



AIA[®] Document G741[™] – 2024

Change Order for a Design-Build Project

PROJECT: *(name and address)*
Siler City Center for Active Living
Siler City NC

OWNER: *(name and address)*
Chatham County

PO Box 1809
12 East Street
Pittsboro, NC 27312

DESIGN-BUILD CONTRACT INFORMATION:
Contract For: General Construction
Date: 4/21/25

DESIGN-BUILDER: *(name and address)*
Hopkins Bowling Contracting and
Consulting
125 W CHATHAM ST
Cary NC 27511

CHANGE ORDER INFORMATION:
Change Order Number: 001
Date: 10/10/25

THE DESIGN-BUILD 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 Change Directives.)

Add Construction Cost.

See attached GMP breakdown and index of drawings.

The original Contract Sum was	\$	64,900.00
The net change by previously authorized Change Orders	\$	0.00
The Contract Sum prior to this Change Order was	\$	64,900.00
The Contract Sum will be increased by this Change Order in the amount of	\$	701,340.00
The new Contract Sum including this Change Order will be	\$	766,240.00

The Contract Time will be increased by Zero (0) days.

The date of Substantial Completion as of the date of this Change Order therefore is

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

When executing this Change Order, the Design-Builder represents that all changes to Project design implemented by this Change Order have been reviewed and approved in writing by the Architect or other licensed design professional(s) of record for the Project.

NOT VALID UNTIL SIGNED BY THE DESIGN-BUILDER AND OWNER.

Hopkins Bowling Contracting and Consulting
DESIGN-BUILDER *(Firm name)*

125 W CHATHAM ST
Cary NC 27511

ADDRESS

BY *(Signature)*

Britt Hopkins
(Typed name)

10/16/2025

DATE

Chatham County

OWNER *(Firm name)*

PO Box 1809
12 East Street
Pittsboro, NC 27312

ADDRESS

BY *(Signature)*

Bryan Thompson
(Typed name)

DATE



ESTIMATE DETAILS

Item		Total	Cost / SF
1 General Requirements		\$140,848	\$40.22
2 Demolition & Site		\$28,500	\$8.14
3 Concrete		\$18,120	\$5.17
4 Masonry		\$2,000	\$0.57
8 Openings		\$86,319	\$24.65
9 Finishes		\$139,602	\$39.86
12 Furnishings		\$13,110	\$3.74
15A Fire Protection		\$11,900	\$3.40
15B Plumbing		\$7,625	\$2.18
15C Mechanical		\$22,500	\$6.42
16 Electrical		\$80,175	\$22.89
Accepted VE		\$0	\$0.00
Subtotal		\$550,699	\$157.25
Building Permit		\$0	
		\$550,699	
CM Contingency	3.00%	\$16,521	
Owner/ AE Contingency	3.00%	\$16,521	
Overhead & Profit	10.00%	\$55,070	
Subtotal		\$638,811	\$182.41
CM Bonds & Insurance	3.00%	\$19,164	
TOTAL ESTIMATED CONSTRUCTION COST		\$657,976	\$187.89
Alternate 1 - Office Build Out		\$43,364	
Total with Alternate 1		\$701,340	



ESTIMATE DETAILS

Item	Quantity	Unit	Unit Cost	Total
1 General Requirements				
General Conditions	1	Isum	\$120,450.00	\$120,450
Final Clean	12,246	sf	\$0.40	\$4,898
CM Allowances				
Dampproofing & Caulking	1	allow	\$3,000.00	\$3,000
Signage	1	allow	\$3,500.00	\$3,500
Construction Administration	1	allow	\$6,000.00	\$6,000
Paint Ceiling Allowance	1	allow	\$3,000.00	\$3,000
Total - General Requirements				\$140,848
2 Demolition & Site				
Demolition	1	ls	\$28,500.00	\$28,500
Total - Sitework				\$28,500
3 Concrete				
Concrete	1	Isum	\$14,745.00	\$14,745
Trench and Pour back Concrete Allowance	75	lf	\$45.00	\$3,375
Total - Concrete				\$18,120
4 Masonry				
Brick Masonry Patch Allowance	1	allow	\$2,000.00	\$2,000
Total - Concrete				\$2,000
8 Openings				
HM Frames/Wood Doors	1	ls	\$27,600.00	\$27,600
Interior Storefront, Glass & Doors	1	ls	\$53,800.00	\$53,800
Overhead Shutter Door	1	ea	\$4,919.00	\$4,919
Total - Openings				\$86,319



ESTIMATE DETAILS

Item	Quantity	Unit	Unit Cost	Total
9 Finishes				
Drywall Package	1	ls	\$28,400.00	\$28,400
Exterior Reception Enclosures	1	ls	\$23,500.00	\$23,500
Acoustical Ceilings	1	ls	\$13,910.00	\$13,910
Carpet	1	ls	\$515.00	\$515
Epoxy Floors	1	ls	\$13,494.00	\$13,494
Resilient Flooring	1	ls	\$27,235.00	\$27,235
Sealed Concrete	1	ls	\$2,698.00	\$2,698
Painting	1	ls	\$29,850.00	\$29,850
Total - Finishes				\$139,602
12 Furnishings				
Casework	1	ls	\$12,110.00	\$12,110
Stainless Serving Counter	1	ea	\$1,000.00	\$1,000
Total - Furnishings				\$13,110
15A Fire Protection				
Fire Sprinkler	1	ls	\$11,900.00	\$11,900
Total - Fire Protection				\$11,900
15B Plumbing				
Plumbing	1	ls	\$7,625.00	\$7,625
Total - Plumbing				\$7,625



ESTIMATE DETAILS

Item	Quantity	Unit	Unit Cost	Total
15C Mechanical				
HVAC Systems	1	ls	\$22,500.00	\$22,500
Equipment & Ductwork	1	ls		<i>included above</i>
Controls	1	ls		<i>included above</i>
TAB	1	ls		<i>included above</i>
Total - Mechanical				\$22,500
16 Electrical				
Electrical	1	ls	\$67,425.00	\$67,425
Fire Alarm	1	ls	\$7,750.00	\$7,750
Telcom/Data	1	allow	\$5,000.00	\$5,000
Total - Electrical				\$80,175
Alternate 1 - Office Build Out				
Doors & Hardware	1	ls	\$5,400.00	\$5,400
Glass & Glazing	1	ls	\$19,900.00	\$19,900
Framing	1	ls	\$8,870.00	\$8,870
Flooring Base	1	ls	\$163.00	\$163
Paint	1	ls	\$550.00	\$550
Electrical	1	ls	\$2,500.00	\$2,500
Total - Enclose Front Porch				\$37,383
CM Contingency	3.00%			\$1,121.49
Owner/ AE Contingency	3.00%			\$1,121.49
Overhead & Profit	10.00%			\$3,738.30
TOTAL ESTIMATED CONSTRUCTION COST				\$43,364

DRAWING INDEX

GENERAL

G001	COVER SHEET
G002	CODE SUMMARY
G003	LIFE SAFETY PLAN
G004	LOGISTICS PLAN

DEMOLITION

D100	DEMOLITION - FLOOR PLAN
D101	DEMOLITION - REFLECTED CEILING PLAN

ARCHITECTURE

A001	ABBREVIATIONS & LEGENDS
A002	MATERIAL LEGEND, FF&E LEGEND & PARTITIONS
A100	RENOVATION - FLOOR PLAN
A101	RENOVATION - REFLECTED CEILING PLAN
A200	EXTERIOR ELEVATIONS, SECTIONS & DETAILS
A400	INTERIOR ELEVATIONS & DETAILS
A600	STOREFRONT SCHEDULE & DETAILS
A700	DOOR SCHEDULE & DETAILS

INTERIORS

I101	FINISH PLAN
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PLUMBING

P100	FLOOR PLAN - PLUMBING DEMOLITION
P102	FLOOR PLAN - PLUMBING

MECHANICAL

M000	MECHANICAL COVER SHEET
M100	FLOOR PLAN - MECHANICAL DEMOLITION
M200	FLOOR PLAN - MECHANICAL
M201	FLOOR PLAN - MECHANICAL ZONE MAP
M300	MECHANICAL DETAILS

ELECTRICAL

E000	ELECTRICAL COVER SHEET
E001	ELECTRICAL STANDARD DETAILS
E100	FLOOR PLAN - DEMOLITION POWER
E101	FLOOR PLAN - POWER
E200	FLOOR PLAN - DEMOLITION LIGHTING
E201	FLOOR PLAN - LIGHTING
E300	ELECTRICAL DETAILS

FIRE ALARM

FA100	FLOOR PLAN - DEMOLITION FIRE ALARM
FA101	FLOOR PLAN - FIRE ALARM
FA201	FIRE ALARM DETAILS