



AIA Document G701® – 2017

Change Order

PROJECT: *(Name and address)*
 Guilford County Sheriff's Office Building
 401 W. Sycamore Street
 Greensboro, NC 27401 (new building)
 220 S. Eugene Street
 Greensboro, NC

CONTRACT INFORMATION:
 Contract For: Construction Manager
 Date: July 15, 2023

CHANGE ORDER INFORMATION:
 Change Order Number: 001
 Date: August 13, 2025

OWNER: *(Name and address)*
 Guilford County

ARCHITECT: *(Name and address)*
 Walter Robbs Architects,
 a Michael Graves Company

CONTRACTOR: *(Name and address)*
 Frank L. Blum Construction W.C.
 Construction - Guilford County Sheriff's
 Office, A Joint Venture
 2601 Pilgrim Ct.
 Winston-Salem, NC 27101

301 West Market Street
 Greensboro, NC 27402

530 North Trade Street, Suite 301
 Winston-Salem, NC 27101

THE CONTRACT IS CHANGED AS FOLLOWS:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

COR001

August 13, 2025 Sheriff Requested Revisions_R2

The original Guaranteed Maximum Price was	\$ 26,672,433.00
The net change by previously authorized Change Orders	\$ 0.00
The Guaranteed Maximum Price prior to this Change Order was	\$ 26,672,433.00
The Guaranteed Maximum Price will be increased by this Change Order in the amount of	\$ 220,500.00
The new Guaranteed Maximum Price including this Change Order will be	\$ 26,892,933.00

The Contract Time will be increased by Zero (0) days.
 The new date of Substantial Completion will be

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

Walter Robbs Architects,
 A Michael Graves Company

Frank L. Blum Construction W.C.
 Construction - Guilford County Sheriff's
 Office, A Joint Venture


Guilford County

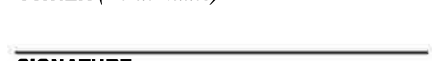
ARCHITECT *(Firm name)*

CONTRACTOR *(Firm name)*

OWNER *(Firm name)*


SIGNATURE


SIGNATURE


SIGNATURE

Matt Messick, Principal/Vice President
PRINTED NAME AND TITLE

Mike Lancaster, President & CEO
PRINTED NAME AND TITLE

Victor Isler, Guilford County Manager
PRINTED NAME AND TITLE

8/18/2025

8/18/2025

DATE

DATE

DATE

ATTEST:

Eric Hilton **Date**
 Guilford County Department Director/ Designee

Robin B. Keller **Date**
 Guilford County Clerk to Board

August 13, 2025

Mr. Ian Huffman
Senior Capital Projects Manager
Guilford County Government

RE: Guilford County Sheriff's Office
Sheriff Requested Revisions_R2

Dear Ian,

As a follow up to my July 16, 2025 correspondence regarding the Sheriff requested revisions, I have updated our summary information and ROM pricing below to coincide with the attached spreadsheet that has been circulated.

Room #214 Sheriff's Office:

- 1) Blum/WC recommends budgeting \$25,000 for this work and it will take 3 weeks to complete once the original paneling is removed.
- 2) It needs to be noted that the entire paneled wall cannot be salvaged and reinstalled in the new Sheriff's Office. It may be possible for portions of the existing millwork to be salvaged to create a specific piece of reclaimed artwork.
- 3) Blum/WC would need direction from the County and Sheriff's Office on when this work could occur.
- 4) Removal, cleaning, refurbishing, and installation of the existing light fixture is not included in this budget.

Internal Affairs:

- 1) Blum/WC recommends budgeting \$20,000 for this work and will take 6 weeks to complete after design is completed and approved
- 2) Demolish the existing wall between IA Waiting and IA Transcript.
- 3) Construct new framing, insulation, hang and finish gypsum wallboard to create a new room for IA Transcript and Secure Files.
- 4) Provide four (4) new hollow metal knock down frames, wood doors, and associated hardware.
- 5) Modify the existing ceiling grid to receive new framed walls.
- 6) Provide additional rubber base around new framed walls, flooring will have already been installed and new walls will be laid on top of the flooring
- 7) Provide paint in accordance with specifications.
- 8) Modify the existing fire suppression system, including resubmission of calculations to the Fire Marshal's office.
- 9) Modify in place HVAC and Electrical for revised room layouts.
- 10) Furnish and install new Sound Masking for the approximate 1,200sf Internal Affairs area.

Room #167 Breakroom:

- 1) Blum/WC recommends budgeting \$20,000 for this work and it will take 5 weeks to complete after design is completed and approved.
- 2) This would include revisions to existing millwork for the installation of one (1) new electric residential style cooktop.
- 3) Final design would need to include revisions to millwork in the Breakroom and would need to be coordinated with mechanical, plumbing, and electrical layouts.

Room #102 Lobby Entrance Scanner:

- 1) Blum/WC recommends budgeting \$20,000 for this work and it will take 2 weeks to complete after design is completed and approved.
- 2) This would include one new dedicated circuit in the floor of the lobby for power for the new scanner, core drill in the floor, and a new poke-thru floor box, pathway and cabling to the nearest IDF room for IT/Data.
- 3) This would include one new dedicated circuit in the floor of the lobby for power for a manned workstation adjacent to the new scanner, core drill in the floor, and a new poke-thru floor box, pathway and cabling to the nearest IDF room for IT/Data.
- 4) Layout, design, and access would need to be coordinated with the Fire Marshal and Inspection's office to confirm egress meets code requirements.
- 5) We specifically exclude the scanner/metal detector, work station, furniture, monitors, etc. All equipment would need to be furnished by Guilford County.

Additional TVs:

- 1) Blum/WC recommends budgeting \$5,500 for this work and it will take 1 week to complete after layout is confirmed.
- 2) This is specific to one (1) new TV in room 140 and 143. If additional TVs are requested at other locations, they would need to be reviewed prior to pricing.
- 3) This would include blocking, electrical power from the nearest receptacle, patching, and repainting the entire wall.

Walk Path and Table on Roof

- 1) Blum/WC recommends budgeting \$30,000 for this work. Walk mat lead times are approximately 4-6 weeks and this material can be installed within one week of receipt.
- 2) This would include approximately 300lf of 30in walkpad similar to what has already been installed on other sections of the roof. Please see the attached document for a proposed layout.
- 3) This would also include an area dedicated for a table to be installed, including installation of 0.5in gypsum board over the tabled area, new roofing membrane over top, and walkpad in the footprint of the table area.
- 4) With these specific modifications, the warranty will remain in force.

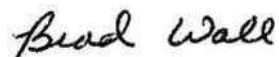
Tunnel Remediation

- 1) Blum/WC recommends budgeting \$100,000 for this work and it will take 4-6 weeks to complete after layout is confirmed. Additionally, we believe this work can be completed after Owner move-in. Work inside the Tunnel will be coordinated with Sheriff Office and Courthouse personnel.
- 2) This would include demolition of the concrete slab at the base of the stairs leading from the Tunnel on the exterior of the building.
- 3) Exploration and investigation of the existing conditions below grade to determine if existing drain pipes are available for use, including review with professional consultant on additional external measures, cameraing of lines for documentation and confirmation of pipe outlet, etc.
- 4) Exploration and investigation of the existing conditions inside the tunnel to determine acceptability of expansion joints, caulking, waterproofing, etc.
- 5) Potential demolition of a section of the Tunnel slab and core drilling through the exterior perimeter wall to install a drainage pipe with stone backfill to the stairs leading from the Tunnel on the exterior of the building.
- 6) Construction of a cast-in-place concrete slab with integral sump and at the base of the stairs leading from the Tunnel on the exterior of the building.
- 7) Installation of one sump pump, associated piping, and electrical to pump water from sump out to the gutter along Eugene Street.
- 8) Fabrication and installation of grating over the sump area.

As noted in email threads involving these discussions, there are activities associated with these items outside of Blum/WCs scope that others will provide and the County is coordinating. The above recommended budgets should not be construed as all encompassing for those specific activities. Additionally, some items will require significant architectural and engineering design to ensure compliance with local codes and design intent with the Sheriff's Office. Time required to coordinate these activities are not included in our estimated durations.

Should you have any questions or comments please do not hesitate to contact me.

Sincerely,



Brad Wall
Project Executive



Sheriff Requested Revisions

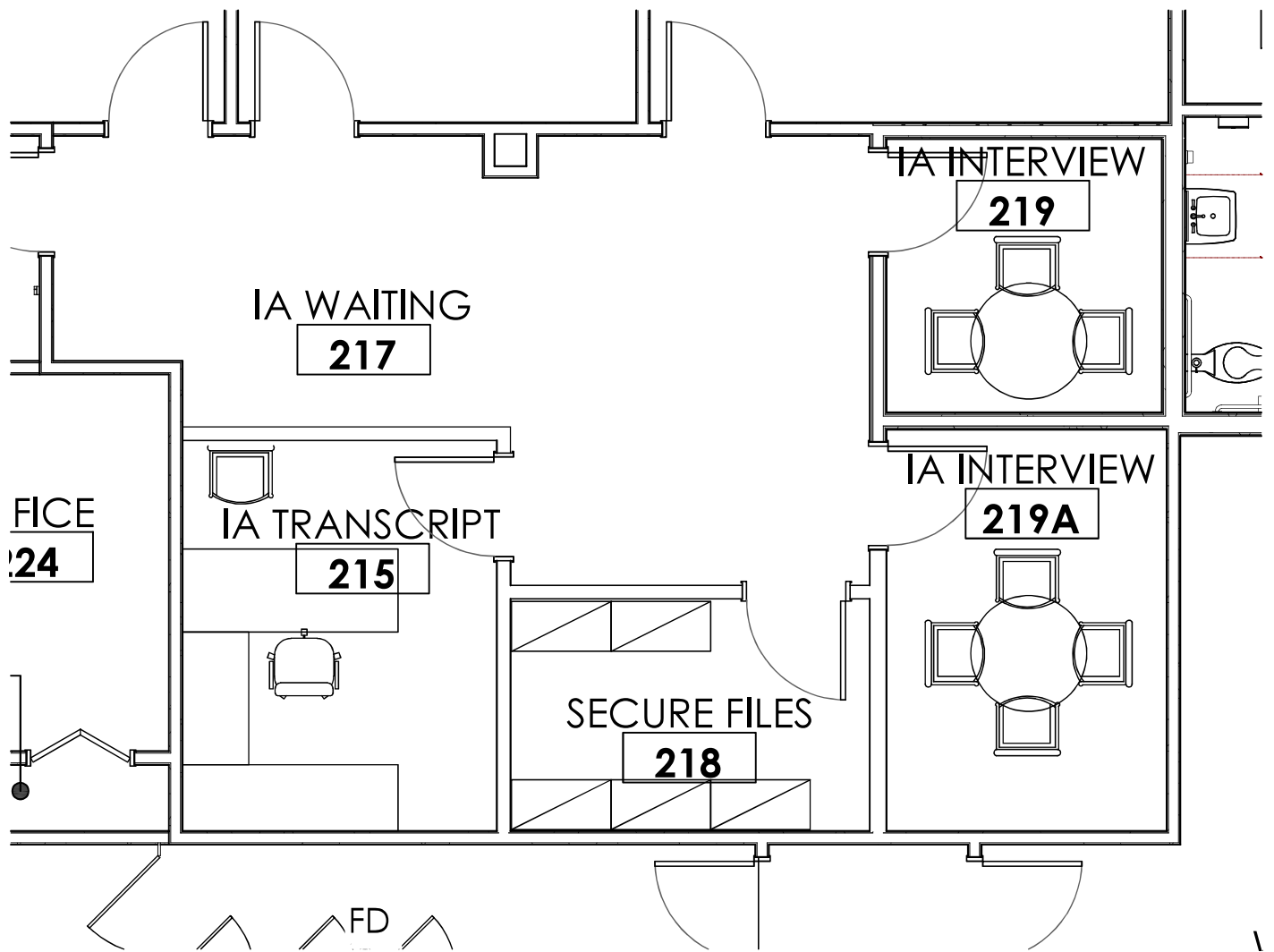
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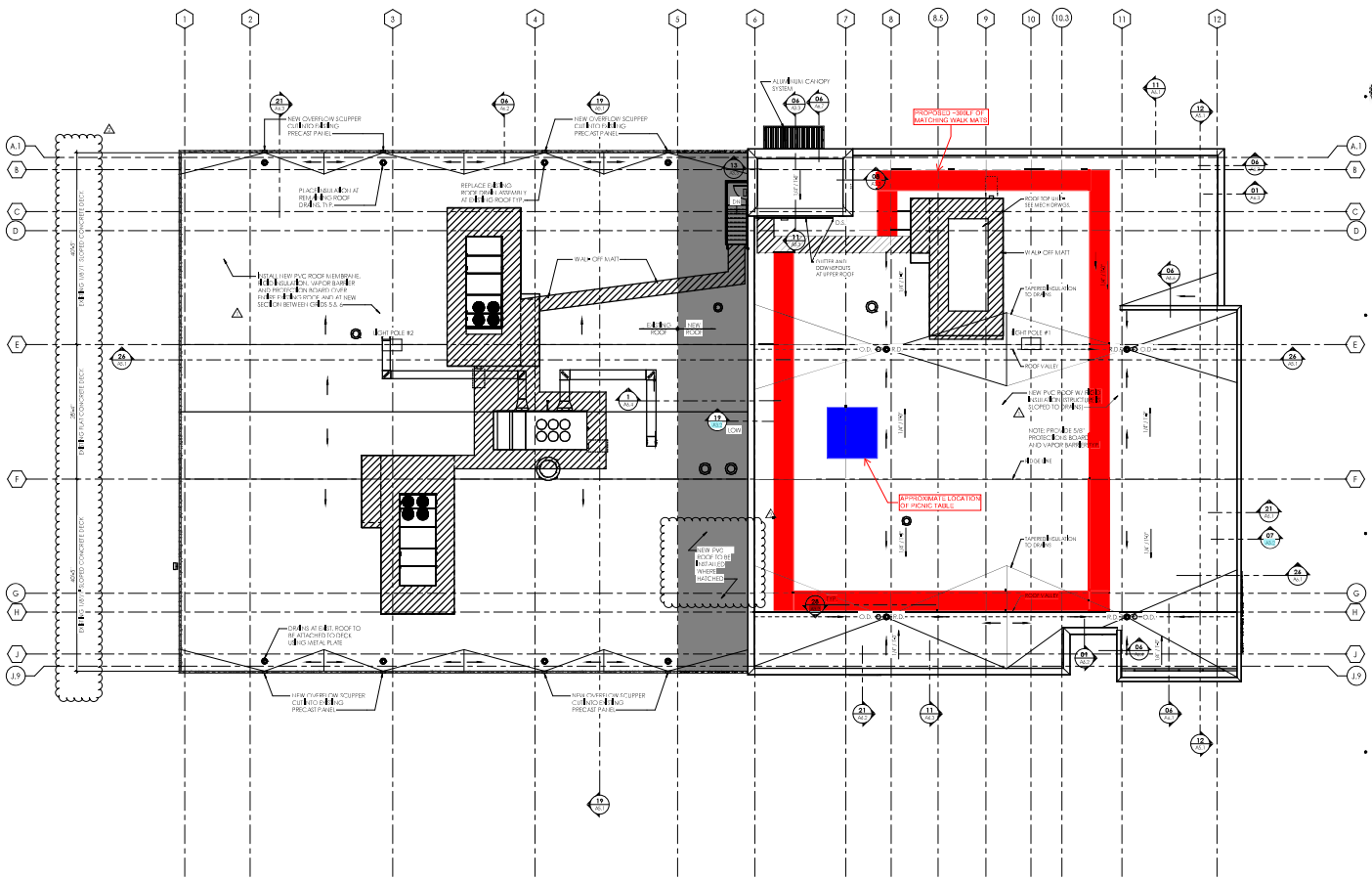
Project Name: Guilford Co Sheriff's Office

No.	Title	Description	Cost Impact	Schedule Impact	Status	Ball In Court	Notes
1	Room #143 Video Editing	Add wall to turn into (2) rooms. The additional room will be used for storage. Add blocking in wall for monitors, TV Outlet for this room and Media Specialist Room	\$0	None	Approved	GCSO	Blum/WC will provide this work at no additional cost.
2	Room #214 Sheriff's Office	Reuse existing panels located at Otto Zenke. Reuse light fixture located at Otto Zenke	TBD	TBD	Pricing	Blum/WC & GC Facilities	Blum/WC to reviewing scope of work with millworker. Paneling work will impact Sheriff's move schedule. Fixture can be repaired for \$500, however ceiling heights will have the fixture hanging 6' 10" from the floor.
3	Room #212 Capt Admin Prep	Proposed to split room into (2) offices. Entrance into street 212A is not acceptable based on ADA requirements	\$36,000	TBD	Removed	GCSO	Change was withdrawn by Sheriff's office
4	Room #224 ECR	Proposed to turn this into an office. Inside Room dimensions 6'-2" x 8'-2"	TBD	TBD	not feasible	GCSO	This is the Elevator Control Room. Cannot change usage of room.
5	Room #127 RTCC	Proposed to add walls for another office or classroom. Post construction will use grant funds to modify if needed.	TBD	TBD	Pending	GCSO	Change was withdrawn by Sheriff's office
6	Room #134 Classroom 1 Room #133 Classroom 2	Proposed to add additional furniture	incl below	0	Approved	GC Facilities	GC Facilities providing furniture from FY Capital funds
7	IA Revisions	Room #218 Secure Files turn into IA interview Room #219A. Convert IA transcript room into a office. Add wall and door. Secure files room will replace IA waiting room. Sound Masking System. Refer to attached document for revised layout	\$50,000	TBD	Under Review		Pricing submitted and awaiting approval. Design will need to be complete prior to commencing revision. Work will impact IA office move schedule.
8	Room #167 Breakroom	Add conventional oven with cooktop in breakroom on 1st floor on west side. Code allows up to 2 cooktops of residential type per building in break areas only. Architect said no oven, cooktop only for code compliance	TBD	TBD	Pending		This is a significant change. Mutually agreed this likely must be done after Final inspection to preserve schedule.
9	Room 102 Lobby Entrance scanner	Requires one way entrance/exit. Type of scanner needs to be specified to accommodate for power. Will require relocating kiosk (new data and power) if possible. Challenge is this is the glass storefront.	TBD	TBD			Significant impact to lobby space utilization. More information is needed in order to provide cost and schedule impacts for this revision. Coordination will need to be done with power, data.
10	Additional TV's	Two new TVs are referenced in change #1 above, rooms 140 and 143.	TBD	TBD			New electrical outlets, drywall changes
11	Walk Path & Table on Roof	Requires new layer of roofing to allow foot traffic. Need to scope and price	TBD	TBD			Need to discuss impact on roof warranty with roof installer, must install extra material and mats per roof mfg specs to retain warranty
12	Intercom System	Add intercomm system to select phone users, not included in original scope	\$6,700	None	Have vendor quote		GCSO requested the intercomm system after the IT scope was established and equipment has been purchased. This is an add-on system for a limited number of people.
13	Furnish new all cameras	Provide all new cameras in lieu of reusing 20 cameras from Otto Zenke.	\$20,000	None	Approved	Blum/WC	Blum/WC providing new cameras at no additional cost from contractor contingency. Blum realizes some savings in effort of relocating existing.
14	Furnish all new furniture	Provide all new furniture throughout in lieu of reusing furniture from Otto Zenke and other GC locations	\$74,000	None	Approved	GC Facilities	GC Facilities providing furniture as requested.

	Need Change Order approved by Board
	Funded through means apart from LE Admin ordinance
	Not possible due design/code requirements
	This presents a significant fire risk, not recommended by Facilities
	Item deleted by Sheriff







ROOF NOTES

1. NEW P.V.C. DRAINAGE ROOF AT NEW UPPER ROOF AND P.V.C. LOWER ROOF. SEE SECTION BETWEEN GRID S & A.

2. NEW P.V.C. DRAINAGE ROOF AT NEW LOWER ROOF.