

June 30, 2023

Town of Oak Ridge  
8315 Linville Road  
Oak Ridge, NC 27310  
Attn: Bill Bruce

Project: Farmhouse Community Center  
COR #: 001 – Cost Savings and Function Options

Gentlemen:

In accordance with the proposed change order request “**Farmhouse Community Center Cost Savings and Function Options**”, we have reviewed the cost involved and request a change order of **\$8,698.00**.

This proposal is based on work being performed during regular work hours, 8:00 am to 4:30 pm Monday through Friday. No overtime work has been included.

Acceptance of this change order request will add zero (0) days to the contract time.

**Please note that for item number 3, there is no price since the power consumption would be too high.**

**Regarding item 14, the standard version recommended would be a steel painted rail depending on owner selection, pricing will vary.**

This change order proposal is firm for five days from this date, after which time it is subject to adjustment.

Sincerely,



Greg Tillman  
Project Manager

---

Architect Signature

---

Owner Signature



Farmhouse Community Center Cost Savings and Function Options  
June 20, 2023

The following is a list of questions trying to identify potential cost savings and functionality improvements on the Redmon house renovation. The responses for each item to be included with the initial cost savings Change Order is noted.

1. Who are BAR's subcontractors?

Response:     Flooring                 Right Touch Interiors  
                  Paint                     D9 Painting  
                  HVAC                     Triad Sheet Metal  
                  Plumbing                Joeys Plumbing  
                  Roofing                 Bonilla Brothers

2. Change from 3 Phase power to single Phase power

Verifying that three phase electrical power and natural gas were available led to a redesign of the mechanical and plumbing systems. Switching from heat pumps to natural gas-fired furnace resulted in a single smaller condensing unit for cooling. It seems this eliminates the need for 3 phase power. How would changing back to single phase power impact the cost, from the breaker box to wiring, condensing unit costs, etc? Less or more?

Response: YES, per BAR, \$1,500 savings  
A drawing change will be required, \$550 fee.

3. Under current design the Town will provide a Rinnai (or equal) gas-fired tankless instantaneous water heater. Would there be cost saving to delete that item, and use four point-of-use electric tankless water heaters at the four sinks instead? The Town could provide them as well, with your recommendation on sizing. It appears this would eliminate gas and flue piping, and reduce water piping as well as provide hot water quickly at each location. What would be the savings for doing this?

Response: NO savings

If this item is selected a drawing change will be required, \$250 fee.

per BAR - Switching to 4 electric water heaters would probably increase the price since we are already running gas piping for the HVAC (the extra line that we have to run for the Rinnai is not much money). Also, if we switched to the 4 tankless water heaters, we would have to run 4 electrical connections.

Per BAR, Additional info – Operating costs for using electric tanks will be very costly and might require that Phase 3 power will be needed.

BAR, Please provide the cost to run the 4 electrical connections.

4. There has already been discussion on creating a foyer at the ramp entrance on the side of the house by eliminating the closet. Assuming we eliminate the Rinnai, it appears we can eliminate the closet in which it is shown, and further expand the foyer area off the handicapped entrance. Does that closet have another use?

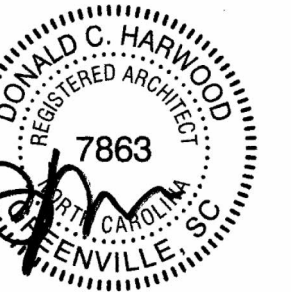
Response: See attached sketch for the revised Foyer.

The owner is providing the hydropneumatic tank. The closet will need to be revised based on the size of the tank selected if we stay with the tankless gas system.

5. Where is the hydropneumatic tank for the domestic water supply located?  
Response: Beside the Foyer noted in 4 above. To be coordinated with the revised entry.  
The owner is providing the hydropneumatic tank. The closet will need to be revised based on the size of the tank selected if we stay with the tankless gas system.
6. What is the cost savings to use PEX/CPVC piping in lieu of hard copper for domestic water, if that is an available option.  
Response: YES, per BAR – roughly \$1,000  
A drawing change will be required, \$250 fee.
7. The two old chimneys in the middle of the room interfere with the full use of the open room, in floor space use, traffic flow and sight lines. What if any cost savings would be realized by simply removing them versus saving them?  
Response: No, The Owner decided not to pursue this item
8. It has been pointed out that the typical roof on these homes was tin (metal), not composition shingle. Any estimate as to what a standing seam metal roof would cost?  
Response: BAR to provide an estimate for the 5 v crimp metal panel roof instead of the composition shingles.
9. Change underground plumbing to schedule 40 PVC in lieu of cast iron.  
Response: YES, per BAR \$2,800  
A drawing change will be required, \$250 fee.
10. Use romex if code allowed?  
Response: YES, per BAR \$2,800  
Romex is allowed.
11. Use aluminum s.e.cable on main service.  
Response: NO, per BAR \$300
12. Change panelboard to a load center with no copper buss.  
Response: NO, per BAR \$\$250
13. Change HVAC to Carrier. See attached cut sheet.  
Response: YES, per BAR \$3,800  
No drawing change needed.
14. Change railing to a more standard unit.  
Response: It is unclear as to what is a more standard version. Architect to discuss with Town and determine the direction to take.  
BAR is going to provide a steel railing for estimating purposes.

15. Entrance and ADA ramp has changed see the attached. Building Contractor to provide porch and entry slab. Site Contractor to provide ADA ramp and railing.  
Response: What is the savings from the building General Contractor, BAR? See attached revision.

Seal:



Title:  
FLOOR PLAN  
AND SECTION

Date: 6/24/2021  
Revisions:

Drawn By: TM  
Review By: HG  
Project No. 2104.01

Sheet No.

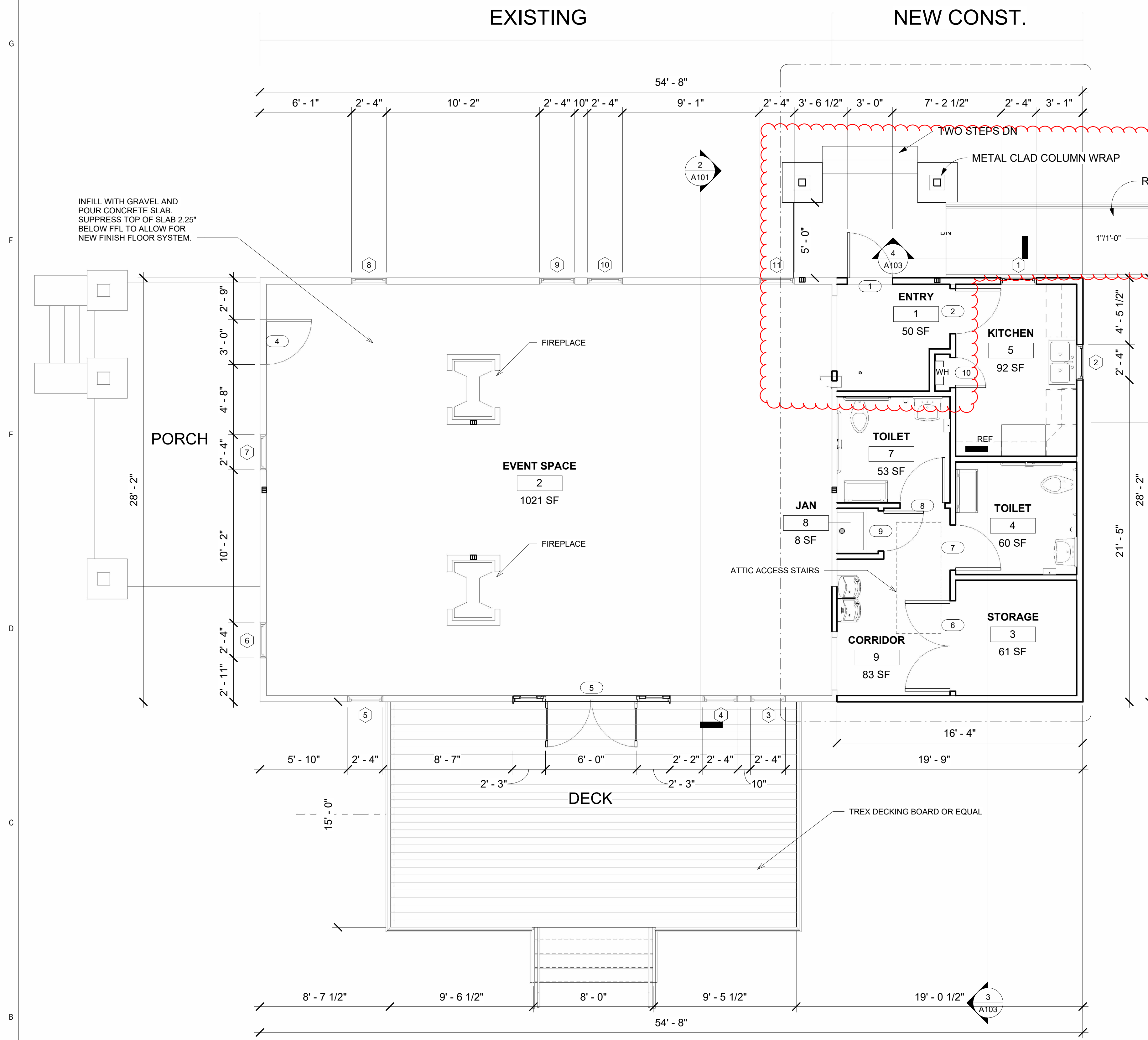
A101

WINDOW SCHEDULE				
MARK	WIDTH	HEIGHT	WORK REQUIRED	
1	2' - 4"	5' - 2"	NOTE 1	
2	2' - 4"	3' - 8"	NOTE 1	
3	2' - 4"	5' - 2"	NOTE 1	
4	2' - 4"	5' - 2"	NOTE 1	
5	2' - 4"	5' - 2"	NOTE 1	
6	2' - 4"	5' - 2"	NOTE 1	
7	2' - 4"	5' - 2"	NOTE 1	
8	2' - 4"	5' - 2"	NOTE 1	
9	2' - 4"	5' - 2"	NOTE 1	
10	2' - 4"	5' - 2"	NOTE 1	
11	2' - 4"	5' - 1"	NOTE 1	

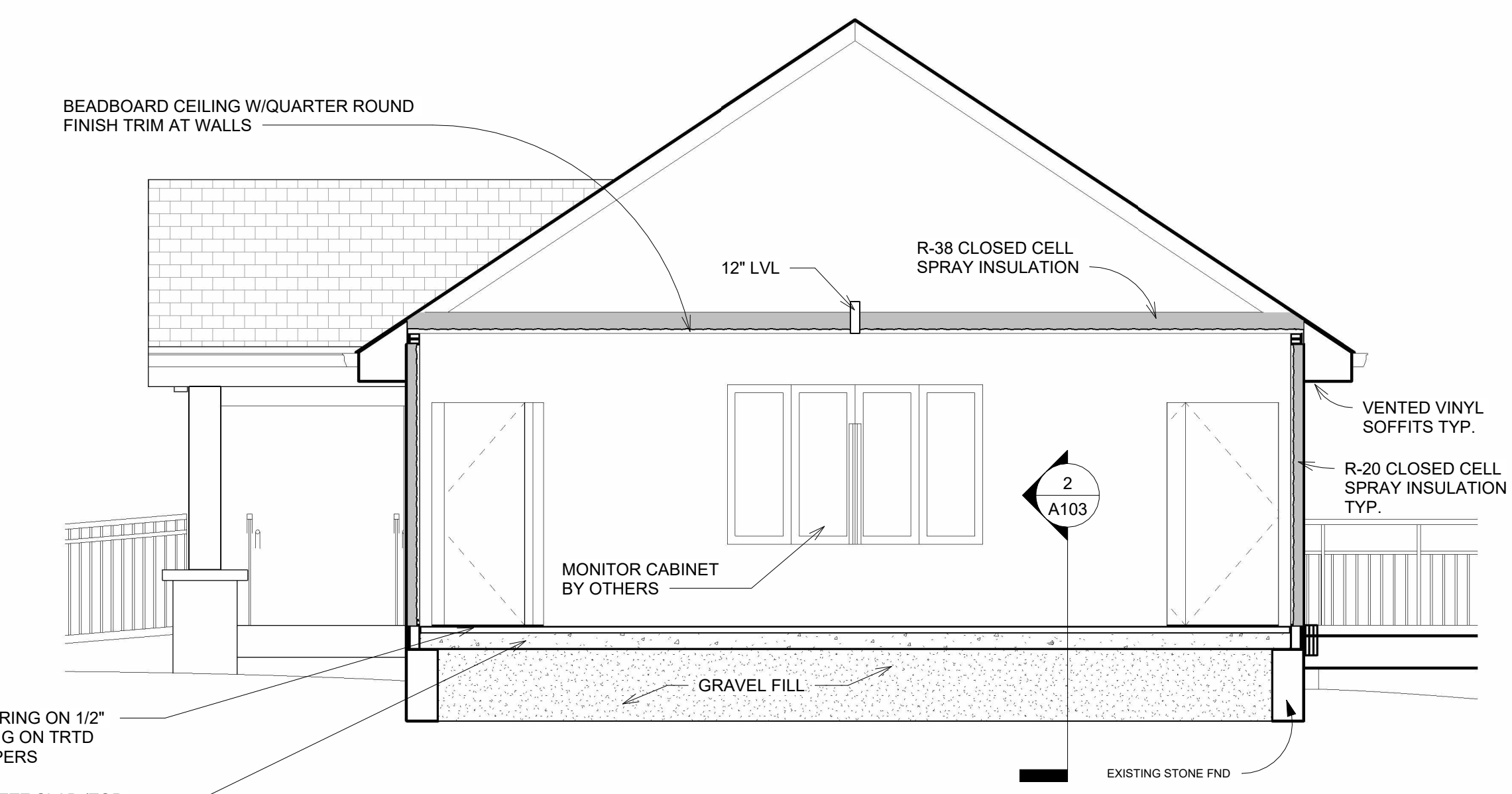
- NOTES  
1. SEE A201  
2. PROVIDE WOOD WINDOWS WITH INSULATED GLAZING IN EXISTING AND NEW OPENINGS. BASIS OF DESIGN JELD-WEN SITELINE OR EQUAL.

FIRST FLOOR FINISH SCHEDULE						
NUMBER	ROOM/SPACE	FLOOR	BASE	WALL	CEILING	NOTES
1	ENTRY	LVP	WD	GWB	GWB	
2	EVENT SPACE	LVP	WD	GWB	BEAD BD	
3	STORAGE	LVP	WD	GWB	GWB	
4	TOILET	CT	CT	GWB	GWB	
5	KITCHEN	LVP	WD	GWB	GWB	
6	COAT CLOSET	LVP	WD	GWB	GWB	
7	TOILET	CT	CT	GWB	GWB	
8	JAN	LVP	LVP	GWB	GWB	
9	CORRIDOR	LVP	LVP	GWB	GWB	

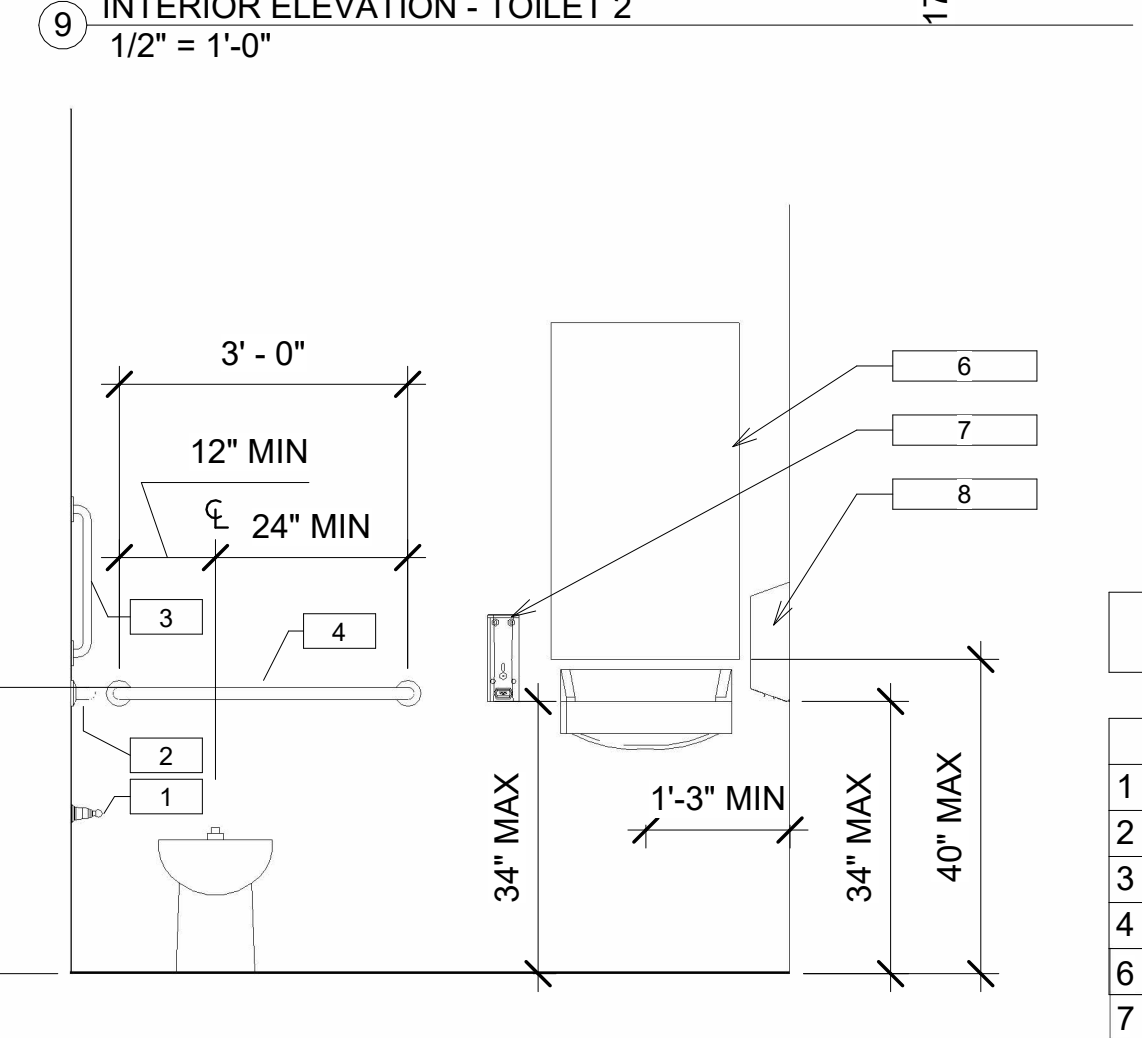
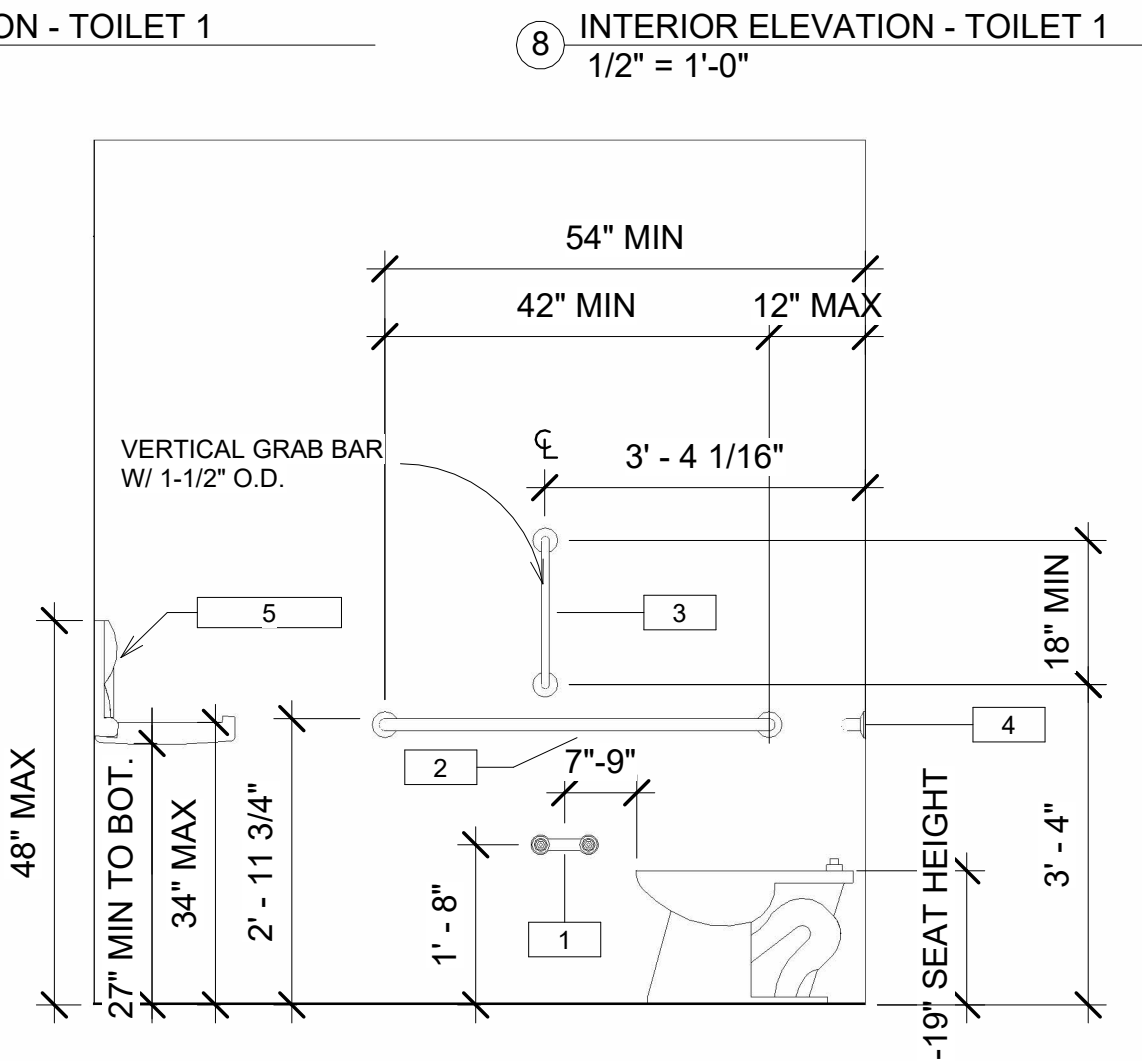
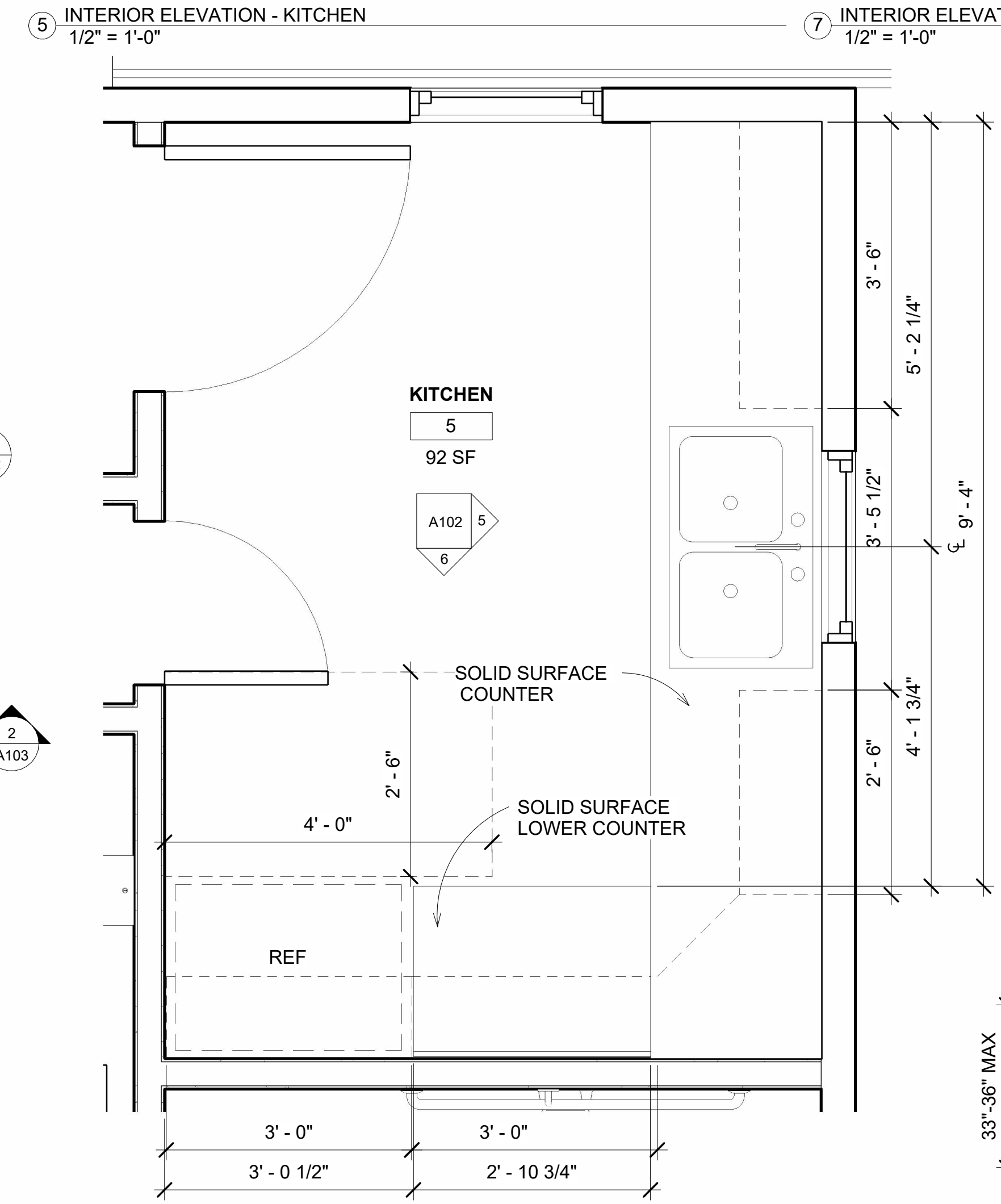
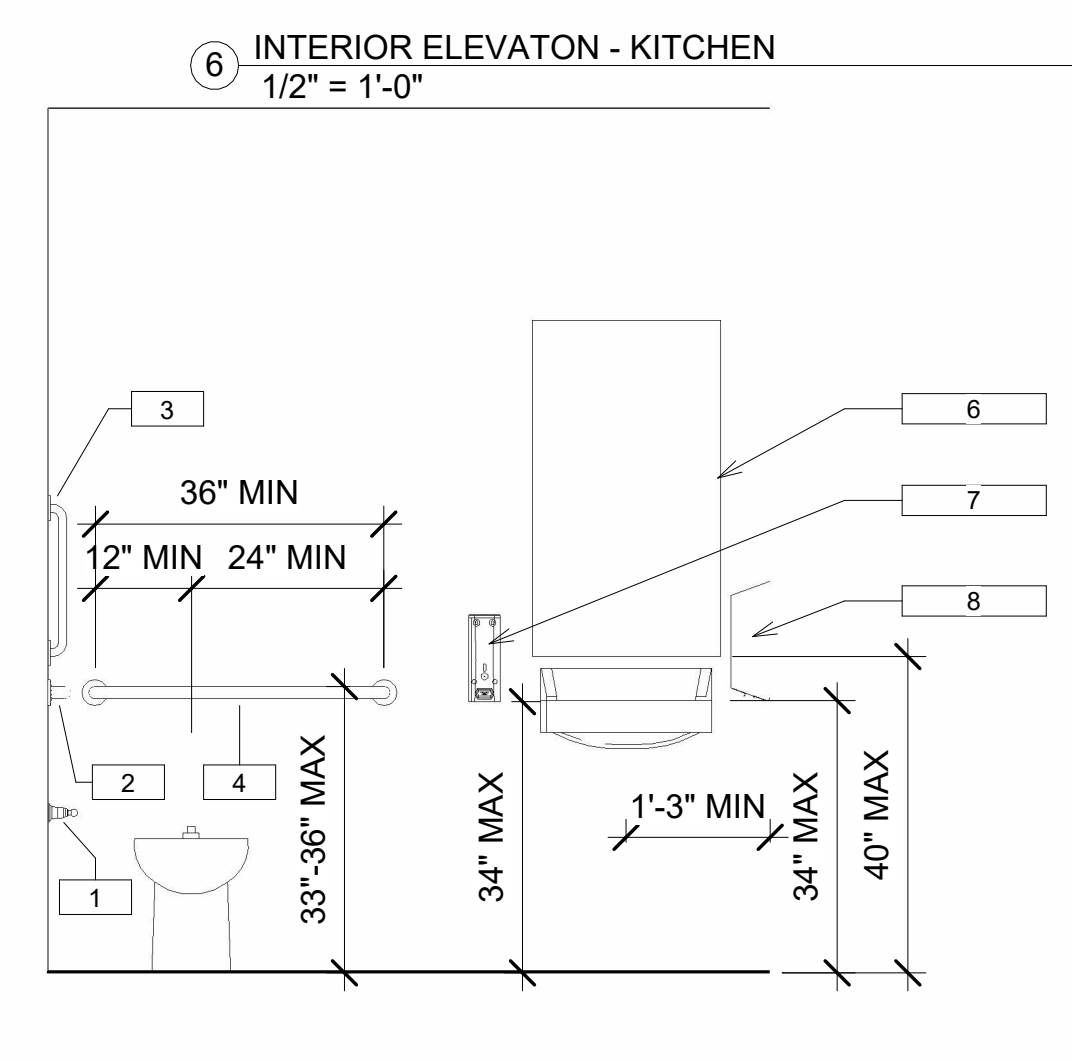
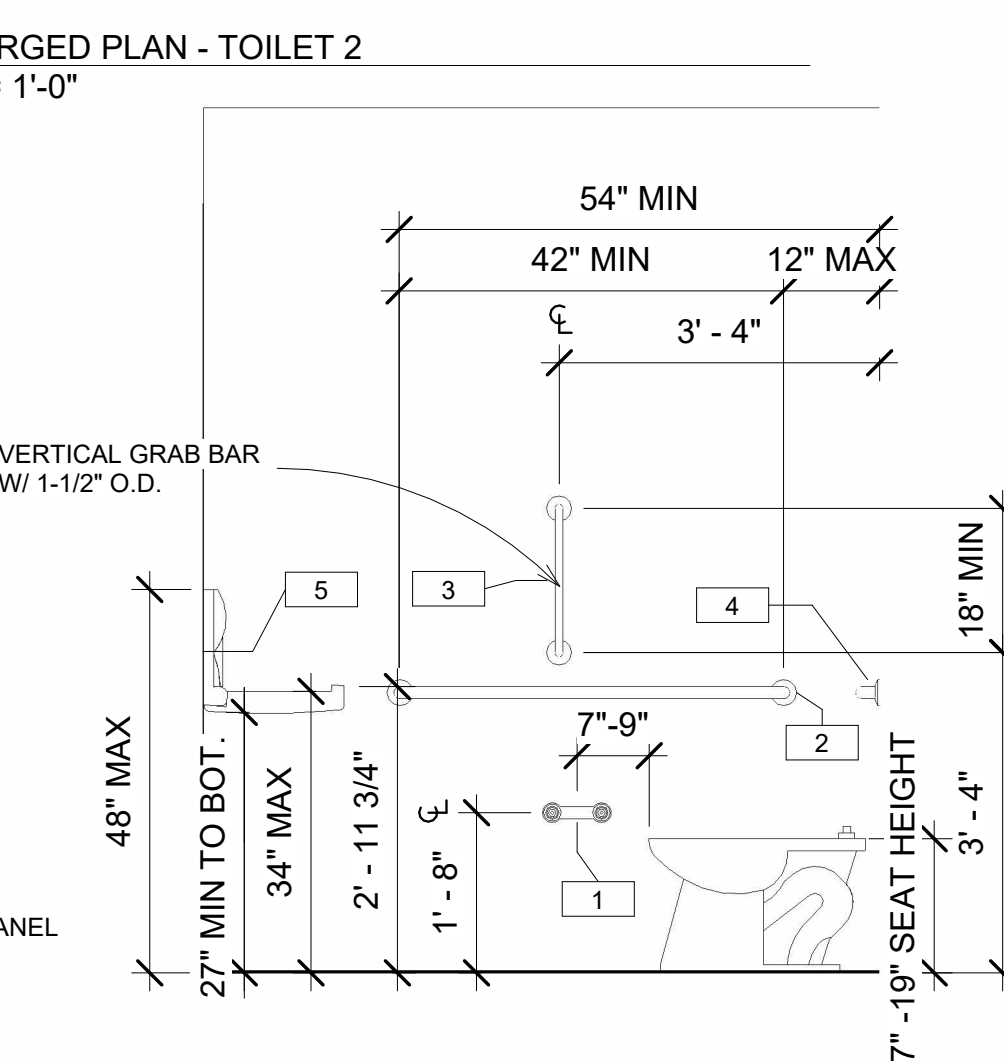
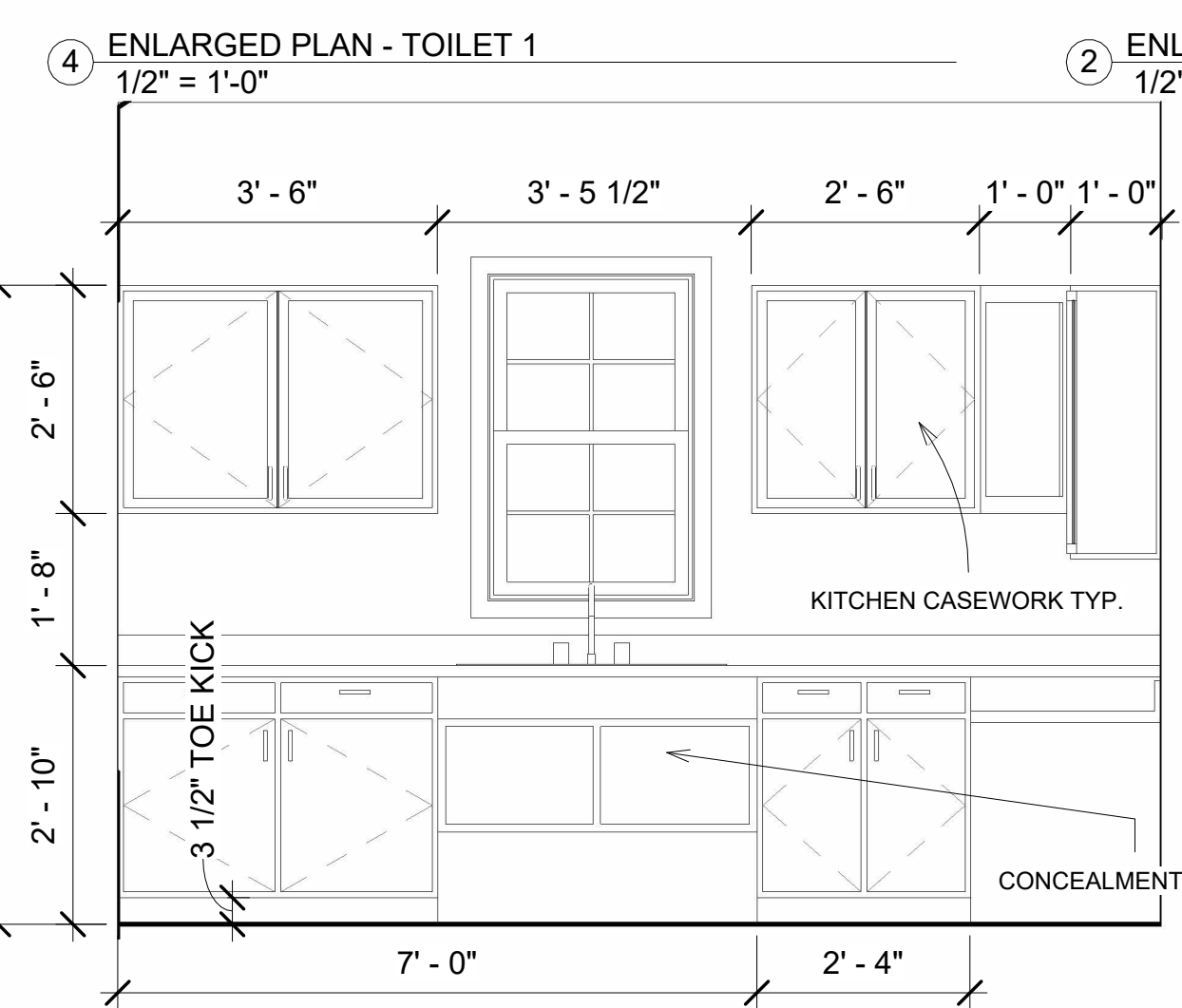
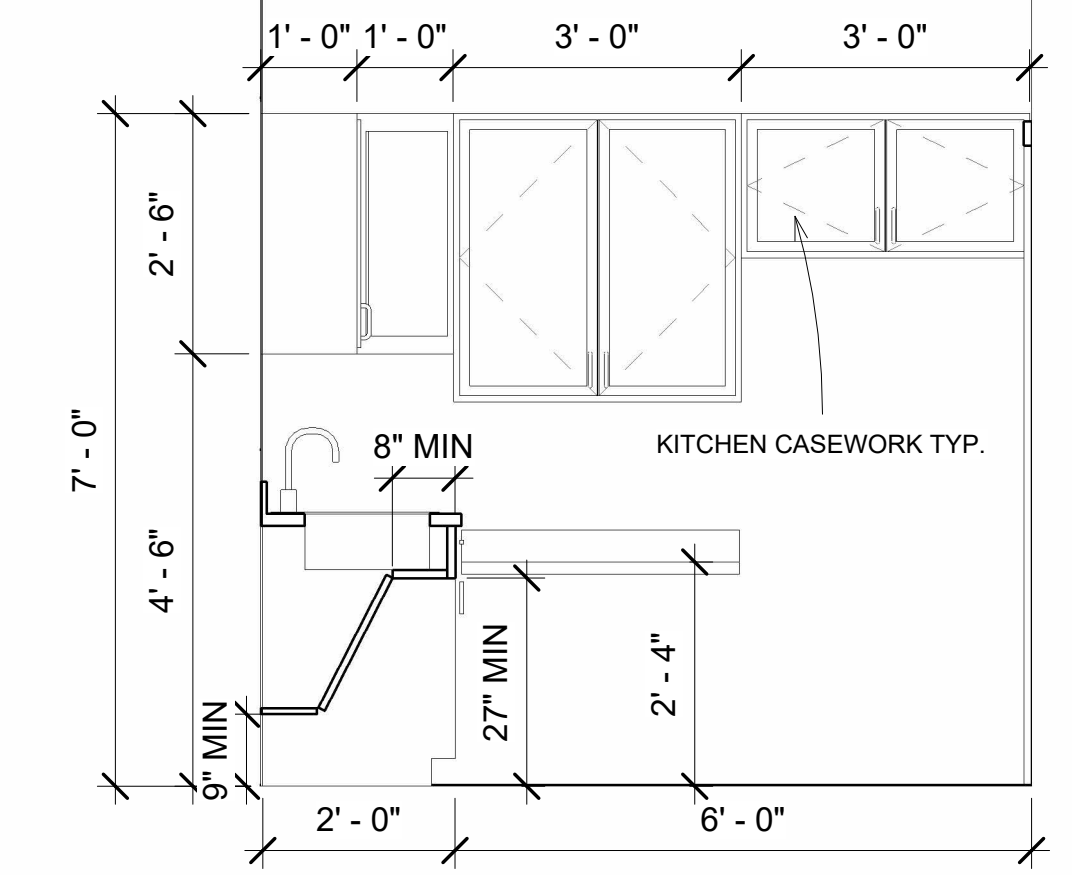
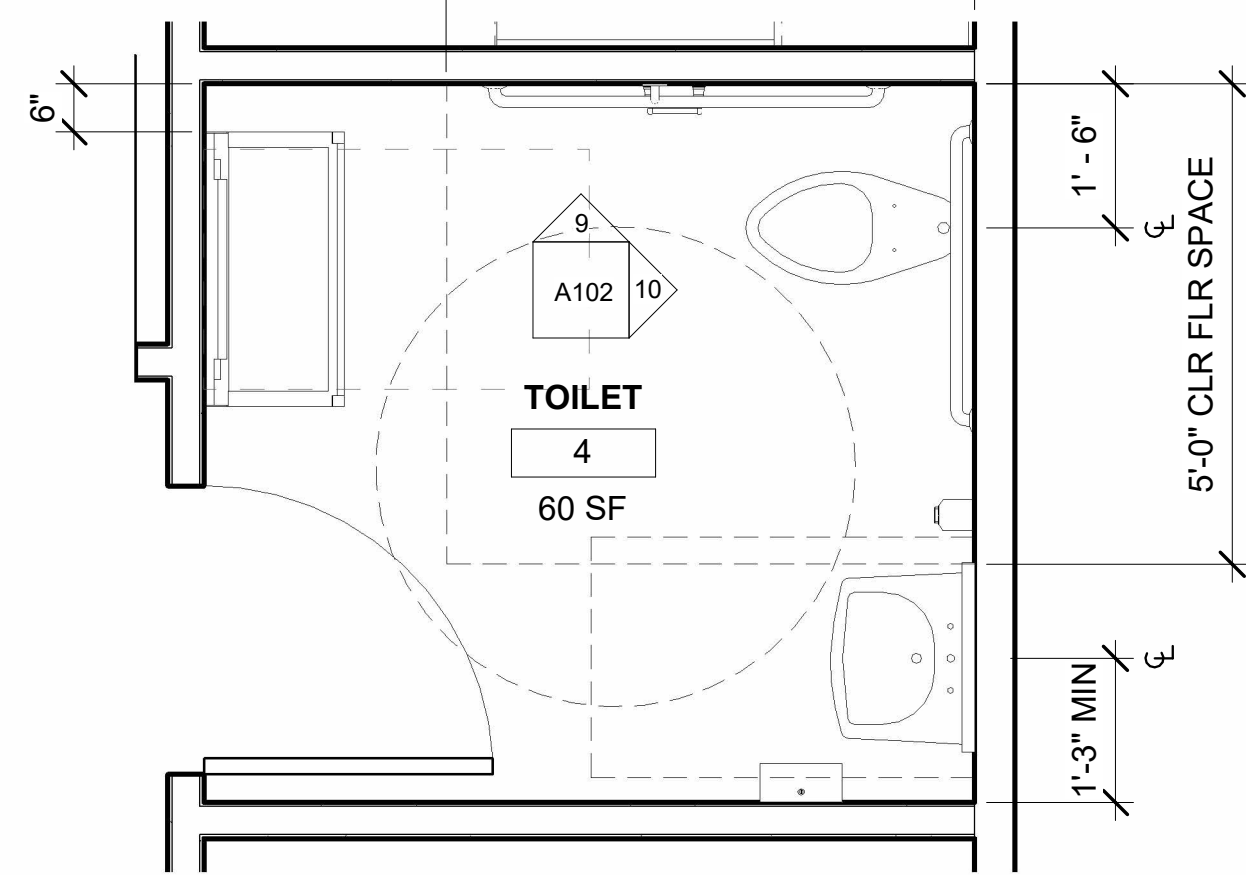
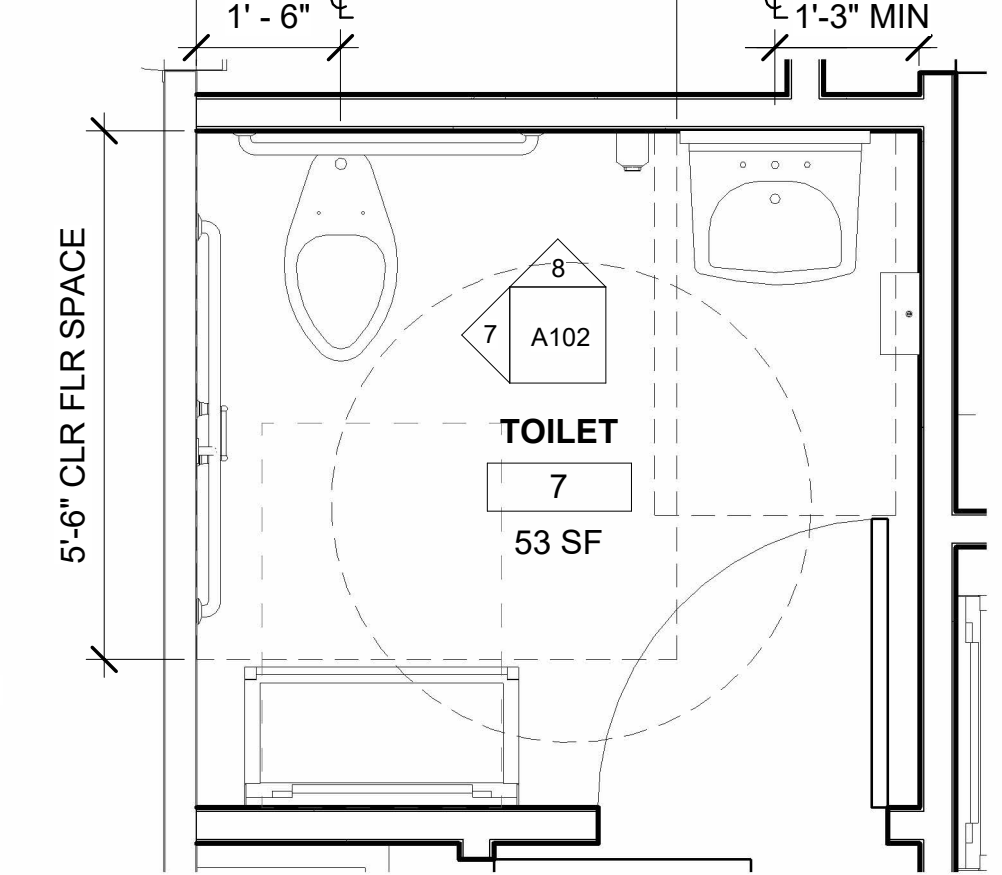
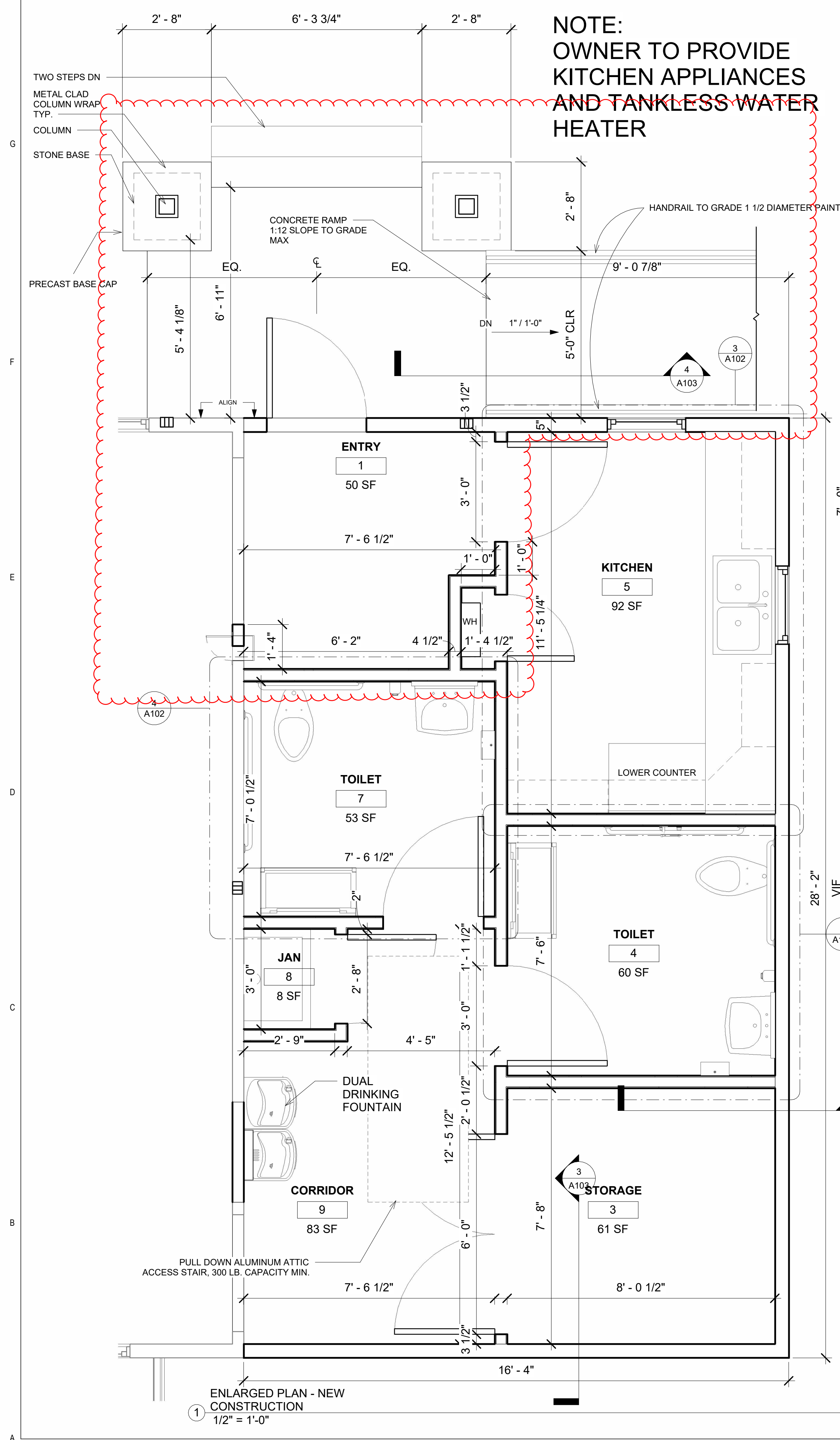
- NOTES  
1. LUXURY VINYL PLANKING IS BY MANNINGTON, ADURA MODEL OR EQUAL. INCLUDE UNDERLAYMENT AND SLEEPERS IF NEEDED PER MANUFACTURER.  
2. PROVIDE WOOD WINDOWS WITH INSULATED GLAZING IN EXISTING AND NEW OPENINGS. BASIS OF DESIGN JELD-WEN SITELINE OR EQUAL.  
3. CT, CERAMIC TILE FLOORING IS BY DAL TILE OR EQUAL.  
4. WD, WOOD BASE IS 3/4" X 5 1/2" WOOD TRIM  
5. BEAD BD, BEAD BOARD IS WOOD PANELS WITH 3" ON CENTER SCORING



3 FLOOR PLAN  
1/4" = 1'-0"



2 SECTION  
1/4" = 1'-0"



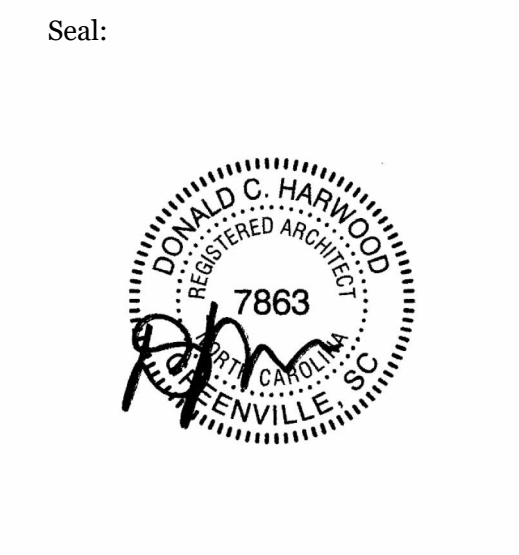
**RESTROOM ACCESSORIES...**

Not a Type - Load Type Catalog

1	TOILET ROLL DISPENSER
2	SIDE WALL GRAB BAR
3	SIDE WALL VERTICAL GRAB BAR
4	REAR WALL GRAB BAR
6	FIXED MIRROR/TION
7	SOAP DISPENSER
8	PAPER TOWEL DISPENSER

**DCHa**  
Donald C. Harwood  
Architect, PLLC  
13 Kenwood Lane  
Greenville, SC  
29609  
864.915.2126  
dharwoodos@gmail.com

**FARMHOUSE COMMUNITY CENTER**  
8300 LINVILLE RD, OAK RIDGE, NC 27310



Title: ENLARGED PLANS AND INTERIOR ELEVATIONS

Date: 6/24/2021  
Revisions:

Drawn By: TM  
Review By: HG  
Project No. 2104.01

Sheet No. **A102**



Carrier Enterprise Southeast  
 1000 Norwalk  
 Greensboro, NC 27407  
 (P) (336) 580-1803

## Voluntary Alternate Proposal

**Project Name:** Oak Ridge Event Center **Bid Date:** 03/15/2023  
**Location:** Oak Ridge, NC **Expiration Date:** 04/14/2023  
**Attention:** **Proposal Number:** 0323MMIL3952

We at Carrier Enterprise are pleased to quote the following equipment for the above referenced project in accordance with attached terms and conditions.

Mark For	Qty	Model Number	Description
CU-1	1	24ABB360A005	13S AC BASE 3 PHASE
CU-1	1	CAPMP6024ALA	CASED MULTI-POISE A COIL - ALUM
CU-1	1	59TP6B120V24--22	96% 2-Spd 120k Furnace with PWM Motor
CU-1	1	CVENT-3	Concentric Vent Kit
CU-1	1	P908-0001	NEUTRALIZER, ACID
CU-1	1	TP-PRH01-B	PROGRAMMABLE HUMIDISTAT
CU-1	1	ZONECC0RRS01	CZ II,REMOTE ROOM SENSOR

### Pricing

Total Price for items as listed above (excluding taxes).....

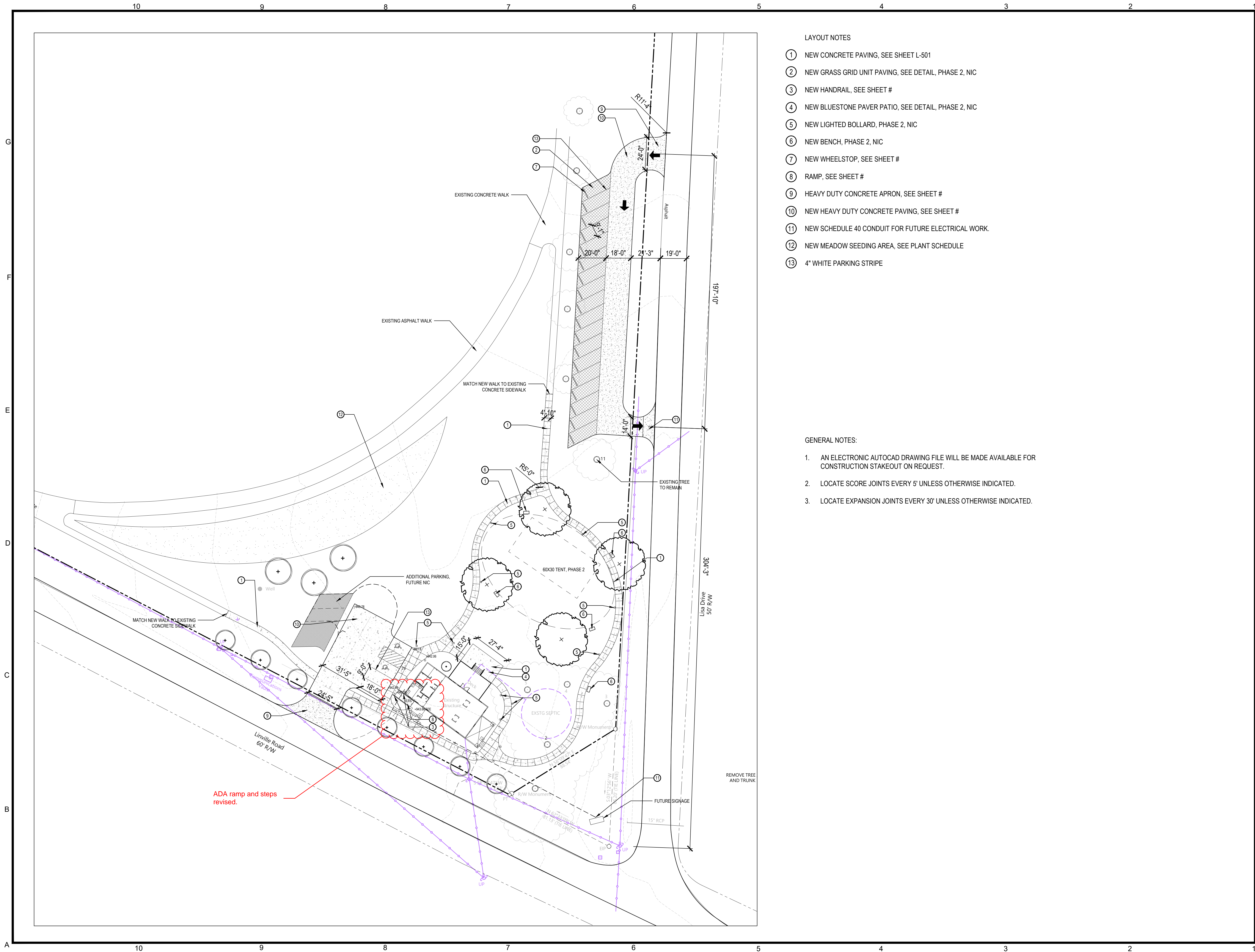
13 SEER equipment quoted.

### Please note the following clarifications in this proposal:

- Add \$600 for Technical Support with Field Accessories, Controls Configuration / Integration Support. Support is for 4 units total with a charge of \$150 per additional unit. This does not include any Equipment Startup.
- Items Not Included: Disconnects, factory startup or labor warranty, controls not listed, smoke detectors, emergency stop switches, extra filters or belts, refrigeration lines & specialties, electrical wiring, rigging, storage or any other items not listed above.
- Above price is firm and will remain in effect for 30 days.
- No taxes, permits, start-up, and or service are included in above proposal unless otherwise noted.
- All orders subject to credit acceptance.
- Compliance to local codes neither guaranteed nor implied.
- Carrier does not accept and will not be held liable for any flow down requirements from the owner or any higher tier contractor unless specifically agreed to in writing.
- Any work or material furnished at Carrier's expense, must have written authorization and approval from Carrier prior to furnishing such service or materials. Immediately upon completion of such work, the approved price shall be invoiced for immediate processing of a credit memo and applied to your account. Deductions from our invoices or back charges for unauthorized work or materials will not be accepted.

Sincerely,

**Matt Miller**



- LAYOUT NOTES
- ① NEW CONCRETE PAVING, SEE SHEET L-501
  - ② NEW GRASS GRID UNIT PAVING, SEE DETAIL, PHASE 2, NIC
  - ③ NEW HANDRAIL, SEE SHEET #
  - ④ NEW BLUESTONE PAVER PATIO, SEE DETAIL, PHASE 2, NIC
  - ⑤ NEW LIGHTED BOLLARD, PHASE 2, NIC
  - ⑥ NEW BENCH, PHASE 2, NIC
  - ⑦ NEW WHEELSTOP, SEE SHEET #
  - ⑧ RAMP, SEE SHEET #
  - ⑨ HEAVY DUTY CONCRETE APRON, SEE SHEET #
  - ⑩ NEW HEAVY DUTY CONCRETE PAVING, SEE SHEET #
  - ⑪ NEW SCHEDULE 40 CONDUIT FOR FUTURE ELECTRICAL WORK.
  - ⑫ NEW MEADOW SEEDING AREA, SEE PLANT SCHEDULE
  - ⑬ 4" WHITE PARKING STRIPE

- GENERAL NOTES:
- 1. AN ELECTRONIC AUTOCAD DRAWING FILE WILL BE MADE AVAILABLE FOR CONSTRUCTION STAKEOUT ON REQUEST.
  - 2. LOCATE SCORE JOINTS EVERY 5' UNLESS OTHERWISE INDICATED.
  - 3. LOCATE EXPANSION JOINTS EVERY 30' UNLESS OTHERWISE INDICATED.



**HILL  
STUDIO**

Landscape Architecture  
Architecture  
Community Planning  
Historic Preservation

120 W. Campbell Ave. SW  
Roanoke, VA 24011  
tel: 540-342-5263 fax: 540-345-5625  
www.hillstudio.com

**OAK RIDGE  
FARMHOUSE  
SITE PLAN**

Seal

NOT FOR CONSTRUCTION

Title:  
**SITE  
LAYOUT**

Date: 4/28/2023

Revisions:


Drawn By: AK  
Review By: GW  
Project No. 2104.01

Sheet No.

**L-101**