

BOARD MEETING DATE: 08/18/2026

ITEM NO: X-d

RECOMMEND THAT the District Board of Trustees approve the change orders
required for the construction of the ICAN Community Center.

AIA® Document G701® – 2017

Change Order

PROJECT: *(Name and address)*
(NFC) ICAN Community Center
325 NW Turner Davis Dr., Madison,
Florida 32340

CONTRACT INFORMATION:
Contract For: General Construction
Date: Executed September 5th , 2025

CHANGE ORDER INFORMATION:
Change Order Number: 002
Date: 1/28/2026

OWNER: *(Name and address)*
North Florida College (NFC)
325 NW Turner Davis Dr., Madison,
Florida 32340

ARCHITECT: *(Name and address)*
Clemons, Rutherford & Associates, Inc.
2027 Thomasville Road, Tallahassee, FL
32308

CONTRACTOR: *(Name and address)*
Gray Construction Services, Inc.
22 West Wade Street Trenton, Florida
32693

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.)

This Change Order is to include changes shown on Plansheet C302, including the fire line upsize from 4" to 6", additional 420 L.F. fire line, Fire Hydrant assembly, and Fire Department Connection (FDC).

The original Contract Sum was	\$	2,871,843.00
The net change by previously authorized Change Orders	\$	0.00
The Contract Sum prior to this Change Order was	\$	2,871,843.00
The Contract Sum will be increased by this Change Order in the amount of	\$	70,690.00
The new Contract Sum including this Change Order will be	\$	2,942,533.00

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

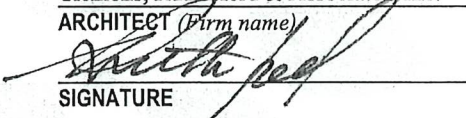
The new date of Substantial Completion will be September 30th, 2026

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.

Clemons, Rutherford & Associates, Inc.

ARCHITECT *(Firm name)*


SIGNATURE

William Rutherford, Architect
PRINTED NAME AND TITLE

1/28/2026
DATE

Gray Construction Services, Inc.

CONTRACTOR *(Firm name)*

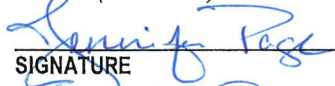

SIGNATURE

Rachael Smith, Project Manager
PRINTED NAME AND TITLE

2/5/2026
DATE

North Florida College (NFC)

OWNER *(Firm name)*


SIGNATURE

Jennifer Page, CEO
PRINTED NAME AND TITLE

1-29-26
DATE



CHANGE ORDER REQUEST

TO: North Florida College
ATTN: Micah Rodgers

DATE: 12/15/2025

PROJECT: NFC ICAN Center
PROJECT NO.: 24094

COR NO.: 01
TYPE: Additional Scope

RE: RFI 01 – Fire Line Changes

BASE/ORIGINAL CONTRACT VALUE:	\$	2,871,843.00
TOTAL PREVIOUS APPROVED CHANGE ORDERS:	\$	0.00
BASE CONTRACT + PREVIOUS APPROVED CHANGES:	\$	2,871,843.00
AMOUNT OF THIS CHANGE ORDER:	\$	70,690.00
TOTAL REVISED CONTRACT VALUE:	\$	2,942,533.00

Contract Time	Days (calendar)	Complete (substantial)
Present Contract:	300	9/30/2026
This Change:	0	
New Contract Time:	300	9/30/2026

COR DESCRIPTION:

Pricing includes the changes shown on Plansheet C302, including the fire line upsize from 4" to 6", additional 420 L.F. fire line, Fire Hydrant assembly, and Fire Department Connection (FDC).

TOTAL CHANGE ORDER REQUEST..... \$ 70,690.00

This Change Order includes the Cost of the Changed Work, the Contract Time Extension and the cost of the Contract Time Extension. If this Change Order is granted without the Contract Time Extension or the Cost of the Contract Time Extension, Gray Construction Services reserves the right to claim for these Contract adjustments prior to the closeout of the Contract. Owner agrees that this clause satisfies Contractor's compliance with any notice of claim requirements contained in the Contract and all other Contract Documents.

CONTRACTOR:

GRAY CONSTRUCTION SERVICES, INC.

DATE

COR APPROVED BY:

Spencer Page
OWNER SIGNATURE

1-29-24
DATE



GENERAL CONTRACTORS • CONSTRUCTION MANAGERS

222 West Wade Street, Trenton, Florida 32693
352-463-3939 • Fax: 352-463-8098 • FL CGC #062854

www.gray-construction.com



CHANGE ORDER PROPOSAL (COP) No. 01:



Description: RFI 01 - Fire Line Changes

Date: December 15, 2025

Project: NFC ICAN Center

ITEM #	DESCRIPTION	SUB/SUPPLIER	TOTAL	UNIT
01	6" Fire Service Line & 4" Fire Line with Fire Department Connection per C302 Dated 12/8/2025	Worth Construction & Development, Inc.	\$115,237.64	
02	Credit 4" Fire Service Line per C302 dated 7/7/2025	Worth Construction & Development, Inc.	\$(55,092.00)	

60,145.64

SUB TOTALS

60,145.64
9,022.36
69,168.00

Sub-Total
OH&P
Sub-Total
15.0%

830.00
692.00

Increase P&P Bond
GL & BR Insurance
1.2%
1.0%

70,690.00

Total Proposal



CHANGE ORDER PROPOSAL

DATE: December 9, 2025

PREPARED FOR: Gray Construction Services, Inc.
Attn: Rachael Smith
222 West Wade Street
Trenton, FL 32693

FROM: Worth Construction & Development, Inc.
9536 County Road 136A
Live Oak, FL 32060

PROJECT: North Florida College ICAN Center
Turner Davis Drive, Madison County, FL
* Quote per plan revision dated 12/08/2025

ITEMS	DESCRIPTION	UNIT	PRICE
1	6" Fire Line		
	Material & Labor	600 LF	\$ 74,294.44
2	Fire Hydrant Assembly		
	Material & Labor Backout Hydrant Material cost - provided by City of Madison		\$ 7,380.76
3	4" Fire Line & FDC		
	Material & Labor	220 LF	\$ 28,485.91
4	Fire Connection		
	Material & Labor		\$ 5,076.53
5	2" Water Line Same as original bid		
	Material & Labor	20 LF	\$ 13,525.00
6	Sewer Same as original bid		
	Material & Labor	210 LF	\$ 21,172.70
GCSI Takeoff: 400 LF 6" C900 Water 240 LF 6" C900 PVC Fire Line to Hydrant 212 LF 4" C900 PVC Fire Line to FDC 194 LF 4" PVC Sanitary Sewer (same as original bid per bid docs plan)			TOTAL \$ 149,935.34
			Original Quote \$ (89,789.70)
			CHANGE ORDER TOTAL \$ 60,145.64


Stacey L. Worth / President

9536 County Road 136A • Live Oak, Florida 32060

ORIGINAL BID FOR UTILITIES



QUOTE PROPOSAL

DATE: July 28, 2025

FROM: Worth Construction & Development, Inc.
9536 County Road 136A
Live Oak, FL 32060

31A

PROJECT: Innovative Community Access & Networking (ICAN) Center
North Florida College - Madison

ITEMS	DESCRIPTION	UNIT	PRICE
1	FIRE 4" (400 LF)		
	Material & Labor		\$ 55,092.00
2	WATER 2" (20 LF)		
	Material & Labor		\$ 13,525.00
3	SEWER (210 LF)		
	Material & Labor		\$ 21,172.70
TOTAL			\$ 89,789.70

* Quote per Sheet Number C 302 (Addendum 1 acknowledged)


Stacey L. Worth / President

9536 County Road 136A • Live Oak, Florida 32060

WORTH CONSTRUCTION & DEVELOPMENT, INC.

P: 386.364.9330 • F: 386.364.9340



Gray Construction Services, Inc.
222 West Wade Street
Trenton, Florida 32693
P: +13524633939

Project: 2025-15 North Florida College ICAN Community
Center
325 NW Turner Drive
Madison, Florida 32340

RFI #1: Fire Hydrant and FDC Location

Revision	0	Status	Closed on 12/08/25
To	Stephen Gaston (CRA Architects) (<i>Response Required</i>) Jay Peterson (George & Associates)	From	Rachael Smith (Gray Construction Services, Inc.)
Date Initiated	Nov 18, 2025	Due Date	Dec 9, 2025
Location		Project Stage	
Cost Impact	Yes (Unknown)	Schedule Impact	
Spec Section		Cost Code	
Drawing Number		Reference	
Linked Drawings			
Received From			
Copies To	Glenn Strickland (North Florida College), Ken Van Antwerp (Gray Construction Services, Inc.), Stacey Worth (Worth Construction & Development, Inc.)		

Activity

Question

Question from Rachael Smith Gray Construction Services, Inc. on Tuesday, Nov 18, 2025 at 06:00 PM EST

Per a plan review meeting on 11/18/2025 between Randy Wiggins, City of Madison Building Inspector, Chris Carbon, representative of Madison County Fire Rescue, Stephen Gaston, CRA, Glenn Strickland (NFC), and Gray Construction, the following items were discussed:

- proposed Fire hydrant and FDC shown on the attached plansheet markup.
- per City of Madison LDR, the hydrant requires a 6" supply.
- Mr. Wiggins commented that the backflow preventer could be located inside the Mechanical room, but if it is outside, a hot box is required.
- The City of Madison offered to supply the Fire Hydrant.
- Chris requested signage at the FDC to designate which building it serves.
- The hydrant and FDC will require 5ft clear in front, and 3ft on all other sides, which will impact the current parking spaces shown.
- Chris will inspect the underground fire piping, sprinkler piping within the building, and the fire alarm system.

Please review and advise on the proposed changes.

Attachments

C302 from 2025-09-08 NFC ICAN Community Center S&S Drawings.pdf

Official Response

Response from Rachael Smith Gray Construction Services, Inc. on Monday, Dec 8, 2025 at 04:55 PM EST

Per email from Jay Peterson on 12/8/2025 at 3:55 pm;
post indicator valve relocated to fire line entering the building (incorrectly shown on line from FDC in plans).

Planset updated with correct sheets.

Attachments

2028-12-08 NFC Comm Center_Civil 100% CDs_RFI 01_SS.pdf

Official Response

Response from Jay Peterson George & Associates on Saturday, Dec 6, 2025 at 02:44 PM EST

You may find utility plan sheet in updated Drawings, attached. Please provide enclosure for backflow preventer as directed City of Madison. Please also provide FDC signage. Feel free to call me directly on my mobile phone with questions. Thanks, Jay Peterson 850-322-8580

Attachments

NFC Comm Center_Civil 100% CDs Addendum #2 12.05.2025 S&S.pdf

All Replies

Response from Rachael Smith Gray Construction Services, Inc. on Monday, Dec 8, 2025 at 04:55 PM EST

Per email from Jay Peterson on 12/8/2025 at 3:55 pm;

post indicator valve relocated to fire line entering the building (incorrectly shown on line from FDC in plans).

Planset updated with correct sheets.

Attachments

2028-12-08 NFC Comm Center_Civil 100% CDs_RFI 01_SS.pdf

Response from Jay Peterson George & Associates on Saturday, Dec 6, 2025 at 02:44 PM EST

You may find utility plan sheet in updated Drawings, attached. Please provide enclosure for backflow preventer as directed City of Madison. Please also provide FDC signage. Feel free to call me directly on my mobile phone with questions. Thanks, Jay Peterson 850-322-8580

Attachments

NFC Comm Center_Civil 100% CDs Addendum #2 12.05.2025 S&S.pdf

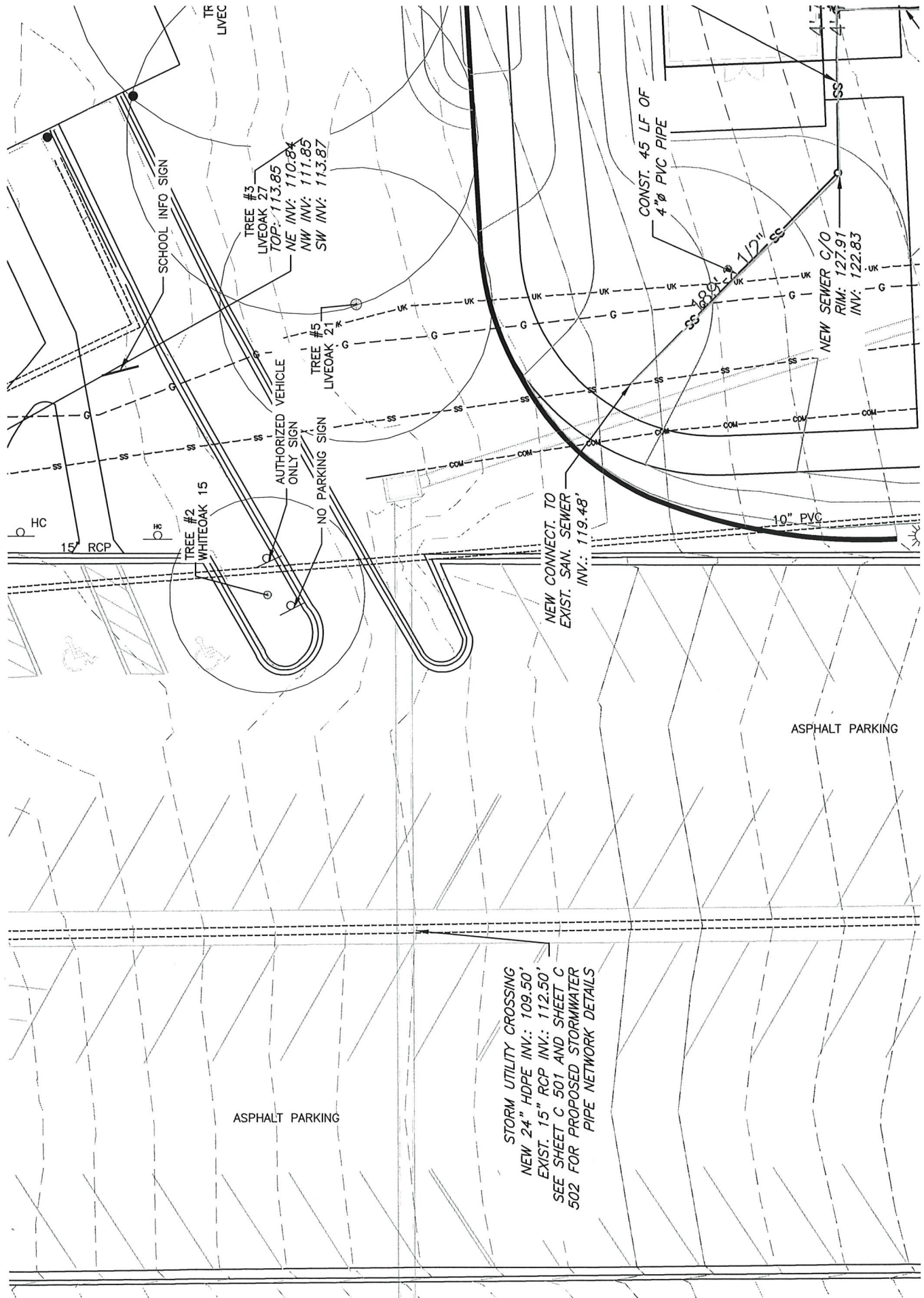
Response from Stacey Worth Worth Construction & Development, Inc. on Monday, Nov 24, 2025 at 10:35 AM EST

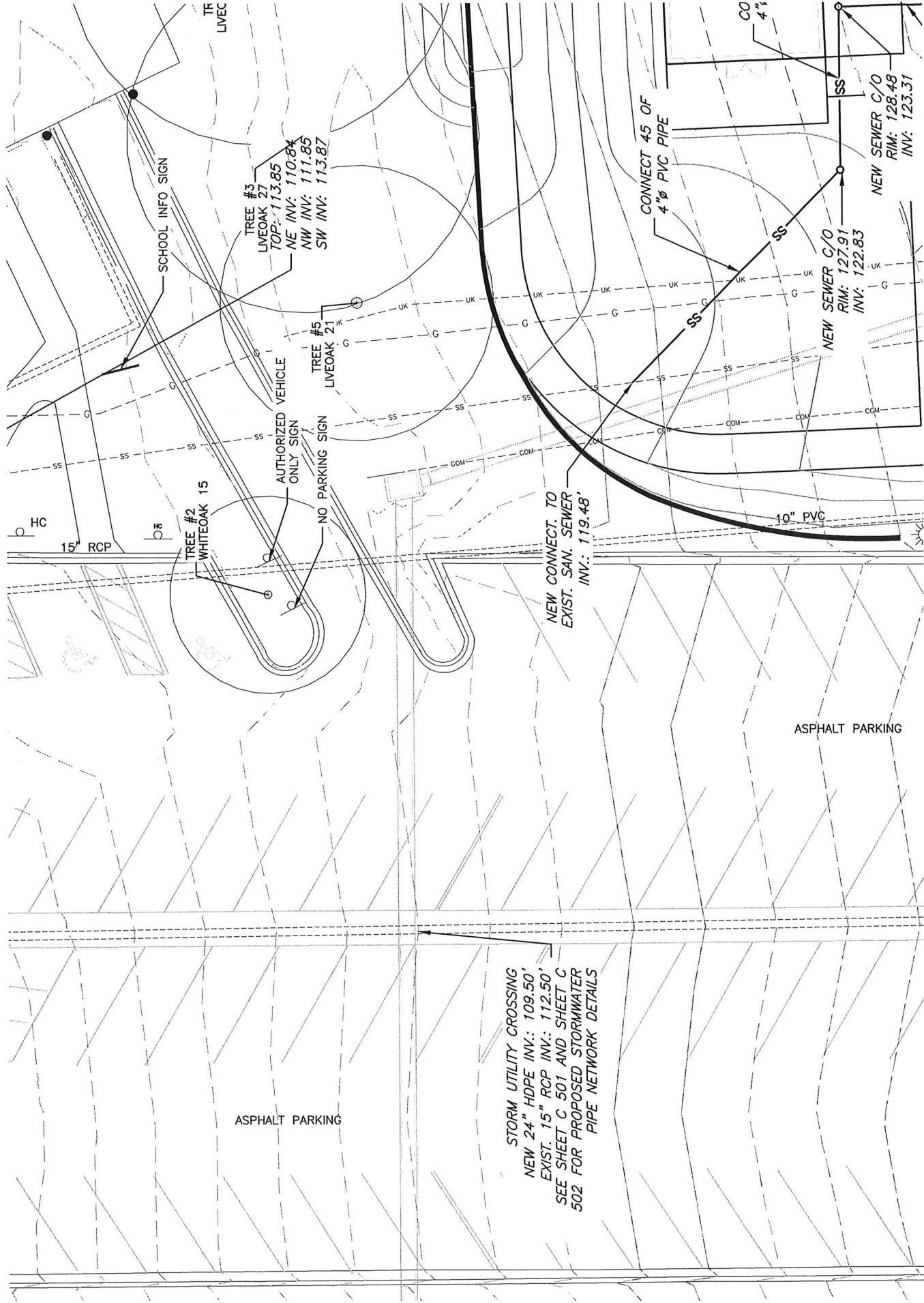
Since the City is requiring a 6-inch line to feed the hydrant; is there another line close to it that can be tapped into? Or does the whole 4-inch line have to be bumped up to 6- inch? We need plans to show the exact changes to provide a price to install the additional fire hydrant. The current plans show a 10 -inch line that is near the new hydrant, but the plans note 10- inch PVC. It does not clarify what that line is. If that is a water line, it can be easily tapped.

Response from Stacey Worth Worth Construction & Development, Inc. on Wednesday, Nov 19, 2025 at 09:21 AM EST

Got it!

Stacey L. Worth
Worth Construction & Development, Inc.
9536 County Road 136A
Live Oak, FL 32060
Office: (386)-364-9330
Cell: (386)-688-1131





STORM UTILITY CROSSING
NEW 24" HDPE INV.: 109.50'
EXIST. 15" RCP INV.: 112.50'
SEE SHEET C 501 AND SHEET C
502 FOR PROPOSED STORMWATER
PIPE NETWORK DETAILS

ASPHALT PARKING

ASPHALT PARKING

NEW CONNECT TO
EXIST. SAN. SEWER
INV.: 119.48'

CONNECT 45 OF
4" Ø PVC PIPE

NEW SEWER C/O
RIM: 127.91
INV: 122.83

NEW SEWER C/O
RIM: 128.48
INV: 123.31

TREE #3
LIVEOAK 27
TOP: 113.85
NE INV: 110.84
NW INV: 111.85
SW INV: 113.87

TREE #2
WHITEOAK 15

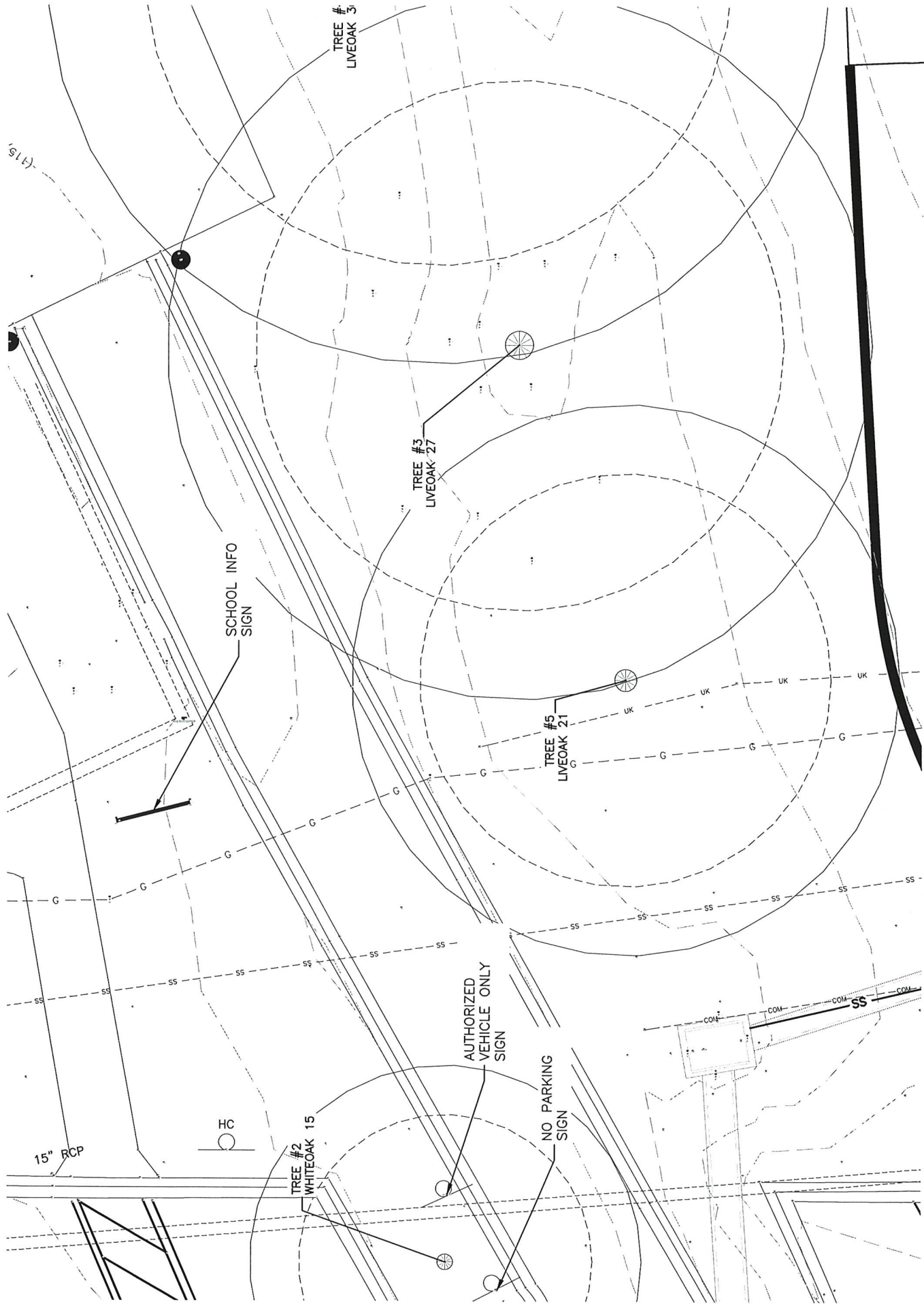
TREE #5
LIVEOAK 21

AUTHORIZED VEHICLE
ONLY SIGN
NO PARKING SIGN

SCHOOL INFO SIGN

15" RCP

10" PVC





CHANGE ORDER REQUEST

TO: North Florida College
ATTN: Micah Rodgers

DATE: 8/10/2026

PROJECT: NFC ICAN Center
PROJECT NO.: 24094

COR NO.: 05
TYPE: Drawing Revision

RE: Civil Drawing Updates through Addendum #04

BASE/ORIGINAL CONTRACT VALUE:	\$	2,871,843.00
TOTAL PREVIOUS APPROVED CHANGE ORDERS:	\$	87,496.00
BASE CONTRACT + PREVIOUS APPROVED CHANGES:	\$	2,959,339.00
AMOUNT OF THIS CHANGE ORDER:	\$	74,100.00
TOTAL REVISED CONTRACT VALUE:	\$	3,033,439.00

	Contract Time	Days (calendar)	Complete (substantial)
Present Contract:		300	9/30/2026
This Change:		0	
New Contract Time:		300	9/30/2026

COR DESCRIPTION:

Changes on Plansheet C502 Bid Set dated July 7, 2025 to the Permit Set dated August 18, 2025:
Changes on Plansheet C502 Permit Set dated August 18, 2025 to Fire Valve Relocation set dated 12/8/2025
Changes on Plansheets C101 & C501 Addendum #03 set dated January 13, 2026
Changes on Plansheets C101, C501 & C502 Addendum #04 set dated February 20, 2026

TOTAL CHANGE ORDER REQUEST..... \$ 74,100.00

This Change Order includes the Cost of the Changed Work, the Contract Time Extension and the cost of the Contract Time Extension. If this Change Order is granted without the Contract Time Extension or the Cost of the Contract Time Extension, Gray Construction Services reserves the right to claim for these Contract adjustments prior to the closeout of the Contract. Owner agrees that this clause satisfies Contractor's compliance with any notice of claim requirements contained in the Contract and all other Contract Documents.

CONTRACTOR:

GRAY CONSTRUCTION SERVICES, INC.

DATE

COR APPROVED BY:

OWNER SIGNATURE

DATE



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222 West Wade Street, Trenton, Florida 32693
352-463-3939 • Fax: 352-463-8098 • FL CGC #062854
www.gray-construction.com



CHANGE ORDER PROPOSAL (COP) No. 05:



Description: **RFI 04 & Addendum #03**

Date: **August 10, 2026**

Project: **NFC ICAN Center**

ITEM #	DESCRIPTION	SUB/SUPPLIER	TOTAL	UNIT
01	Civil Drawing Updates on 8/18/2025 & 12/8/2025	CM Brandies	\$22,225.00	
02	Addendum #03 Civil - Add Yard Drain & Connect Downspouts to Storm	CM Brandies	\$40,822.00	

SUB TOTALS

63,047.00

Sub-Total

63,047.00

OH&P

15.0%

9,458.00

Sub-Total

72,505.00

Increase P&P Bond

1.2%

870.00

GL & BR Insurnace

1.0%

725.00

Total Proposal

74,100.00

C.M. BRANDIES, INC.

3095 Rocky Ford Road
Madison, FL 32340
Office: 850-973-6047
Fax: 850-973-6046

PROPOSAL

Change Order

Proposal to: Gray Construction Services, Inc.
Attention: Rachael Smith
Project: North Florida College ICAN Community Center
RFI: Plans Update

Date: 6/26/2026

Location of Services: North Florida Campus (NFC), 325 NW Turner Davis Drive, Madison, FL

Permit Set 8/18/2025 & Fire Valve Relocation Set 12/8/2025:

Upsize stand pipes from 36" to 6'
Expand SWMF by 1,650 SF on C502 dated 8/18/2025
Increase SWMF depth from 105 to 104
Expand SWMF by another 1,500 SF per C502 dated 12/8/2025

Total materials, labor, & equipment: \$22,225.00

Addendum #03 1/13/2026 & Addendum #04 2/20/2026

Add Yard Drain (YD-5) at NW building corner
Add 250 ft 15" ADS pipe
Connect (6) building downspouts to storm
Expand asphalt cut and patch to 9' x 118' and rebuild 25 LF curb and gutter

Total material, labor, & equipment: \$40,822.00

Proposal Includes Mobilization, Labor, and Equipment

TOTAL PROPOSED CHANGE ORDER: \$63,047.00

Respectfully Submitted,

Cortez Brandies
President

Thank you for your consideration!