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City of Rockville, Maryland
Change Order Form
Change Order Number: 1

Date: 3/5/2026	Requisition (RQS) #: 900-1215250319	Task Order # N/A

Project Title:	IFB #18-24 Lincoln Park Community Center Improvements
Issued to: (Contractor) :	Boulevard Contractors Corp.
Address:	10451 Mill Run Circle, Suite 1005, Owings Mill, Maryland 21117

Purchase Order Number : 900-0529250396 dated: 5/29/2025
is hereby modified and amended by the following:

The City requested additional work that was above and beyond original construction scope of IFB #18-24 after the bid was received and the contract awarded.

Per Boulevard CORs 1r2, 2r1, 6, 7, 8, 10r1, 11r1, 12, 13, 14, 15r1, 17, 18R1, 19r1, 20, 21, 22, 23r1, 24r1, 25r1, 26r1, 27r2, 30r4, 31r1, 32, and 33 the following changes are being accepted:

COR 1r2 Asbestos Abatement Allowance Reconciliation ($3,554.00) - Additional asbestos removal was required beyond what was allocated in the project's allowance.

COR 2r1 STEM Room Additional Floor Demo and Prep ($4,811.00) - After demolition of the existing flooring in the new STEM Room, unforeseen site conditions were encountered that required additional work, including removing four (4) large steel plates, abandoning old floor outlets, and patching and fixing wood subfloor.

COR 6 Temporary Drywall Patching in Multi-Purpose Room ($1,181.00) - Patch and paint two drywall locations prior to opening the Multi-Purpose Room for the After School Program.

COR 7 Additional Shoring and CMU Infill ($2,352.00) - During the demolition of Men's Room #110, unforeseen site conditions were encountered that required adding additional structural shoring and infilling with new CMU block.

COR 8 Prepare Multi-Purpose Room for After School Program ($2,791.00) - In order to open the MPR for the After School Program, a new electrical circuit needed to be run to the Emergency Lights for the room to be code compliant and the room needed to be cleaned.

COR 10r1 Masonry Infill in STEM ($2,759.00) - Two interior windows were removed in STEM Room and Library and infilled with CMU Block, and one additional CMU wingwall in the STEM Closet was removed and patched.

COR 11r1 Replace Water Heater in Custodial Closet ($4,773.00) - During construction, it was noted that the existing water heater in the Custodial Closet was in disrepair and required replacement. In order to meet the City's energy compliance requirements, the existing gas-powered water heater was replaced with an electric water heater with heat pump.

COR 12 Additional Shoring ($1,265.00) - The new door for Men's Room 110 is a 3'W x 7'H door, but the existing opening was closer to 2' 8"W x 6' 8"T, requiring additional demo, a new concrete lintel, and additional shoring.

COR 13 Additional Concrete Cutting for Plumbing ($7,412.00) - Due to unforeseen site conditions, additional concrete cutting was required to adequately disconnect and cap the old sanitary sewer piping. The base bid documents showed roughly 105 SF of concrete removal, but an additional 200 SF was required.

COR 14 Additional Floor Prep (gypcrete) for STEM Room ($16,963.00) - After demo of the existing floor in the STEM and Library (see COR #2R1 above), there was a roughly 1-1/4-inch difference between the STEM subfloor and the lobby, creating a potential accessibility concern. Gypcrete (a lightweight, gypsum-based cement) was used to bring the STEM and Library up to the correct elevation.

COR 15r1 CCD #2 New CMU Block Wall Layout ($19,802.00) - During demolition, an existing HVAC duct was encountered in the proposed location for the new library door. After determining that the duct could not be relocated, CCD #2 was issued, changing the floor layout, adding CMU block walls, and changing the door into the library and the door between the library and STEM room.

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COR 17 Additional CMU Demo in Game Room ($4,411.00) - Due to unforeseen circumstances, additional CMU demo was required along the east wall of the Game Room.

COR 18r1 Additional Drywall in Restrooms and Game Room ($3,278.00) - Additional drywall work required as a result of COR 17 and COR 7.

COR 19r1 Additional Drywall in Front Restrooms ($4,502.00) - Additional drywall demo and replacement was required in the Women's Room and Gender Neutral Restroom located in the lobby.

COR 20 Additional Millwork ($24,616.00) - Furnish and install wall and base cabinets in the STEM Classroom and Storage Room #128 per CCD #3.

COR 21 Countertop Changes ($1,433.00) - Furnish and install revised countertop per CCD #4.

COR 22 Additional Concrete Demo for plumbing ($3,450.00) - Demo an additional 70SF of concrete to adequately cut, cap, and abandon old waterlines due to unforeseen site conditions.

COR 23r1 Reroute Domestic Water Lines to Janitor's Closet ($18,320.00) - Per RFI #51, abandon old waterlines and reroute domestic water above ceiling to the Janitor's Closet.

COR 24r1 Add switches for Track Lighting ($800.00) - Furnish and install a new switch for the track lighting located in the corridor.

COR 25r1 Add Junction Boxes in RM 109 ($1,325.00) - Add electrical junction boxes in Room 109 per RFI #47.

COR 26r1 Add Doors, Drywall, Electrical, and Signage ($25,272.00) - Furnish and install additional hollow metal frames and wood doors, an aluminum storefront frame and door, additional framing and drywall in the Study Room, and additional light fixtures, exit signs, and signage per CCD #2.

COR 27r2 Furr-out Existing Walls in STEM and Library ($21,747.00) - Furnish and install furring and drywall in the STEM Room and Library, build a drywall bulkhead in the STEM Room, and add window film in the new Fitness Room per CCD #3.

COR 30r4 MEP Changes ($53,500.00) - Furnish and install additional receptacles, conduit and boxes for data drops, and two minisplit HVAC units per CCD #3.

COR 31r1 Drywall and Electrical Changes ($7,379.00) - Add framing and drywall at Reception Desk per CCD #4, patch drywall in Pantry Room resulting from additional outlets and a data drop added in the field, upgrade Panel B feeder per RFI #56, and rebuild drywall ceiling at bottom of stairs to accommodate new drain from STEM Room sink per RFI #41.

COR 32 Fire Alarm Credit (-$35,360.00) - Remove Fire Alarm base scope and Fire Alarm Upgrade allowance from scope.

COR 33 Hot Water Recirculation Pump ($26,831.00) - Furnish and install hot water recirculation system per CCD #8 for a code-compliant water system, and add an additional outlet receptacle in restroom 127 for the adult changing station per CCD #7.

Net Cost:	**$**	**229,167.00**

The additional work required due to meet existing field conditions and was not anticipated in the original scope of work.

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The work described above (and/or attached hereto) does NOT establish a new agreement. All terms, provisions and conditions of

Original Contract Price:	$ 961,019.00	Original Completion Date:	April 8, 2026
Net Change Previous CO's:		Net Time Revision previous CO's:	0
Net Change This CO:	$ 229,167.00	Net Time Revision This CO:	23
Total Change to Date:	$ 229,167.00	Total Time Extension to date:	23
Revised Contract Price:	$ 1,190,186.00	Current Completion date:	May 1, 2026

Agreement:

Contractors Authorized Representative:
Adam Patel, Director of Construction — Adam Patel — 3/12/2026
(print name and title) *(signature)* *(date)*

Dept. of Recreation and Parks Representative:
Eric Grieshaber, Senior Construction Project Manager — Eric Grieshaber — 3/16/2026
(print name and title) *(signature)* *(date)*

Engineer's Representative:
John Spence, Senior Associate — John Spence — 3/12/2026
(print name and title) *(signature)* *(date)*

Approvals:

Approval to $10,000 requires: Director of Recreation and Parks: Steve Mader — 3/17/2026
Steve Mader, Acting Director of Recreation and Parks (date)

Approval from $10,000 to $50,000 requires: Purchasing Manager: Jessica Lewis — 4/7/2026
Jessica J. Lewis, Director of Procurement (date)

Approval from $50,000 to $250,000 requires: City Manager: Jeff Mihelich — 4/13/2026
Jeff Mihelich, City Manager (date)

** Approval for additional funding that exceeds* ***the greater of*** *$250,000* ***or*** *10% of the original contract award must also be*