

Item K(7) - Change Order #1 for Headquarters Renovation

From Jesse Stephens <JStephens@bcrsd.com>

Date Thu 5/14/2026 6:04 PM

To Jesse Stephens <JStephens@bcrsd.com>

Dear Board of Trustees,

I'm seeking a motion to allow the executive director to approve a change order request for the Headquarters Renovation in an amount not to exceed \$9,864. This is for additional scope to provide asbestos remediation and install and upgrade from an access door to a full-size door leading to the mezzanine area. (This is a maximum cost and may be reduced pending final electrical and door pricing, and any cost savings will reduce the total.) This represents approximately 25% of the contingency established for this project.



Jesse Stephens, P.E., Executive Director
Boone County Regional Sewer District (BCRSD)
1314 N. 7th St., Columbia, MO 65201
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Change Request

To: Jesse Stephens
 BCRSD

Number: 1
Date: 5/14/26
Job: 26-2846 BCRSD Office Remodel
Phone:

Description: Remediation and Extras

Reason: Change in Scope

We are pleased to offer the following specifications and pricing to make the following changes:

Remediation costs for asbestos adhesive.

Add door to bottom of ship ladder.

Add floor box in conference room.

Door material and floor box subcontract price to be determined, maximum price proposed, savings will be provided to owner

Description	Labor	Material	Equipment	Subcontract	Other	Price
Asbestos Abatement				\$2,550.00		\$2,550.00
Remove Slab for Floor Box	\$600.00			\$500.00		\$1,100.00
Pour Back Slab for Floor Box	\$1,200.00	\$250.00	\$120.00			\$1,570.00
Electrical Work for Floor Box				\$1,500.00		\$1,500.00
Door at Ship Ladder		\$1,500.00				\$1,500.00
					Subtotal:	\$8,220.00
				\$8,220.00	10.00%	\$822.00
				\$8,220.00	10.00%	\$822.00
					Total:	\$9,864.00

If you have any questions, please contact me at (573)442-1113.

Submitted by: STEVEN STEPANOVIC
 PCE

Approved by: _____
 Date: _____

ESTIMATE

Richards Remediation, Inc.
80 Sterling Brock Dr
Harrisburg, MO 65256

Office@richardsremediation.com
+1 (877) 226-6653
RichardsRemediation.com



Bill to
PCE Construction

Ship to
PCE Construction

Estimate details

Estimate no.: 1814
Estimate date: 05/01/2026

Product or service	Description	Qty	Rate	Amount
Asbestos Remediation	<p>BCRSD 1314 N. Seventh St. Columbia, MO 65201</p> <p>Isolation: Construct a 6-mil poly containment zone for the approximately 600 SF area.</p> <p>Negative Pressure: Deployment of HEPA air scrubbers to ensure no cross-contamination.</p> <p>Wet Removal: Approximately 600 SF of tile will be removed using wet-scraping techniques.</p> <p>Chemical Stripping: Application of solvents to fully dissolve the black mastic from the concrete.</p> <p>Decontamination: Final HEPA vacuuming and wet-wiping of the approximately 600 SF footprint.</p> <p>Waste Manifest: Provision of official disposal receipts from a licensed hazardous waste facility.</p> <p>Concrete Condition & Staining: Contractor cannot guarantee that the concrete subfloor will be free of staining or discoloration following the removal process.</p> <p>Solvent Effects: The use of chemical mastic removers may result in the slight darkening of the concrete surface.</p>	1	\$2,550.00	\$2,550.00

Pre-existing Issues: Removal may reveal pre-existing stains, "ghosting" from old tiles, or moisture-related discoloration embedded in the slab that cannot be removed through standard abatement cleaning.

Surface Preparation: This bid covers the removal of mastic to a smooth-to-the-touch finish suitable for new floor installation. It does not include mechanical grinding, polishing, or patching of cracks and pits unless specified as an additional line item.

Air Clearance Testing: This bid does not include the cost of final air clearance testing. If the client or local regulations require air clearance to re-occupy the space, the Client is solely responsible for hiring and paying an independent third-party environmental consultant to perform this service.

Exclusive Occupancy: To maintain safety standards and containment integrity, the work area must be entirely free of other contractors and trades while abatement is in progress.

Timeline: Standard Method: 1 business day for completion.

Alternate Method: 2 business days for completion (requires additional labor for mechanical scraping).

Alternate add on price

In lieu of chemical solvents, the client may elect for mechanical removal using water and buffer scare fire heads.

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\$1,350.00

\$1,350.00

DNR Notification: This method triggers a mandatory 10-day waiting period with the DNR. Work cannot begin until this period expires.

Testing Requirements: The Client must provide certified asbestos testing results before we can submit the state notification.

Benefits: Eliminates chemical odors and potential solvent-based staining.

Warranty Protection: Many flooring manufacturers will void the warranty on new floor installations if chemical mastic removers are used on the subfloor. This method ensures full compliance with most new flooring specifications.

Total

\$3,900.00