhaust duct or make-up air duct replacement included for kitchen hoods. No detail was given if that would need to be replaced or not**
- **No dryer exhaust duct or chimney flue duct replacement included. No detail was given if that would need to be replaced or not**

GENERAL CLARIFICATIONS

- Mechanical Technologies and Solutions, LLC requests that our scope letter be included as an exhibit in the contract documents
- Project Management



- Pricing is contingent on receiving an E-589CI capital improvement tax form. If not, pricing will need to be increased to include tax on labor as well
- TAB

EXCLUSIONS

- Bonds
- Liquidated damages
- Electrical wiring/Conduit relocation
- Mechanical equipment pre-purchased by owner
- Fire protection and Fire sprinkler work even if indicated on mechanical plans
- Starters and disconnects by E.C.
- Load side power wiring
- Fire alarm wiring
- **Any equipment/material or devices not listed in this proposal are not part of this proposal. If additional equipment, devices and labor are requested, a quote must be approved before any additional work is accomplished**
- Roofing, curbs and openings
- Items of a general construction nature (such as cutting, patching, concrete pads)
- Structural steel & structural steel analysis (unless otherwise mentioned in allowance below)
- Removal, disposal of or working in the area of environmentally unsafe materials
- Temporary heating and cooling or use of permanent HVAC equipment for same

PRICING

Our Mechanical price is.....\$374,542.00

Add to duct wrap new general exhaust duct is.....\$26,750.00

Our labor, rental and equipment prices for this proposal are valid for thirty (30) days.

Thank you for allowing Mechanical Technologies & Solutions, LLC. to provide you this proposal and look forward to working with you, not only on this work, but future projects as well.

Sincerely,

Billy Wright Jr.
Project Manager

Subcontractor/Supplier Proposed Change Order Form

Job: Lees Chapel TreatmentDate: 7/3/25

FLB Job #: _____

Change #: 1 - Ductwork replacementSub: Associated Heating & Air Conditioni

Proposed Change Order Breakdown

Work Description	Qty [units]	x	Unit Cost	=	Amount
Labor:					
Sheet metal mechanic	1360	hours	\$ 60.00	\$	81,600.00
Sheet metal laborer	1360	hours	\$ 50.00	\$	68,000.00
Shop mechanic	328	hours	\$ 60.00	\$	19,680.00
Materials:					
Ductwork, flex, bands, sealant	1	each	\$ 79,000.00	\$	79,000.00
Hanging material (screws, straps, tape, etc.)	1	each	\$ 2,800.00	\$	2,800.00
Air distribution & ceiling radiation dampers	1	each	\$ 15,000.00	\$	15,000.00
Fire dampers	10	each	\$ 325.00	\$	3,250.00
Sub/Other:					
Insulation - supply, return, and fresh air	1	each	\$ 50,000.00	\$	50,000.00
Insulation - exhaust air	1	each	\$ 26,500.00	\$	26,500.00
Test & Balance	1	each	\$ 7,000.00	\$	7,000.00
Equipment:					

SUBTOTAL \$ 352,830.00

Subcontractor Mark-Up 15.00% % \$ 52,924.50

TOTAL \$ 405,754.50

Daniel Broussard

From: Larry Clagett <lclagett@amerindcontr.com>
Sent: Wednesday, July 2, 2025 10:03 AM
To: Tyler Zagurski
Cc: Daniel Broussard
Subject: RE: Ductwork Pricing - Guilford County Lees Chapel Treatment Facility

CAUTION: This message originated from an external source. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Tyler,
After reviewing the information provided and discussing with our team I do not believe we can help with a price on this work.
So I have to respectfully decline the opportunity.
Thank you.

Larry Clagett
VP of Estimating and Project Management
American Industrial LLC
Office (336) 855-3301
Direct (336) 900-5140
Mobile (336) 362-3139

From: Tyler Zagurski <tyler.zagurski@flblum.com>
Sent: Tuesday, July 1, 2025 4:56 PM
To: Larry Clagett <lclagett@amerindcontr.com>
Cc: Daniel Broussard <daniel.broussard@flblum.com>
Subject: RE: Ductwork Pricing - Guilford County Lees Chapel Treatment Facility

Larry,

Following up on the pricing request for the Lees Chapel Treatment Facility project. Do you think you can have pricing on this to me by 7/10?

Tyler Zagurski
Assistant Project Manager

BLUM
CONSTRUCTION

(336) 416-9676
tyler.zagurski@flblum.com
www.flblum.com



Disclaimer

Frank L. Blum Construction Co. NC-GC #18 203 South Church St Greensboro NC 27401 336-907-8849 . This e-mail may contain confidential and/or proprietary information of Frank L. Blum Construction Company and may be subject to protection under the law. This message may only be used by Frank L. Blum Construction Company, the intended individual or entity to which it is addressed. Any dissemination, distribution or copying of this e-mail by anyone other than the intended recipient is prohibited. If you are not the intended recipient, you are notified that any use, distribution or copying of the message is strictly prohibited. If you have received this e-mail in error, please notify the sender by replying to this message and delete this e-mail without reading immediately.

From: Tyler Zagurski <tyler.zagurski@flblum.com>
Sent: Monday, June 30, 2025 8:58 AM
To: Larry Clagett <lclagett@amerindcontr.com>
Cc: Daniel Broussard <daniel.broussard@flblum.com>
Subject: RE: Ductwork Pricing - Guilford County Lees Chapel Treatment Facility

Larry,

Attached is the mechanical plans from the permit set of drawings on the renovation project. There is a DHSR inspection. Let me know if you need anything else.

Thanks,

From: Larry Clagett <lclagett@amerindcontr.com>
Sent: Friday, June 27, 2025 4:14 PM
To: Tyler Zagurski <tyler.zagurski@flblum.com>
Cc: Daniel Broussard <daniel.broussard@flblum.com>
Subject: RE: Ductwork Pricing - Guilford County Lees Chapel Treatment Facility

CAUTION: This message originated from an external source. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Tyler,
 I see the CO pricing includes all new Air Distribution and Radiation Dampers, as well as a certified Test and Balance.
 Please forward all the Mechanical plans so I can see the Air Distribution schedule.
 Will there be a DHSR Inspection?

Larry Clagett
 VP of Estimating and Project Management
 American Industrial LLC
 Office (336) 855-3301
 Direct (336) 900-5140
 Mobile (336) 362-3139

From: Tyler Zagurski <tyler.zagurski@flblum.com>
Sent: Friday, June 27, 2025 1:02 PM
To: Larry Clagett <lclagett@amerindcontr.com>

Cc: Daniel Broussard <daniel.broussard@flblum.com>

Subject: Ductwork Pricing - Guilford County Lees Chapel Treatment Facility

Larry,

Thank you for taking my call. As discussed, we are currently working on a renovation project in Greensboro. As part of the project originally, most of the existing ductwork was to remain. However, mold was discovered in the building and ductwork and all of the existing ductwork was removed as part of the remediation work. The HVAC contractor on the project has priced the new ductwork (see attached) and told us he has 2 weeks in fabrication and 6 weeks in install.

The owner (Guilford County) has asked us to get a second opinion/price on this work as they feel it is high. I have also attached the original mechanical plans to price the new ductwork off of. Please let me know if you have any questions or would like to visit the site to look at access.

Thank you,

Subcontractor/Supplier
Proposed Change Order Form

Job: LEE'S CHAPEL TREATMENT CENTER

Date: 5/28/2025

FLB Job #: 240037-09

Change #: 6

Sub: T/K'S ELECTRICAL CONTRACTORS INC

Proposed Change Order Breakdown

Work Description	Qty [units]	x	Unit Cost	=	Amount
Labor:	(Man Hrs.)		(Rate)		
				\$	-
				\$	-
				\$	-
				\$	-
				\$	-
				\$	-
				\$	-
Materials:					
CUMMINS GENERATOR CANCELLATION FEE				\$30,899.47	-
				\$	-
				\$	-
				\$	-
				\$	-
Sub/Other:					
				\$	-
				\$	-
				\$	-
				\$	-
				\$	-
Equipment:					
				\$	-
				\$	-
				\$	-
				\$	-
				\$	-
				\$	-
				SUBTOTAL	\$30,899.47 -
Markup _____ %					\$ -
				TOTAL	\$30,899.47 -

TRC Revision Summary

Hennings Initial	\$ 376,254.00
Hennings Updated	\$ 487,420.00
Add	\$ (111,166.00)
Concrete	\$ 20,000.00
Total Add via TRC	\$ 131,166.00



Form of Proposal

Project: Guilford County Lees Chapel Treatment Center

Owner: Guilford County

Construction Manager at Risk: Blum Construction Company

Bidder Name: Henning Construction Company, LLC

Bid Package: BP3100 Sitework

NC License #: 65978 Date: 12/4/2024

The undersigned, as bidder, hereby declares that the only person or persons interested in this proposal as principal or principals is or are named herein and that no other person than herein mentioned has any interest in this proposal or in the contract to be entered into; that this proposal is made without connection with any other person, company or parties making a bid or proposal; and that it is in all respects fair and in good faith without collusion or fraud. The bidder in full and complete accordance with the plans, specifications, and contract documents, within the overall project time – refer to CM @ Risk Project Schedule, to the full and entire satisfaction of the Owner (as listed above), and Frank L. Blum Construction Company with a definite understanding that no money will be allowed for extra work except as set forth in the General Conditions and the contract documents, for the sum stated below. All to be in accordance with these documents for the following amounts:

Total Bid Amount (Excluding Sales Tax)	\$	<u>372,533.00</u>
Sales Tax Amount	\$	<u>3,721.00</u>
Add Cost for Payment & Performance Bond:	\$	<u>7044.00</u>

ADDENDA

Addenda received and used in computing bid:

Addendum 1 11/22/24 Addendum 2 11/26/24 Addendum 3 11/27/24 Addendum 4 _____

SUBCONTRACTOR REQUIREMENTS & BID PACKAGE

Bidder acknowledges the "Subcontractor Requirements" section and scope-specific Bid Package, found in the bid manual.

Subcontractor Requirements ✓ rvs Bid Package ✓ rvs

MEP SUBCONTRACTORS – SCOPE-SPECIFIC

Mechanical, Electrical and Plumbing subcontractors should read and acknowledge the following items:

☐ I attest that our firm has worked on and completed at least three (3) DHSR inspected projects in the last five (5) years. I will include evidence as part of our bid submission no later than 24 hours after the bid submission. (Failure to do so will result in disqualification).

☐ I have included a P&P bond as part of our bid submission.

ALLOWANCES

Allowance as may be contained in the Contract Scope(s) shall be included as a part of the total lump sum Bid Proposal amount. An allowance shall be for raw costs and be exclusive of overhead and profit mark-up and performance and payment bond costs, which shall be included in the Bid Proposal sum, not in the allowance. The allowance is available for application at the discretion of the Construction Manager and the unused portion credited against the Contract amount. All Contract allowances will be identified in the Schedule of Values as an individual line item exclusive of overhead and profit.

Please see Bid Package to determine if applicable for your scope of work
If not applicable write/type N/A

Allowance 1	N/A	\$	N/A
Allowance 2	N/A	\$	N/A
Allowance 3	N/A	\$	N/A

UNIT PRICES:

Unit Prices as listed may be utilized by the Construction Manager to make contract cost adjustments for changes in the work. Unit prices for completed in place work shall include cost for labor, materials, equipment, insurances, taxes, bond premium, overhead and profit and other related incidentals and remain firm and in effect for the duration of the contract. Solicited unit prices are for added work and deleted work.

Please see Bid Package to determine if applicable for your scope of work
If not applicable write/type N/A

Unit Price 1:	Excavate unsuitable soil, dispose offsite, import and place suitable soil	\$	57.00/cy
Unit Price 2:	Import and place suitable soil from offsite	\$	30.00/cy
Unit Price 3:	Excavate mess rock and dispose of offsite	\$	150.00/cy
Unit Price 4:	Excavate trench rock and dispose of offsite	\$	400.00/cy
Unit Price 5:		\$	
Unit Price 6:		\$	
Unit Price 7:		\$	

PROPOSAL SIGNATURE

The bidder further proposes and agrees to commence work under this contract on a date to be specified by the Construction Manager at Risk and shall pursue the scope of work included in his contract in accordance with the schedule prepared by the Construction Manager at Risk. Pricing shall be valid for a period of sixty (60) days from the date this proposal is executed.

Respectfully submitted this, 4th day of December, 2024

By: Britt L. Hennings
Printed Name of Authorized Signer

Britt L. Hennings
Signature

TITLE: Manager
Owner, Partner, President, Vice President

9151 Hwy 67
Address

East Bend NC 27018
City, State, Zip

Federal ID: 20-2230726

Person to contact regarding this bid: Rodney Smitherman

Email Address: rodneychenningsconstruction.com

Phone Number: 336 699 2444
336 354 2013

HENNINGS

CONSTRUCTION COMPANY, LLC

To: Mr. Daniel Broussard
Blum Construction

July 10, 2025

Re: Guilford County Treatment Center - Revised Plans
Greensboro, NC

The following is our revised pricing for the above referenced project based on site plans C-001, C-100, C-200, C-201, C-202, C-300, C-400, C-401, C-402, C-500, C-501, C-502, C-503, C-600, C-601, C-602, EC-100, EC-101, EC-102, EC-103, EC-104, EC-105, EC-106, EC-107 dated 1/13/25 labeled Not For Construction by Davenport Engineering:

1. Mobilization, Layout, Private Locate	\$32,092.00
2. Erosion Control - construction entrance, silt fence, special silt fence, compost socks, diversion fence, erosion control matting, concrete washout (install only), existing inlet protection, sediment pond construction, temp seed sediment pond, maintenance and removal of erosion control measures	\$56,781.00
3. Earthwork - clearing, strip topsoil, cut to fill, export soil, respread topsoil, import topsoil, fine grade for curb & gutter/sidewalks/asphalt paving/dumpster pad/green areas, backfill curb/sidewalks, excavate for retaining wall, backfill retaining wall	\$65,114.00
4. Demolition - sawcut asphalt/sidewalks/curb, remove asphalt/concrete/driveway apron/sidewalks/curb/concrete/dumpster pad and fencing/generator pad, fencing, block wall, traffic control for apron demo, ABC stone to safe up edge of Lees Chapel Road when apron is removed	\$43,719.00
5. Storm Drainage - remove roof drain pipe and rip rap apron, extend roof drain pipe to pond, curb inlet, yard inlet in pond, 15" RCP, 15" FES, rip rap forebay/weir/emergency spillway, fabric, sand filter diaphragm, stone encasement around outfall pipe, muck out sediment pond and convert to bio-cell, 4" perf. PVC, cleanouts, 57 stone, bio-cell media, mulch, trench protection, inlet protection	\$97,424.00
6. Site Water - pothole existing utilities, 6" tee cut into existing 6" main, 6" backflow preventor in above ground enclosure, 6" DIP, 6" valves, fittings, connect to existing fire hydrant, connect to existing 6" main and run to 5' from building, plumbing permit, testing, thrustblocking, trench protection	\$84,028.00
7. Site Sewer - none	N/A
8. Asphalt Paving - 24" curb & gutter, 30" curb and gutter, light duty asphalt	\$108,262.00

paving, heavy duty asphalt paving, mill and overlay, striping, H/C sign, wheel stops, traffic control/night work for curb and gutter at Lees Chapel Road entrance

9. Concrete Paving - by others

N/A

Total Bid

\$487,420.00

Exclusions: testing, removal or replacement of unsuitable soils/rock/hazardous materials, fees, asbestos or lead surveys/abatement, permits, bonds, relocation or removal of existing gas/communication/telephone/electrical services, dewatering, drying of soils, liquidated damages, signs, foundation drains, water meters, splash blocks, import of soil, import of select fill, site electrical, conduits, power to meter or BFP boxes, fencing, dumpster fencing or screens, fabric under asphalt or concrete paving, stone under sidewalks, relocation of utility poles, signage, as-built surveys, cleaning or maintenance of concrete wash out pit, installation of tire wash stations, permanent seeding, landscaping, irrigation piping, site lighting, site conduits, temporary fencing, temporary water or sewer, concrete retaining walls or foundation walls, modular retaining walls, temporary toilets, tap fees, capacity fees, impact fees, reinforced concrete paving, sidewalks, handicap ramps, bollards, generator pads, transformer pad, cast in place gravity wall, removal or relocation of existing sanitary sewer line if in conflict with any new work, replacement of any existing water meters or backflow preventors if determined that they contain lead, disposal of spoils produced by others trades, baffles or skimmer in sediment pond (none shown)

Clarifications:

1. Our proposal is based on the existing on-site soils being suitable for use as fill for mass grading operations, utility trench backfill, and backfill of cast in place concrete wall.
2. Our proposal is based on striping the topsoil and stockpiling on site for respread after mass grading is complete.
3. We do not include any foundation drain systems for the building or the cast in place gravity wall.
4. We do not include any removal, replacement, or refurbishing of ABC stone that is placed for the asphalt paving or concrete paving and is used as a working surface during construction.
5. We include layout for our scope of work only.
6. We do not include any permanent seeding, sod, landscaping, or irrigation piping.
7. We do not include any temporary water or sewer services to the construction site or building pad.
8. The new 6" fire line is to be installed and connected to a fire line stub out 5' from the existing building. The fire line stub out is to be provided by others.
9. The existing domestic service (assumed 6"), meters, and valves are to remain. It is our understanding that only approximately 7' of the existing domestic service is to be replaced between the existing meters and the 5' domestic stub out provided by others.
10. Due to the volatility in pricing and availability of materials, we reserve the right to adjust our material prices at the time of shipment of the materials. Hennings Construction shall not be responsible for delays in the construction schedule due to the availability of materials.
11. We do not include any temporary construction fencing.
12. Our proposal is based upon a mutually agreed upon schedule.

13. We include the one time installation of a concrete washout pit. We do not include any cleaning or maintenance of the washout pit.
14. We include the demolition of the existing vinyl rail fence to the extent shown on the plans. The re-installation of the fence or new fence is excluded.
15. We include the one downspout connection shown on the plans. We do not include the removal or modification to any other existing downspout connections or piping.
16. The removal, replacement, patching, or repairing of existing asphalt or concrete that is shown to remain in place is excluded. Existing asphalt/concrete/curb could get damaged by construction traffic and we are not responsible for that.
17. Our proposal is based on a liquid asphalt index of \$565.63 per ton. We reserve the right to adjust our proposal based on the liquid asphalt index at the time of placement.
18. Our proposal is based on using Stalite soil media for the bio-cell. We have used this material on other bio-cell projects in Greensboro in the past without issue.

Please let me know if you have any questions or need any additional information.

Sincerely,

Britt L. Hennings, PE

HENNINGS

CONSTRUCTION COMPANY, LLC

To: Mr. Daniel Broussard
Blum Construction

July 10, 2025

Re: Guilford County Treatment Center - Revised Plans for Fire Line
Greensboro, NC

The following is our revised pricing for the above referenced project based on site plans C-001, C-100, C-200, C-201, C-202, C-300, C-400, C-401, C-402, C-500, C-501, C-502, C-503, C-600, C-601, C-602, EC-100, EC-101, EC-102, EC-103, EC-104, EC-105, EC-106, EC-107 dated 1/13/25 labeled Not For Construction by Davenport Engineering:

1. Layout for fire line	\$1,100.00
2. Demolition - sawcut asphalt/sidewalks/curb, remove asphalt/sidewalks/curb	\$3,023.00
3. Site Water - pothole existing utilities, 6" tee cut into existing 6" main, 6" backflow preventor in above ground enclosure, 6" DIP, 6" valves, fittings, connect to existing fire hydrant, connect to existing 6" main and run to 5' from building, plumbing permit, testing, thrustblocking, trench protection	\$84,028.00
4. Asphalt Paving - 24" curb & gutter, heavy duty asphalt paving, butt mill and overlay at edges	\$18,372.00
Total Bid for Fire Line	\$106,523.00

Exclusions: testing, removal or replacement of unsuitable soils/rock/hazardous materials, fees, asbestos or lead surveys/abatement, permits, bonds, relocation or removal of existing gas/communication/telephone/electrical services, dewatering, drying of soils, liquidated damages, signs, foundation drains, water meters, splash blocks, import of soil, import of select fill, site electrical, conduits, power to meter or BFP boxes, fencing, dumpster fencing or screens, fabric under asphalt or concrete paving, stone under sidewalks, relocation of utility poles, signage, as-built surveys, cleaning or maintenance of concrete wash out pit, installation of tire wash stations, permanent seeding, landscaping, irrigation piping, site lighting, site conduits, temporary fencing, temporary water or sewer, concrete retaining walls or foundation walls, modular retaining walls, temporary toilets, tap fees, capacity fees, impact fees, reinforced concrete paving, sidewalks, handicap ramps, bollards, generator pads, transformer pad, cast in place gravity wall, removal or relocation of existing sanitary sewer line if in conflict with any new work, replacement of any existing water meters or backflow preventors if determined that they contain lead, disposal of spoils produced by others trades, baffles or skimmer in sediment pond (none shown)

Clarifications:

1. Our proposal is based on the existing on-site soils being suitable for use as fill for mass grading

operations, utility trench backfill, and backfill of cast in place concrete wall.

2. The new 6" fire line is to be installed and connected to a fire line stub out 5' from the existing building. The fire line stub out is to be provided by others.
3. The existing domestic service (assumed 6"), meters, and valves are to remain. It is our understanding that only approximately 7' of the existing domestic service is to be replaced between the existing meters and the 5' domestic stub out provided by others.
4. Due to the volatility in pricing and availability of materials, we reserve the right to adjust our material prices at the time of shipment of the materials. Hennings Construction shall not be responsible for delays in the construction schedule due to the availability of materials.

Please let me know if you have any questions or need any additional information.

Sincerely,

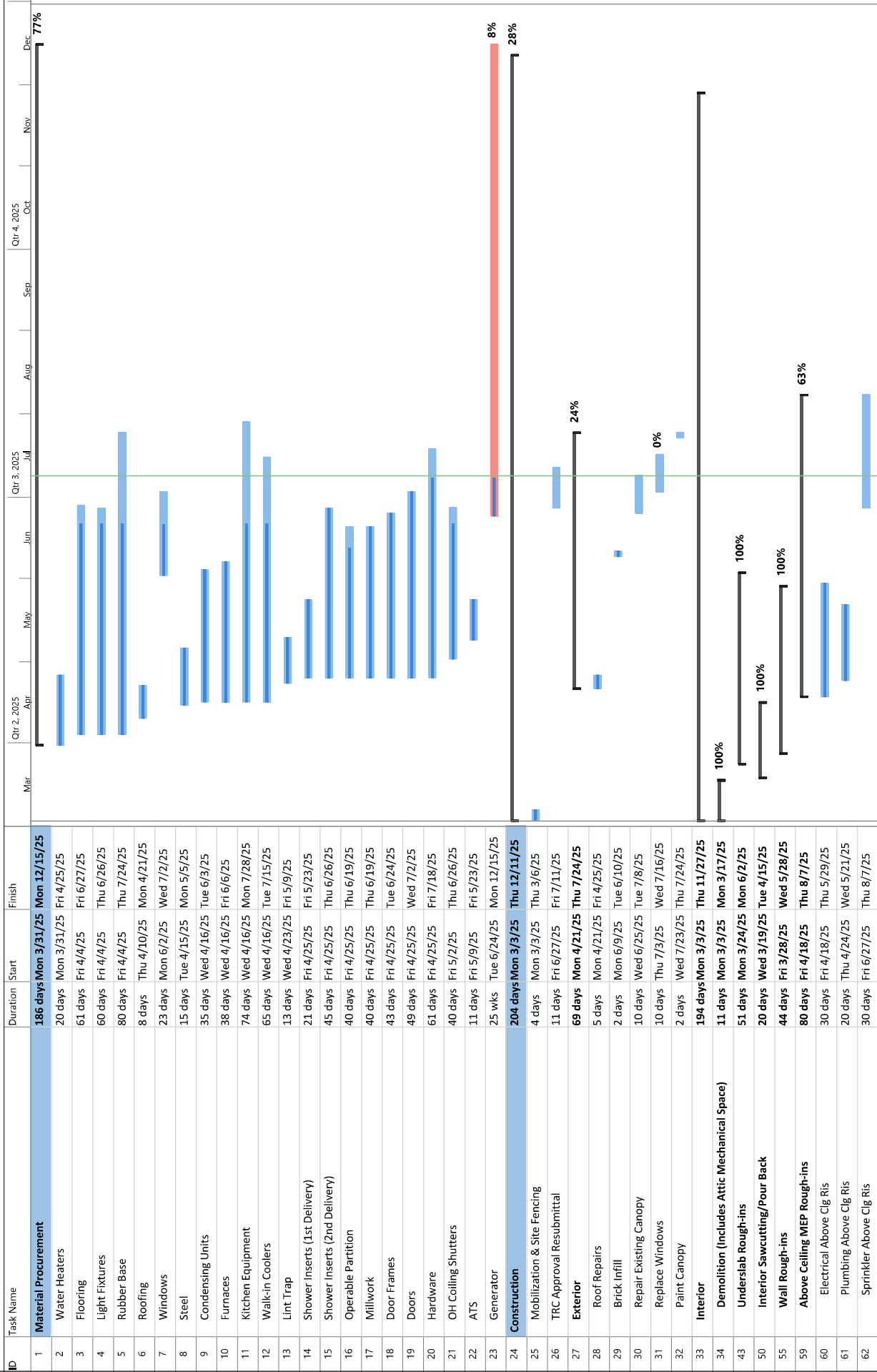
Britt L. Hennings, PE

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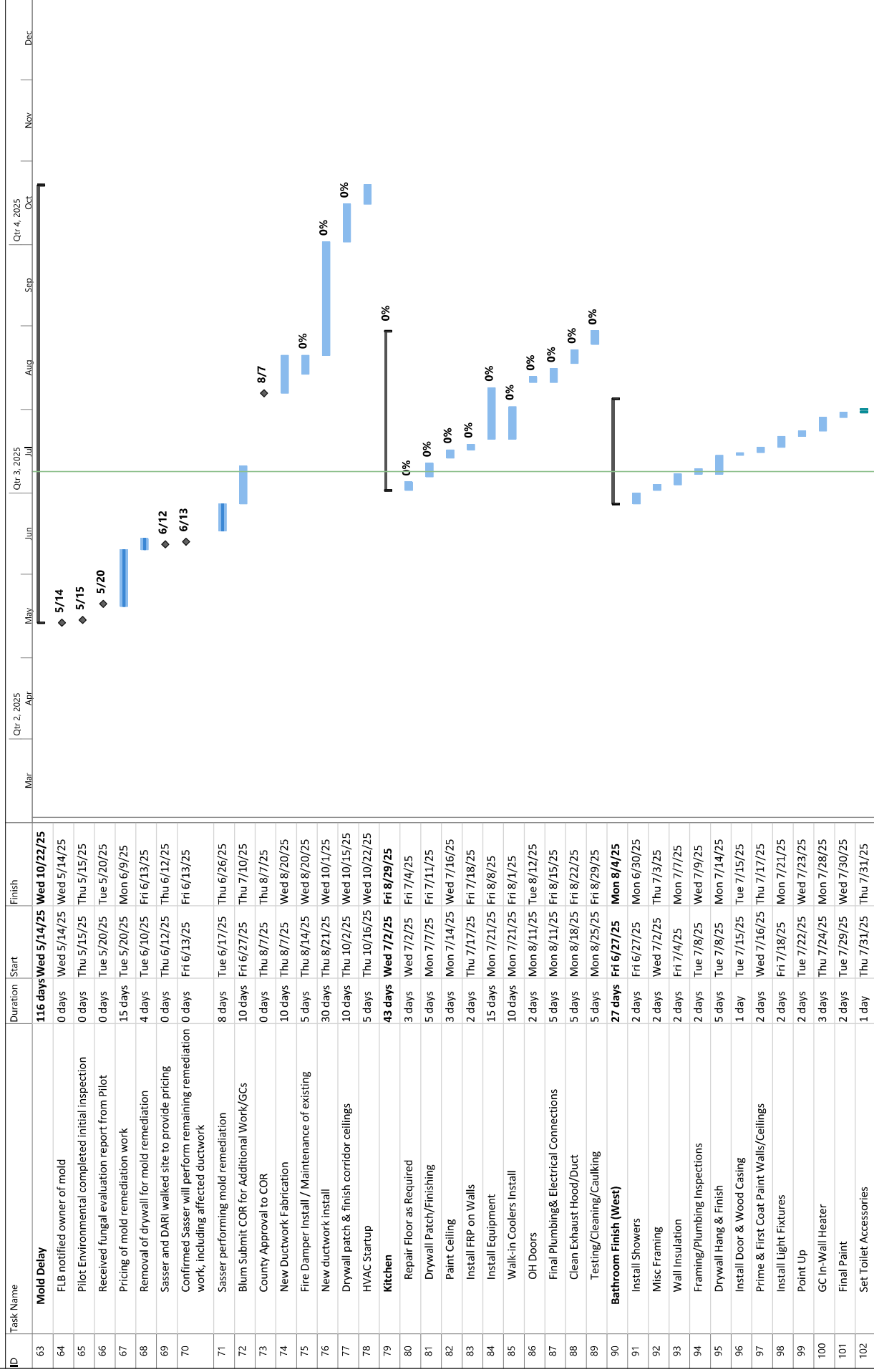
Guilford County



Lees Chapel Treatment Facility



Project: GC Lees Chapel Schedu
Date: Wed 7/9/25

Guilford County
Lees Chapel Treatment Facility

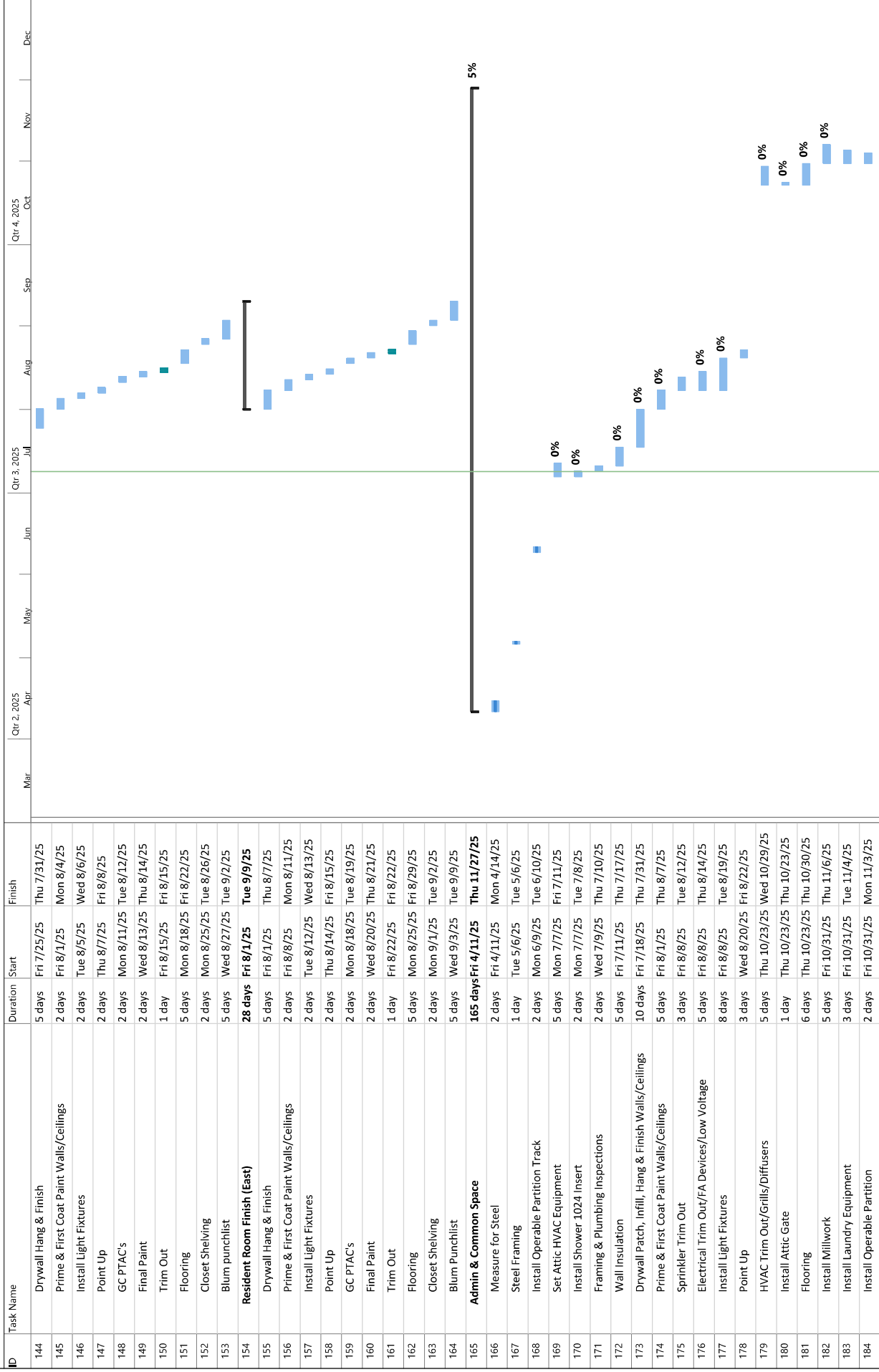
Guilford County
Lees Chapel Treatment Facility



ID	Task Name	Duration	Start	Finish	Mar	Qtr 2, 2025 Apr	May	Jun	Qtr 3, 2025 Jul	Aug	Sep	Qtr 4, 2025 Oct	Nov	Dec
103	Set Plumbing Fixtures	2 days	Fri 8/1/25	Mon 8/4/25										
104	Bathroom Finish (North)	27 days	Tue 7/1/25	Wed 8/6/25										
105	Install Showers	2 days	Tue 7/1/25	Wed 7/2/25										
106	Misc Framing	3 days	Thu 7/3/25	Mon 7/7/25										
107	Wall Insulation	2 days	Tue 7/8/25	Wed 7/9/25										
108	Framing/Plumbing Inspections	2 days	Thu 7/10/25	Fri 7/11/25										
109	Drywall Hang & Finish	5 days	Thu 7/10/25	Wed 7/16/25										
110	Install Door & Wood Casing	1 day	Thu 7/17/25	Thu 7/17/25										
111	Prime & First Coat Paint Walls/Ceilings	2 days	Fri 7/18/25	Mon 7/21/25										
112	Install Light Fixtures	2 days	Tue 7/22/25	Wed 7/23/25										
113	Point Up	2 days	Thu 7/24/25	Fri 7/25/25										
114	GC In-Wall Heaters	3 days	Mon 7/28/25	Wed 7/30/25										
115	Final Paint	2 days	Thu 7/31/25	Fri 8/1/25										
116	Set Toilet Accessories	1 day	Mon 8/4/25	Mon 8/4/25										
117	Set Plumbing Fixtures	2 days	Tue 8/5/25	Wed 8/6/25										
118	Bathroom Finish (East)	26 days	Thu 7/3/25	Thu 8/7/25										
119	Install Showers	2 days	Thu 7/3/25	Fri 7/4/25										
120	Misc Framing	2 days	Mon 7/7/25	Tue 7/8/25										
121	Wall Insulation	2 days	Wed 7/9/25	Thu 7/10/25										
122	Framing/Plumbing Inspections	2 days	Fri 7/11/25	Mon 7/14/25										
123	Drywall Hang & Finish	5 days	Fri 7/11/25	Thu 7/17/25										
124	Install Door & Wood Casing	1 day	Fri 7/18/25	Fri 7/18/25										
125	Prime & First Coat Paint Walls/Ceilings	2 days	Mon 7/21/25	Tue 7/22/25										
126	Install Light Fixtures	2 days	Wed 7/23/25	Thu 7/24/25										
127	Point Up	2 days	Fri 7/25/25	Mon 7/28/25										
128	GC In-Wall Heaters	3 days	Tue 7/29/25	Thu 7/31/25										
129	Final Paint	2 days	Fri 8/1/25	Mon 8/4/25										
130	Set Toilet Accessories	1 day	Tue 8/5/25	Tue 8/5/25										
131	Set Plumbing Fixtures	2 days	Wed 8/6/25	Thu 8/7/25										
132	Resident Room Finish (West)	28 days	Fri 7/18/25	Tue 8/26/25										
133	Drywall Hang & Finish	5 days	Fri 7/18/25	Thu 7/24/25										
134	Prime & First Coat Paint Walls/Ceilings	2 days	Fri 7/25/25	Mon 7/28/25										
135	Install Light Fixtures	2 days	Tue 7/29/25	Wed 7/30/25										
136	Point Up	2 days	Thu 7/31/25	Fri 8/1/25										
137	GC PTAC's	2 days	Mon 8/4/25	Tue 8/5/25										
138	Final Paint	2 days	Wed 8/6/25	Thu 8/7/25										
139	Trim Out	1 day	Fri 8/8/25	Fri 8/8/25										
140	Flooring	5 days	Mon 8/11/25	Fri 8/15/25										
141	Closet Shelving	2 days	Mon 8/18/25	Tue 8/19/25										
142	Blum Punchlist	5 days	Wed 8/20/25	Tue 8/26/25										
143	Resident Room Finish (North)	28 days	Fri 7/25/25	Tue 9/2/25										

Project: GC Lees Chapel Schedu
Date: Wed 7/9/25

Guilford County Lees Chapel Treatment Facility



Project: GC Lees Chapel Schedu
Date: Wed 7/9/25

Guilford County

Lees Chapel Treatment Facility

