



Morristown City Council Agenda Item Summary

Date: July 7, 2026

Agenda Item: Approve Change Order No. 1 to the contract with Holston Construction, LLC for the Landing Kitchen Modification project, adding 76 days and \$3,923.09 to the total construction cost, and authorize the City Administrator to execute the same.

Prepared By: Andrew Ellard

Subject: Change Order 1 for Landing Kitchen Modification project

Background: This project to convert the catering kitchen to a full service kitchen required a minor update to the electrical specification and also added 76 days to accommodate delays with mechanical equipment as well as days when events in the facility limited what construction work could occur.

Findings/Current Activity:

This change order is expected to be the only change necessary to complete the project.

Financial Impact:

The cost of the project is covered by the financing originally established for the construction of the Landing. The added \$3,923.09 for the change order brings the final total cost of the contract to \$441,923.09.

Action options/Recommendations:

Staff recommends approval.

Attachment: Change Order



AIA® Document G701® – 2017

Change Order

PROJECT: (Name and address)

Morristown Landing Kitchen Modifications

4355 Durham Lndg
Morristown, TN 37814

OWNER: (Name and address)

City of Morristown

100 West First North St.
Morristown, TN 37814

CONTRACT INFORMATION:

Contract For: Additional Contract Time &
Electrical Upgrades
Date: 06-29-2026

ARCHITECT: (Name and address)

Lose & Associates, Inc. DBA LOSE
DESIGN
18 Emory Pl, Suite 300
Knoxville, TN 37917

CHANGE ORDER INFORMATION:

Change Order Number: 001

Date: 06-29-2026

CONTRACTOR: (Name and address)

Holston Construction, LLC
1719 N 6th Avenue
Knoxville, TN 37917

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 recociles the previously executed COR #1 and COR #2 and allocates all cost impacts to the original contract sum.

COR #1 - Contract Time Extensions

Extension Request 1: Ten (10) Days Per the Owner and Architect requestsat the initial start of the job, requesting 10 days due to No Noise/Minimal Noise Days for events.

Extension Request 2: Fifty-Six (56) Days due to RTU manufacturing delay.

Extension Request 3: Ten (10) Days due to testing in April.

COR #2 - Electrical Upgrades

Provide power to additional combi oven in the new kitchen.

Provide and install (1) 60amp 3PH 208volt shunt trip breaker.

Provide and install type MC cable for the power feed above the ceiling and EMT conduit where exposed.

Provide and install (1) 60amp 3PH 208volt receptacle.

Provide and install (1) cord connection and plug on the combi oven.

The original Contract Sum was

\$ 438,000.00

The net change by previously authorized Change Orders

\$ 0.00

The Contract Sum prior to this Change Order was

\$ 438,000.00

The Contract Sum will be increased by this Change Order in the amount of

\$ 3,923.09

The new Contract Sum including this Change Order will be

\$ 441,923.09

The Contract Time will be increased by Seventy-Six (76) days.

The new date of Substantial Completion will be 07-28-2026

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.

ARCHITECT *(Signature)*

BY: Kiersten Cedeno, Architect
*(Printed name, title, and license
number if required)*

Date

CONTRACTOR *(Signature)*

BY: David Decker, President
(Printed name and title)

Date

OWNER *(Signature)*

BY: Andrew Ellard, City
Administrator
(Printed name and title)

Date