

AMENDMENT NUMBER TWO (2)

State of North Carolina Department of Commerce Division of Community Revitalization

This Amendment by and between the State of North Carolina, Department of Commerce (hereinafter referred to as “the State”), and James W. Turner Construction, Ltd. (hereinafter referred to as “Vendor”) shall amend Contract # Doc1539254856 for Residential Demolition, Reconstruction, Rehabilitation, and Manufactured Housing Unit Replacement for Hurricane Helene impacted Counties effective on or about July 30, 2025 (“Agreement”). Except as expressly provided in this Amendment, all terms, conditions, and pricing of the Agreement, including Requests for Proposal, Responses, BAFOs and all of its exhibits, and any prior amendment, shall remain in force and effect. For good and valuable consideration, the receipt, adequacy, and legal sufficiency of which are hereby acknowledged, the Agreement is hereby amended to include the following, to become effective upon signature of both parties.

PRICING

Reconstruction Base Plan Costs; 1 Bedroom/1 Bathroom, 5 Bedroom/2 Bathroom, and 5 Bedroom/3 Bathroom			
All construction must be completed with radon resistant construction techniques, and the pricing includes GC provided post construction radon testing results indicating that the radon levels in the home are below federal, state, or local action levels.			
	1 Bedroom / 1 Bathroom	5 Bedroom/ 2 Bathroom	5 Bedroom/ 3 Bathroom
Site Work	\$ 8,212.30	\$ 12,500.00	\$ 12,750.00
Foundation - Slab on Grade	\$ 14,224.07	\$ 30,000.00	\$ 32,000.00
Plumbing	\$ 9,267.98	\$ 25,000.00	\$ 25,000.00
Electrical	\$ 9,904.21	\$ 22,500.00	\$ 25,000.00
Framing	\$ 27,272.10	\$ 60,000.00	\$ 65,000.00
Doors & Windows	\$ 4,127.34	\$ 20,000.00	\$ 22,000.00
Insulation	\$ 5,460.81	\$ 9,500.00	\$ 10,500.00
Exterior Surface	\$ 10,801.84	\$ 26,000.00	\$ 28,000.00
Interior Surface	\$ 9,137.11	\$ 18,000.00	\$ 20,000.00
Mechanical	\$ 10,636.70	\$ 22,500.00	\$ 24,000.00
Finish Carpentry	\$ 6,279.68	\$ 13,000.00	\$ 13,500.00
Cabinets	\$ 9,712.77	\$ 14,000.00	\$ 15,000.00
Appliances	\$ 6,148.24	\$ 8,000.00	\$ 8,500.00
Flooring	\$ 8,100.79	\$ 15,000.00	\$ 16,000.00
Paint	\$ 7,172.97	\$ 13,500.00	\$ 14,000.00
Roofing	\$ 9,891.11	\$ 15,500.00	\$ 15,500.00
Finish Details	\$ 4,296.83	\$ 14,500.00	\$ 14,750.00
Miscellaneous	\$ 6,320.17		
Total Price	\$ 166,967.02	\$ 339,500.00	\$ 361,500.00
Design Square Footage (Conditioned Space) on Selected House Plans	734	1986	2021
Price Per Square Foot (Conditioned Space)	\$ 227.48	\$ 170.95	\$ 178.87
Cost for Pier and Beam Foundation	\$ 241.57	\$ 200.00	\$ 199.00
Cost for Stem Wall Foundation	\$ 238.64	\$ 211.00	\$ 210.00
Cost for Timber Pile Foundation up to 4' above grade	\$ 249.89	\$ 211.00	\$ 210.00
Cost for Timber Pile Foundation from 4.1' to 8' above grade	\$ 256.21	\$ 226.00	\$ 225.00
Cost CMU Block (All inclusive with duction of wood frame walls and siding and paint)	\$ 261.04	\$ 224.00	\$ 223.00


House Plan Sets

The undersigned individuals below represent and acknowledge they have the company power and authority to bind the Vendor and the State of North Carolina, Department of Commerce to the terms of this Amendment.

ACCEPTED AND AGREED TO:

James W. Turner Construction, Ltd.

By (Signature):



Name (Typed or Printed): James W. Turner

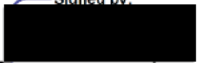
Title: President

Date: 06/26/2026

North Carolina Department of Commerce

Signed by:

By:



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Name: Secretary Lee Lilly

Title: Secretary Department of Commerce

Date: 26-Jun-2026