



LOWE

GENERAL CONSTRUCTION, INC.

30049 Gulf Stream Drive - Canyon Lake, CA 92587 (951) 498-8101
License #1073832

CHANGE ORDER #012025

CONTRACTOR

Lowe General Construction, Inc.
30049 Gulf Stream Drive
Canyon Lake, CA 92587

CLIENT

City of Canyon Lake
31516 Railroad Canyon Road
Canyon Lake, CA 92587

PROJECT LOCATION

Canyon Lake Police Department
31516 Railroad Canyon Road
Canyon Lake, CA 92587

PROJECT DESCRIPTION:

Lowe General Construction Inc., herein referred to as "Contractor", shall provide the material and labor in order to complete the following additional work to the Public Works Agreement, dated August 14, 2025, between the City of Canyon Lake and Lowe General Construction, Inc.. These changes come at the request of the City of Canyon Lake and/or at the direction of the Engineer of record with DMA, in order to meet compliance requirements.

DUAL PANE WINDOWS \$9,581.00

Contractor will remove and dispose of the existing single pane windows, found in the newly added Sergeant and Lieutenant offices. Contractor will install new, bronze, dual pane, center glazed, storefront windows with tempered LOW-E70 glass over laminated bronze glass.

SEWER CLEAN OUT \$375.00

Contractor will scope and clean out the existing 4" sewer line, located at the east end of the building and install a cap on the clean out end (currently absent).

EVIDENCE ROOM CEILING \$2,700.00

At the direction of the Engineer of record with DMA, Contractor will create a "hard lid" ceiling, in the Evidence Room, by installing ceiling joists and two layers of 5/8" sheetrock. Contractor will texture coat and paint the new ceiling to match the walls.

EVIDENCE ROOM FILTRATION \$9,795.00

At the direction of the Engineer of record with DMA, contractor will provide and install a HERO HS300 Commercial/Medical grade exhaust system with a charcoal and HEPA filter. Contractor will install a Magnahelic pressure guage on the unit, to monitor filter performance. Contractor will install rigid ducting to the outer, east side of the building and install an eyebrow in the stucco. Contractor will patch and paint the stucco, around the newly installed eyebrow. Contractor will install a second eyebrow, in the exterior stucco and run a rigid metal intake pipe, in order to bring fresh air into the Evidence Room.

INTERVIEW ROOM CEILING \$2,700.00

Contractor will create a “hard lid” ceiling, in the Interview Room, by installing ceiling joists and two layers of 5/8” sheetrock, in an attempt to minimize sound transition, outside of the room, through the ceiling. Contractor will texture coat and paint the new ceiling to match the walls.

PROCESSING ROOM CEILING \$2,180.00

At the direction of the Engineer of record with DMA, Contractor will create a “hard lid” ceiling, in the Processing Room, by framing ceiling joists and installing two layers of 5/8” sheetrock. Contractor will texture coat and paint the new ceiling to match the walls.

PROCESSING ROOM FLOOR \$550.00

Contractor will install an epoxy finish, over the cement floor of the Processing Room. This will be done to eliminate the old vinyl tile delineation marks that were found on floor, post diamond grinding. Contractor will install a polyaspartic urethane over the epoxy in order to add scratch resistance and resilience to the floor.

EVIDENCE LOCKER \$1,500.00

Contractor will frame in an opening to accommodate City purchased evidence lockers, according to the spec sheets provided by the locker manufacturer. Contractor will install the evidence lockers according to the manufacturers specifications.

HVAC \$7,652.00

At the direction of the Engineer of record with DMA, Contractor will install a separate 12,000 BTU mini split HVAC system in the Evidence Room. Contractor will tie the condensation line into the existing copper condensation line, found above T-bar.

SECURITY \$6,235.00

At the direction of the Engineer of record with DMA, Contractor will install 1/4” thick aluminum sheet panels, across the Northern wall, separating the Police Department and the POA offices. Sheet metal will installed on the furred out wall of the Armory, Evidence Room, and Server Room.

ADA COMPLIANT ENTRY DOOR \$8,875.00

At the direction of the Engineer of record with DMA, Contractor will install a motorized door opener, for the elevator vestibule entry door, into the Police Station. Additionally, contractor will install an electrical supply to the motor and an ADA compliant push button, on the inside of the Police Station.

CODE ENFORCEMENT OFFICE \$5,375.00

Contractor will completely demo and dispose of the existing public countertop and wall. Contractor will re-frame a new wall, complete with an ADA height compliant countertop and standard public height countertop. Contractor will install (2) 3/8" laminated glass partitions with 6" pass through slots on the bottom and speak through holes. Contractor will run the framing, drywall, texture coat, and paint above the glass, to above T-bar. Contractor will replace carpeting, where bottom plates were removed from old framing.

CODE ENFORCEMENT ELECTRICAL \$250.00

Contractor will add one additional convenience outlet to the employee side of the newly constructed countertop. This will eliminate the extension cord being run through the hole in the wall of the countertop, as it is currently.

INFORMATION TECHNOLOGY \$400.00

Precision Technologies will run new CAT6 cabling from the Police Department Server Room to two pre determined location upstairs, in the Council Chamber. Cabling will be routed above Police Department T-bar and through existing conduit whips.

REFRIGERATOR \$2,358.00

Contractor will provide and install an LG-Counter Depth refrigerator with zero hinge clearance. Contractor will provide and install a dual outlet angle stop and stainless steel water line for the ice maker.

AIR HANDLER FRESH AIR INTAKE \$2,624.00

At the direction of the Engineer of record with DMA, Contractor will install a split fresh air intake for the two air handler systems. Contractor will install rigid ducting through the east exterior wall, into a galvanized eyebrow. Contractor will patch the stucco around the new eyebrow. Contractor will make connections at each air handler, above T-Bar.

EXHAUST FAN DUCTING \$2,117.00

Contractor will add ducting to the two existing exhaust fans, in the men's and women's first floor restrooms that are currently exhausting into the attic. Contractor will run ducting through the roof of the building and will mastic around the opening to ensure a water tight seal.

WEEP SCREED \$4,150.00

Contractor will cut out and dispose of the existing stucco, along the bottom of the east facing exterior wall of the building, and remove the weep screed that is rotting away. Contractor will install new flashing and weep screed and will patch repair new stucco to the new weep screed.

EXTERIOR PAINTING \$4,750.00

Contractor will pressure wash the east facing, exterior wall of the building. Contractor will mask off windows and paint the existing stucco wall, two electrical room doors, four metal eye brows, and two exterior light fixtures.

EXTERIOR PLANTER \$1,463.00

Contractor will install weed block fabric in the existing planter, along the east wall of the building. Contractor will cover the weed block fabric with decorative rock in order to minimize splashing of rain water onto the building and A/C condensers.

DOOR SEAL OFF \$100.00

Contractor will prepare office door for application of black sealant and install sealant to the exterior door opening of storefront office unit in order to prevent weather and insect penetration into office. Doing so will eliminate the use of the storefront office door.

PLANTER DOWNSPOUTS \$1,188.00

Contractor will install two downspout connectors to the existing downspouts located on two west facing columns (parking lot area). Contractor will relocate plants and dig a trench, through the planter, and install drain pipes that carry the water away from the building. Contractor will terminate the drain lines, at the asphalt parking lot, with miter drain caps.

RAIN GUTTER \$3,780.00

Contractor will cut off the existing rafter tails that protrude past the fascia board. Contractor will install a seamless rain gutter system, along the east wall of the building. Contractor will install downspouts at the north and south end of the rain gutter, that carry water away from the building.

CSO OFFICE GLASS PARTITION \$1,558.00

At the direction of Chief Rayles, Contractor will install two additional pieces of 3/8" laminated, clear tempered glass strips. Strips will be installed in matching chrome hardware and will be located on the employee side of the newly installed glass partitions. Glass strips will be flush mounted with the new countertop with 17" strips, in the middle of each piece, that rise approximately 3/4" in order to pass papers through. The top of the glass strips will rise above the bottom of newly installed glass partitions by approximately 2".

CUBICLE WALL CAPS \$0.00

Contractor will install Poplar wall caps in lieu of drywall caps to the cubicle walls. Contractor will stain the Poplar wall caps with black stain and apply two coats of urethane clear coat.

ELEVATOR CARPET \$0.00

Contractor will remove the existing elevator carpeting and install glue down carpet tiles to match the new carpet in the elevator vestibule, stairs, and Police Station.

CREDITS -\$2,900.00

- No block wall installed in Processing Room -\$1,700.00
- No door installed in Processing Room -\$1,200.00

CHANGE ORDER TOTAL

Lowe General Construction, Inc., shall provide all of the material (except otherwise noted) and labor in order to complete the changes described within this Change Order and furthermore, according to the Plans and Scope of Work provided by the City of Canyon Lake and at the direction of the Engineer of record with DMA, in a professional and workmanlike manner for the fixed sum of \$79,356.00 (seventy nine thousand three hundred fifty six dollars).

WORK SCHEDULE: The work described in this Change Order shall begin on or about the 18th day of August, 2025 and shall be substantially completed by November 21, 2025, weather and circumstances permitting. Should the City of Canyon Lake elect to make changes or additions to the scope of the work described, a re-projected end date shall be determined at such time. See the attached formal schedule for reference.

CHANGES: Any changes to the plans, specifications and/or installation of the job, as described in this Proposal, shall be in writing and approved in writing by the City of Canyon Lake and the Contractor and shall be billed at an agreed upon price.

Respectfully submitted this 17th day of October, 2025.

Kevin S Lowe

Kevin S. Lowe 10/17/2025
President