



DeKalb County School District

DESIGN & CONSTRUCTION
1780 Montreal Road
Tucker, GA 30084-6705
(678) 676-1345

Dr. Devon Q. Horton
SUPERINTENDENT

Routing/Transmittal Form

Project: Renovations at Green Forrest Drive Facility
Contractor: The Winter Construction Company
Originator: Chante Lemon

Project No: 380-35
Architect: N/A
Date: February 13, 2024

DOCUMENT ATTACHED

Design/Construction Phase

- Contract Award Package: *(Reason Below)*
 - Notice of Award
 - Notice to Proceed
 - Original Contract
- Mandatory Addendum to Owner Architect Agreement - State Capital Outlay
- Work Authorization
- Request for Proposal/Invitation to Bid Package
 - Review
 - Signature
- Design Contract Additional Services Request
- Change Order
 - Change Order Request: *(Reason Below)* COR Amount \$3,411,283.00
 - Amendment Amendment Amount _____
 - Owner Request Errors/Omissions Unforeseen Conditions Regulatory Change Other (Specify): _____
- Review of Drawings or Specifications
- Finish Board/Color Boards
- Plaque Dedication Authorization
- Project Close-Out: *(Reason Below)*
 - Release of Retainage
 - Report of Substantial Completion
 - Recommendation of Acceptance
 - Certificate of Substantial Completion
- Other: _____

Change Order #2 to rescind termination of contract and proceed with project.

Notes:

REVIEWERS & APPROVALS

Please Fill In Appropriately and Forward to the Next Approver

Review	Approve	Name	Date
<input type="radio"/>	<input checked="" type="radio"/>	Chante J. Lemon	2/13/2024
<input type="radio"/>	<input type="radio"/>	Mel Butler	2/14/24
<input type="radio"/>	<input type="radio"/>	Richard Boyd	2/15/24
<input type="radio"/>	<input type="radio"/>	Erick Hofstetter	2.21.24
<input type="radio"/>	<input type="radio"/>	_____	_____
<input type="radio"/>	<input type="radio"/>	_____	_____
<input type="radio"/>	<input type="radio"/>	_____	_____

**THE DEKALB COUNTY BOARD OF EDUCATION
CONSTRUCTION CONTRACT CHANGE ORDER**
The Winter Construction Company

Project Name: Renovations at the Green Forrest Drive Facility
Project No.: 380-423
Change Order No.: 02
Date: February 12, 2024

Contractor: The Winter Construction Company
 5616 Peachtree Road, Suite 100
 Atlanta, GA 30341
 Phone: (404) 588-3300
 (the "Contractor")

Project Description: Design and construction of repairs at the facility.

Reason for Change: Owner Requested Rescindment of Terminated Contract

The Contract for the above-referenced Project is hereby amended to provide for the following described change(s) upon the terms set forth below:
Scope of Work (for this change):

1. Rescind termination of contract and proceed with project in the amount of \$3,411,283.00 that remained on the contract at time of termination.

Total = \$3,411,283.00

Contract Amount:	Original Contract Price:	\$ 4,906,500.00
	Previous Change Orders (Nos.):	\$ (3,411,283.00)
	Current Contract Price (with Change(s)):	\$ 0.00
	Amount of this Change Order:	\$ 3,411,283.00
	Revised Contract Price:	\$ 4,906,500.00

Contract Time:	Original Substantial Completion Date:	10/14/2022
	Increase/(Decrease) in calendar days by previous Change Order(s):	0
	Increase/(Decrease) in calendar days by this Change Order:	0
	Revised Substantial Completion Date:	10/01/2024

Attachments (Incorporated by Reference):

CLAIM IDENTIFICATION OR WAIVER

The Contractor has no claims arising out of or related to the Project for any (i) costs, expenses, profit, overhead, direct damages, consequential damages or increase in the Contract Price or (ii) delay or impact to the Contractor or the Project except as identified as follows:

[Empty box for claim identification]

and any and all claims that are not identified hereinabove by the Contractor are hereby waived by the Contractor.

Signatures are included on the following page.

As changed hereinabove, the Contract for the above-referenced Project shall continue in full force and effect.


Agreed to by the Contractor:



Carrie Campbell
Director | Institutional Markets

02/12/2024
Date


Recommended for Acceptance by DCSD Project Manager:



Chanté J. Lemon
Senior Project Manager

2/13/2024
Date

Recommended for Acceptance by Program Manager & Owner:



Mel Butler
Program Director

2/14/24
Date



Richard Boyd
Director, Design and Construction

2/15/24
Date



Erick Hofstetter
Chief Operating Officer

2.21.24
Date

Approved by The DeKalb County Board of Education:

Dr. Devon Q. Horton
Superintendent

Date

Mr. Dijon B. DaCosta Sr.
Board Chair

Date

Board of Education Approval: Not Required Under \$100,000)	Date:	Item No.:
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ESTIMATE SUMMARY
Green Forrest Drive Facility
 1/23/2024



Description of Work	Value
General Conditions	\$ 373,200
General Requirements	\$ 35,868
Insurance	\$ 153,694
Fence Install	\$ 150,000
Demolition and Trash Removal	\$ 137,172
Mechanical Servicing	\$ 827,205
Plumbing Servicing	\$ 323,508
Electrical Servicing	\$ 554,177
Remediation to Building Finishes	\$ 535,204
Gym Remediation	Not Included - See Add Below
Site Improvements	\$ 55,013
Final Cleaning	\$ 46,743
Preconstruction Services	\$ 50,000
Fee (lump sum)	\$ 169,500
Grand Total	\$ 3,411,283

Allowances Included Above	Value
Asphalt/Concrete Repairs in Parking Lot	\$ 10,000
Repair Disturbed Landscaping	\$ 10,000
Replace Hazardous Sidewalk	\$ 5,000
Replace Flow Controls/Hose Kits for WSHPs	\$ 47,748
Patch and Repair Mechanical System Insulation	\$ 30,000
Grille/Ductwork Repair / Replacement/Seal Ducts	\$ 55,000
New Fire Alarm System	\$ 196,000
Subtotal	\$ 353,748

Add Alternates Not Included Above	Value
Strip and Wax Existing VCT	\$ 100,000
Clean Existing Duct Systems	\$ 65,285
Install Thermostats on the DDC System	\$ 136,000
Site Survey and As-Builts	\$ 17,500
Permitting Design	\$ 29,000
Construction Administrative Services	\$ 19,600
Gym Remediation	\$ 425,296
Subtotal	\$ 792,681

See attached Exhibit N-1, dated 01/16/2024

Exhibit N-1
Scope of Work Narrative for Green Forrest Drive Facility

Narrative Scope:

- Construction schedule assumes construction notice to proceed from DeKalb County School District (DCSD) by 04/01/2024. Construction duration is assumed to be 6 months.
- **Winter assumes no permits are required for construction and that DCSD is handling all discussions with officials to get occupancy, permitting, and construction approvals.** The service cost for Winter to permit the project is an add alternate stated below. Note that any permit requirement could result in DCSD needing to provide Winter with an ESA Phase 1 Assessment and could cause delays to the construction schedule.
- Includes cleaned-up drawing set to match new scope listed below.
- Clean up debris inside the school
 - Non-hazardous and non-biohazardous debris only
- Final clean entire building
- Pressure wash building exterior, sidewalks, curbs only
 - Repairs to asphalt/concrete per allowance stated below
- Sitework:
 - Replace sidewalk as directed by DCSD per allowance stated below
 - 2415 LF of 8'0" tall black vinyl chain link fence with 9-gauge bottom tension wire installed around perimeter of property. Includes:
 - (2) 30' x 8' double swing gates with large cores
 - (1) 16' x 8' double swing gate
 - (1) 4' x 8' walk gate
 - Seal and stripe parking lot only
 - No additional sitework included
- Roofing:
 - Gutter joint repair
 - Roof and gutter cleaning
 - Splash block installation
 - Repair (1) PVC downspout
 - Add 5' PVC extensions to (7) downspouts in the courtyard
 - No roof repairs included. Roof assumed to be under warranty and all repairs to be covered under warranty – DCSD to process warranty claims
- Doors & Windows:
 - DCSD to handle replacement of all broken glazing – Winter to only clean up broken glass on the floor
 - No doors are to be replaced
- Finishes:
 - ACT ceiling tile replacement as needed
 - Replace damaged ceiling grid as needed
 - (18) New fire extinguishers/cabinets
 - 3195 SQFT of VCT replacement – replacement only if damaged and/or missing
 - VCT cleaning not included. See add alternate stated below
 - 8043 SQFT of corridor terrazzo cleaning only
 - No guarantee that cleaning will remove all imperfections and marks on flooring
 - 549 SQYD of carpet replacement
 - No work included at stage outside of normal cleaning
 - Interior doors:
 - Existing doors, frames, and hardware to remain
 - Winter to sand and paint frames and doors in place – No guarantee doors will look new

- Paint:
 - Existing school colors to be reused
 - Existing exterior doors
 - Full repaint of all interior painted walls
 - Excludes all exterior paint and interior non-wall surfaces
 - Replacement room signage as necessary
- Classroom:
 - Remove projector components and accessories from classroom walls
 - Minor touch up of wall where components removed
- Kitchen:
 - Includes cleaning only.
 - No work involving the kitchen equipment is included.
- Plumbing upgrades:
 - (1) 100-gallon and (1) 50-gallon water heater replacement
 - Replacement of 1500 LF of missing copper piping above ceiling
 - (1) drinking fountain replacement
 - Winter assumes all restroom fixtures are fully operational and no work is required
- Mechanical systems
 - Service existing equipment
 - No guarantee that servicing of equipment will result in the operation of equipment
 - Includes rebuilding cooling tower, replacing boiler, pumps, and plates on existing heat exchanger, and restoring mechanical pipe loop to be operational.
 - Flow controls/hose kits for water source heat pumps to be replaced as needed per allowance stated below
 - Patch and repair mechanical systems insulation per allowance stated below
 - Misc grille/ductwork repair and replacement/seal ducts per allowance stated below
 - Duct cleaning not included. See add alternate stated below
 - No new equipment anywhere unless specifically noted here.
 - Controls
 - DDC controls only to control the mechanical room equipment in order to operate the building loop water
 - New thermostats for all existing equipment. All thermostats are stand-alone, not DDC – see add alternate stated below to install full DDC system
 - Start up of equipment
 - No formal test and balance
- Electrical upgrades:
 - Reuse existing light fixtures as possible
 - (30) Replacement hallway ceiling light fixtures included
 - Replacement of 112.5 kVA transformer
 - Fire alarm replacement per allowance stated below
 - Emergency exit signage
 - Not tied to any generator system
 - No site lighting
 - No low voltage systems included
 - Cabling, devices, wiremold, access, and pathways by DCSD
 - 120V power to equipment by Winter only (need plan from DCSD for coordination)
- Exclusions:
 - Fire Protection/Fire Sprinkler system
 - Any work to the marquee sign
 - Abatement, including mold.

- Any work surrounding the courtyard leak into a classroom. No work in the impacted room is included.
- Loading dock and loading dock stairs/rails repairs
- Caulking/Sealing around existing windows/openings
- Any work to existing door hardware, including cores
- All utility costs, including during construction, and new services to be covered by DCSD
- No work included at interior planters
- No work to exterior skin of main building included, outside of roofing noted above
 - Since no skin work is included in scope of work, Winter is not responsible for any water intrusion
- Any work associated with the gym
- Allowances:
 - \$10,000 to repair asphalt/concrete in the parking lot
 - \$10,000 to repair disturbed landscaping
 - \$5,000 to replace hazardous sidewalk as necessary
 - \$47,748 to replace flow controls/hose kits for the water source heat pumps
 - \$30,000 to patch and repair mechanical system insulation
 - \$55,000 to repair misc. grille/ductwork and replacement/seal ducts
 - \$196,000 to install new fire alarm system
- Add Alternates:
 - \$100,000 to strip and wax existing VCT
 - \$65,285 to clean existing duct systems
 - \$136,000 to install thermostats on the DDC system
 - \$17,500 to provide site survey and as-builts
 - \$29,000 to provide design services for permitting
 - \$19,600 for Architectural Firm to provide construction administration services, including (7) site visits
 - \$425,296 for work in the gym, limited to:
 - General cleaning
 - Cleaning of gym flooring
 - Replacement of (2) exterior damaged by fire
 - Replacement of ceiling grid and tile damaged by fire
 - (2) new fire extinguishers and cabinets
 - \$175,000 allowance included within the total value of the add alternate to repair/replace damaged metal panels/fascia/roofing at the gym
 - Servicing of unit heaters in the gym
 - Demo and reinstallation of the electrical system in the gym. Electrical equipment was turned over to DCSD and needs to be returned to Winter to be installed, new equipment is not included.
 - Fire alarm replacement