



Louis Sparks Construction, Inc

REQUEST FOR CHANGE ORDER

November 5, 2025

WE HEREBY REQUEST A CHANGE ORDER FOR THE FOLLOWING:

Unforeseen Circumstances- as discussed with the Architect and Engineer during the walk-through- Roof Removal, Walkway Ceiling Removal, Bar Joist Wire Brushing, Relocation of Electrical Service from Overhead to Underground, Waterproofing of Windows and Epoxy Flooring

- Working off Scissor Lifts **CO PRICE \$2,088.00**
- Remove and Dispose of Approx. 2,480 SF Roof Main Building down to the Bar Joists **CO MAIN ROOF PRICE \$17,250.00**
- Working off Baker Scaffolds **CO MAIN ROOF PRICE \$24,050.00**
- Remove Stucco and Lathe Ceiling upstairs over walkway between stairs **CO STUCCO & LATHE PRICE \$19,000.00**
- Unforeseen Circumstances – Asbestos Abatement **CO ASBESTOS ABATEMENT \$12,600.00**
- Clean all bar joists in main building both floors with wire brushes Approx. 4,960 SF (painting by others) working off ladders, baker scaffolds and scissor lifts **CO WIRE BRUSH PRICE \$21,780.00**
- Supply new metal decking for 27 Sq Roof **CO Metal decking \$35,581.00**
- Cutting out the west hall to install new windows and doors. Braces and shoring were installed to stabilize the building and prevent a collapse. **CO West Hall Demo and Cut Out \$22,700.00**

- Reroof 2480 sq/ft main building **CO Reroof \$75,500.00**
- Additional month of general conditions **CO General Conditions \$32,451.00**
- Demolish exterior soffit and reinstall to match the new exterior walls of the apartment. **CO Soffit replacement \$5,500.00**
- Demolish the apartment interior walls that were 4" CMU and replace with walls with metal framing. **CO Metal framing \$6,000.00**
- The rear wall did not have reinforcing steel in the CMU wall and the structural engineer instructed to install reinforcing steel vertical bars and grout the entire wall. **CO Reinforcing steel \$75,000.00**
- The structural engineer instructed us to provide an additional curb at the roof of the rear block wall for the roof joist to sit on. **CO Rear Roof \$15,000.00**
- The Engineer changed the steel joist seat from 10" to 12" so that the steel joist can properly sit in the angle. **CO Steel angle \$5,500.00**
- Waterproofing **CO Waterproofing \$5,000.00**
- Engineering, architectural, and design services \$20,000.00 associated with unanticipated conditions
- Relocation of electrical service from overhead to underground \$40,000.00
- Waterproofing of windows, as directed by the Inspector and Building Department \$25,000.00
- Installation of epoxy flooring in the electrical room \$15,000.00

TOTAL CHANGE ORDER \$475,000.00

—
ACCEPTANCE OF CHANGE ORDER The above quotation and conditions are acceptable and satisfactory. You are authorized to perform the work as specified. Payment will be made as outlined above.

Date: November 5, 2025 Printed Name: Louis Sparks
 Executed Name: 



CHANGE ORDER

November 5, 2025

WE HEREBY REQUEST A CHANGE ORDER FOR THE FOLLOWING:

Unforeseen Circumstances- as discussed with the Architect and Engineer during the walk-through. It has been recommended that the electrical service be relocated from overhead to underground, the windows be waterproofed and epoxy flooring be installed in the electrical room.

1. Engineering, architectural, and design services associated with unanticipated conditions	\$20,000.00
2. Relocation of electrical service from overhead to underground	\$40,000.00
3. Required waterproofing of the windows, as directed by the inspector and Building Department	\$25,000.00
4. Installation of epoxy flooring in electrical room	\$15,000.00
TOTAL CHANGE ORDER	\$100,000.00

6065 NW 167th Street, Suite B-27 Hialeah, FL 33015 Phone: 786-487-5600 License # CBC1265688