



**OWNER CONTRACTOR AGREEMENT - CHANGE ORDER NO. 001**

**Owner:** DeKalb County Board of Education  
1780 Montreal Road  
Tucker GA, 30084-6705

**Contract for:** DeKalb County Student Service Center Renovation  
- Design  
**HCBeck Project Number:** 175511  
**Contract Date:**

**Contractor:** HCBeck, LTD  
One Alliance Center 3500 Lenox RD NE Suite 250  
Atlanta, GA 30326-4229

**Change Order Date:** 10/28/2024

**This Contract is changed due to:**

PC-0001	Design Add Service - Warehouse HVAC	\$ 15,466.00
PC-0002	Warehouse MEP Scope Add	\$ 386,405.00
PC-0003	New Water Heater Add	\$ 6,449.00
PC-0004	Loading Dock CMU Replace & Patch	\$ 25,549.00
PC-0005	Office Finishes Square Footage Add	\$ 26,495.00
PC-0006	Asbestos Abatement - Exterior Metal Panels	\$ 33,127.00
<b>Change Order Total:</b>		<b>\$ 493,491.00</b>

**The Original Contract Sum was** ..... \$ 2,559,551.00

**Net Change by Previously Authorized Requests and Changes** ..... \$ 0.00

**The Contract Sum Prior to This Change Order was** ..... \$ 2,559,551.00

**The Contract Sum will be Increased** ..... \$ 493,491.00

**The New Contract Sum Including This Change Order** ..... \$ 3,053,042.00

**The Contract Time Will Be Changed By** .....

**The Date of Substantial Completion as of This Change Order therefore is** ..... 8/13/2025 (BW)

**ACCEPTED:**

**(Contractor)**  
HCBeck, LTD  
One Alliance Center 3500 Lenox RD NE  
Suite 250  
Atlanta, GA 30326-4229

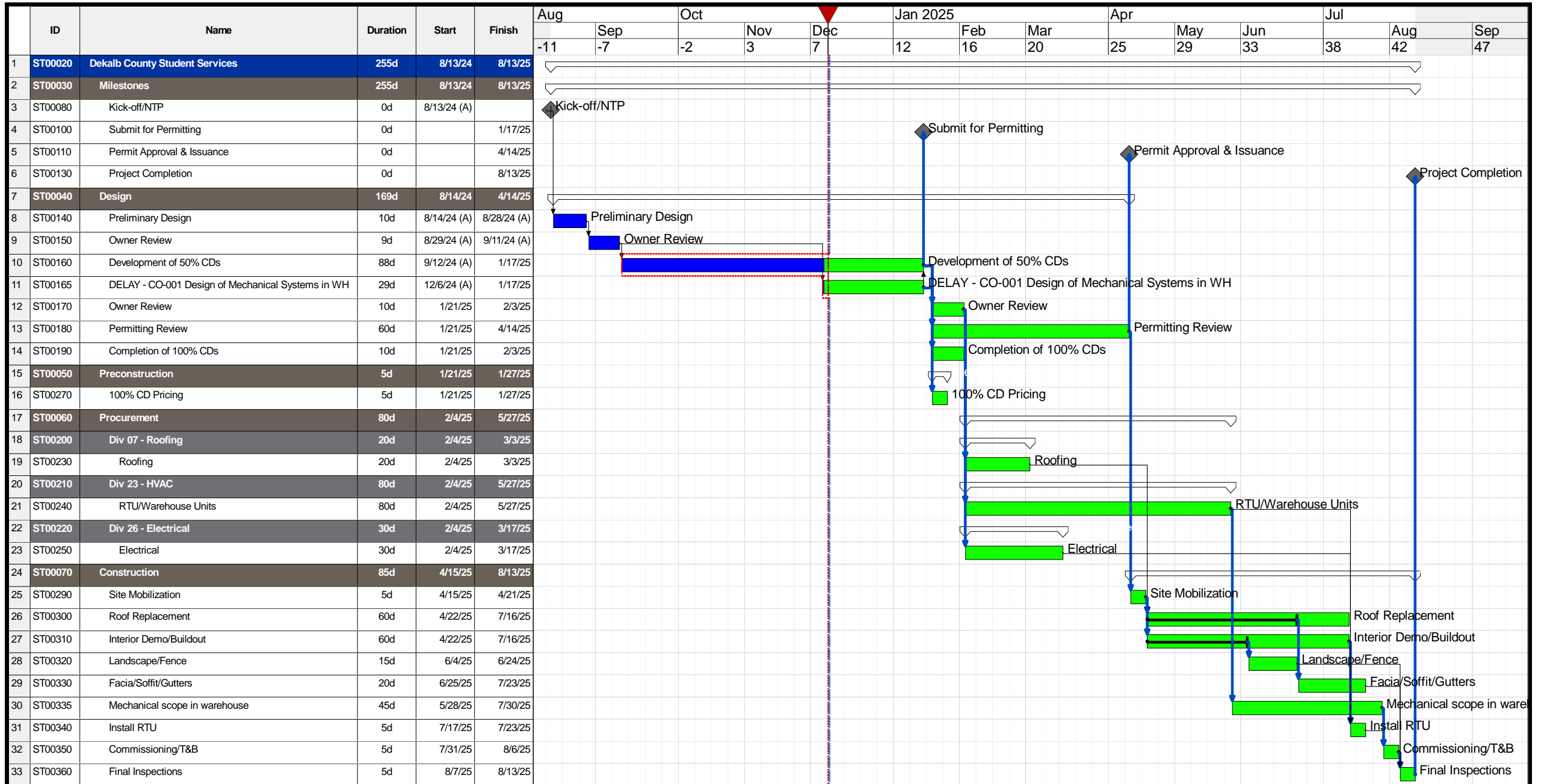
**(Architect)**  
HCBeck, LTD

**(Owner)**  
DeKalb County Board of Education  
1780 Montreal Road  
Tucker GA, 30084-6705

By: *[Signature]*  
Date: 12/13/2024

By: *[Signature]*  
Date: 12/13/2024

By: \_\_\_\_\_  
Date: \_\_\_\_\_



Project title	DCSD - Hatton Drive Facility			Dated	12/9/24	Drawn by	Beck	Programme No	
Programme title				Rev No		Rev comments			
Client	DCSD			Notes	Includes additional warehouse mechanical scope. Full Construction Schedule to be delivered upon Permit Set issuance				



Printed: 12/10/24

# Detailed Estimate Backup



ITEM NO.

<b>001</b>		<b>Mechanical Changes in Warehouse Arch Add Service</b>
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A = Add  
D = Deduct

Add / Deduct	BP#	Description	+/-	Qty	Unit	Unit Cost	Cost
A		Hammond Add Service - Mechanical	+	1	LS	\$7,500.00	\$7,500
A		Hammond Add Service - Electrical	+	1	LS	\$2,500.00	\$2,500
A		Consultant Fee Markup	+	1	LS	\$1,000.00	\$1,000
A		Beck Architecture Add Service	+	1	LS	\$4,200.00	\$4,200
<b>Subtotal</b>							\$15,200
		Sub Default Insurance		1.25%			\$0
		Builders' Risk Insurance		0.08%			\$0
		General Liability		0.92%			\$142
		P&P Bond		0.80%			\$124
		Fee		4.00%			\$0

**Total** **\$15,466**

# Detailed Estimate Backup



ITEM NO.

<b>002</b>		<b>Mechanical Changes in Warehouse</b>
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A = Add

D = Deduct

Add / Deduct	BP#	Description	+/-	Qty	Unit	Unit Cost	Cost
A		Warehouse RTU package	+	1	ls	\$260,000.00	\$260,000
A		Furnish and Install 25 ton unit heating & AC	+			INCLUDED	
A		Furnish and Install 7.5 ton unit heating & AC	+			INCLUDED	
A		Duct,Grilles,Accessories	+			INCLUDED	
A		New gas piping to units	+			INCLUDED	
A		Demo existing interior and exterior split unit components	+	1	ls	\$7,500.00	\$7,500
A		Demo existing 6 unit heaters and piping	+			INCLUDED	
A		Demo existing interior and exterior split unit components	+			INCLUDED	
A		BAS system integration	+	1	ls	\$15,000.00	\$15,000
A		Demo exhaust fans	+			INCLUDED	
A		Exterior CMU wall cutting, reinforcing, sealing, and patching existing	+	2	ls	\$3,000.00	\$6,000
A		Brush Clearing for exterior unit pads	+	1	ls	\$2,000.00	\$2,000
A		New exterior concrete pads	+	200	sf	\$35.00	\$7,000
A		Patching at exhaust fans for roof	+	4	ea	\$500.00	\$2,000
A		Electrical wiring and connections to units	+	1	ls	\$35,000.00	\$35,000
A		Existing Code Compliance	+	1	ls	\$25,000.00	\$25,000

**Subtotal** \$359,500

Sub Default Insurance	1.25%	\$4,494
Builders' Risk Insurance	0.08%	\$309.12
General Liability	0.92%	\$3,555
P&P Bond	0.80%	\$3,091
Fee	4.00%	\$15,456

**Total** **\$386,405**

# Detailed Estimate Backup



ITEM NO.

<b>003</b>		<b>New Water Heater Add</b>
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A = Add  
D = Deduct

Add / Deduct	BP#	Description	+/-	Qty	Unit	Unit Cost	Cost
							\$0
A		New 50 Gallon Water Heater with Taxes	+	1	LS	\$6,000.00	\$6,000
<b>Subtotal</b>							<b>\$6,000</b>
		Sub Default Insurance			1.25%		\$75
		Builders' Risk Insurance			0.08%		\$5
		General Liability			0.92%		\$59
		P&P Bond			0.80%		\$52
		Fee			4.00%		\$258

**Total** **\$6,449**

# Detailed Estimate Backup



ITEM NO.

<b>004</b>		<b>CMU Patching at Loading Dock</b>
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A = Add

D = Deduct

Add / Deduct	BP#	Description	+/-	Qty	Unit	Unit Cost	Cost
							\$0
A		Demo, Re-Lay, infill/skim coat	+	1	LS		\$20,220
A		Structural Engineer	+	1	LS		\$2,500
A		Consultant Fee Markup	+	1	LS		\$250
A		Beck Architecture Add Service	+	1	LS		\$800
<b>Subtotal</b>							<b>\$23,770</b>
Sub Default Insurance 1.25%							\$297
Builders' Risk Insurance 0.08%							\$20
General Liability 0.92%							\$235
P&P Bond 0.80%							\$204
Fee 4.00%							\$1,022

**Total** **\$25,549**

# Detailed Estimate Backup



ITEM NO.

<b>005</b>		<b>Added Office Space/Corridor Finishes</b>
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A = Add  
D = Deduct

Add / Deduct	BP#	Description	+/-	Qty	Unit	Unit Cost	Cost
A		LVT Flooring	+	1,000	sf	\$6.00	\$6,000
A		Wall base	+	1,000	sf	\$1.00	\$1,000
A		Paint	+	1,000	sf	\$2.65	\$2,650
A		ACT (keeping existing grid)	+	1,000	sf	\$3.00	\$3,000
A		ACT in storage designated spaces only	+	1,500	sf	\$3.00	\$4,500
A		Grid repair	+	2,500	sf	\$1.00	\$2,500
A		ADA Electrical Compliance	+	1	ls	\$5,000.00	\$5,000
<b>Subtotal</b>							\$24,650
					Sub Default Insurance	1.25%	\$308
					Builders' Risk Insurance	0.08%	\$21
					General Liability	0.92%	\$244
					P&P Bond	0.80%	\$212
					Fee	4.00%	\$1,060

**Total** **\$26,495**

# Detailed Estimate Backup



ITEM NO.

<b>006</b>		<b>Metal Panel Abatement</b>
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A = Add  
D = Deduct

Add / Deduct	BP#	Description	+/-	Qty	Unit	Unit Cost	Cost
A		Remove and Disposal of asbestos containing Metal Panels					\$38,320
D		Original Demo and Disposal	-				(\$7,500)

<b>Subtotal</b>						\$30,820
		Sub Default Insurance		1.25%		\$385
		Builders' Risk Insurance		0.08%		\$27
		General Liability		0.92%		\$305
		P&P Bond		0.80%		\$265
		Fee		4.00%		\$1,325

**Total** **\$33,127**