

**THE DEKALB COUNTY BOARD OF EDUCATION
CONSTRUCTION CONTRACT CHANGE ORDER**
Centennial Contractors Enterprises, Inc.

Project Name: Henderson Mill Elementary Major Building Systems Replacement
Project No.: 351-423
Change Order No.: 008
Date: February 20, 2025

Contractor: Centennial Contractors Enterprises, Inc.
 3200 Cobb Galleria Pkwy, Suite 210 Phone: (770) 613-2999
 Atlanta, GA 30339
 (hereinafter "the Contractor")

Project Description: Replacement of roof, HVAC components throughout the buildings, electrical switchboard system, fire alarm panel and system, plumbing components.

Reason for Change: Request from the Owner and end users to Provide the following: **Per RFI #77, galvanized water main is deteriorating and clogging new filters on faucets, flush valves, and water fountains. Centennial is proposing to run a new water main line {exterior PVC, interior copper} to replace the deteriorating galvanized water main. .**

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):**

PCO#	PCO DESCRIPTION	AMOUNT
#056	Per RFI #77 Provide New Water Main line replacing existing galvanize deteriorating pipe with new PVC for exterior and Copper for the Interior.	\$ 188,594.13
TOTAL		\$188,594.13

Contract Amount: Original Contract Price: \$ 7,578,800.00
 Previous Change Orders: \$ 646,494.61
 Current Contract Price (with Change(s)): \$ 8,225,294.61
 Amount of this Change Order: \$ 188,594.13
 Revised Contract Price: \$ 8,413,888.74

Contract Time: Original Substantial Completion Date: 10/5/2024
 Increase/(Decrease) in calendar days by previous Change Order(s): 88
 Increase/(Decrease) in calendar days by this Change Order: 0
 Revised Substantial Completion Date: 07/31/2025

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:

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:


Tyler Shelton
Operations Manager


Ninoska Byrnes
Assistant Project Manager

02/24/2025
Date

Recommended for Acceptance by Architect:



Carissa Oyedele
Vice President

02/25/2025
Date

Recommended for Acceptance by Program Manager & Owner:


Mel Butler
Program Director


3/2/25
Date


Richard Boyd
District Wide Engineer

3/5/25
Date


Keith Ball
Executive Director of Capital Improvement & Maintenance

3.17.25
Date


Erick Hofstetter
Chief Operations Officer

3.17.25
Date

Dr. Devon Q. Horton
Superintendent

Date

Approved by The DeKalb County Board of Education:

Board of Education Approval: (Required Over \$100,000)	Date: N/A	Item No.: N/A
--	-----------	---------------

Mrs. Deirdre Pierce
Board Chairperson

Date

Henderson Mill ES
Change Order No. 08 Breakdown

PCO #	Description	Owner Request	Unforeseen Conditions	Errors/Omissions
#056	Replace Existing Galvanize Pipe for Water Main. Exterior and Interior	\$188,594.13		
TOTAL		\$188,594.13	\$0.00	\$0.00
	Project Total	\$188,594.13		



POTENTIAL CHANGE ORDER (PCO) REQUEST

School Name:	<u>Henderson Mill Elementary School</u>	Date:	<u>February 17, 2025</u>
Project Name:	<u>Henderson Mill Elementary School MBSR</u>	Project Number:	<u>351-35</u>
Title:	<u>Galvanized Water Main</u>	PCO #:	<u>056</u>
Allowance / CO	<u>Change Order</u>		

Description of Work:

Per RFI #77, galvanized water main is deteriorating and clogging new filters on faucets, flush valves, and water fountains. Centennial is proposing to run a new water main line (exterior PVC, interior copper) to replace the deteriorating galvanized water main.

A. Subcontractor Cost of the Work		
<u>Clarkeson Plumbing (Above Ground Water)</u>	<u>\$ 64,500.00</u>	
<u>Clarkeson Plumbing (Underground Water)</u>	<u>\$ 89,750.00</u>	
<u>Georgia Wildcat Paving (Asphalt Repair)</u>	<u>\$ 12,760.00</u>	
<u>Georgia Wildcat Paving (Parking Lot- Curb Replacement)</u>	<u>\$ 3,000.00</u>	
<u>Georgia Wildcat Paving (Service Area-Curb Replacement)</u>	<u>\$ 8,885.00</u>	
	<u>\$ -</u>	Subtotal A: \$ 178,895.00
B. CONTRACTOR Fee: (As per Section 11.7.1.2) - 5% subcontractor work		Subtotal B: \$ 8,944.75
C. CONTRACTOR Cost of the Work:		
Payroll Costs (See attached supporting documentation.)	<u>\$ -</u>	
Materials and Equipment (See attached supporting documentation.)	<u>\$ -</u>	
Consultant Costs (See attached supporting documentation.)	<u>\$ -</u>	
Self-Performed Costs (See attached supporting documentation.)	<u>\$ -</u>	Subtotal C: \$ -
D. P&P Bond - 0.4% of Total Subs Cost of Change		Subtotal D: \$ 754.38
E. CONTRACTOR Fee: - 10% self performed		Subtotal E: \$ -
Total = (A + B + C + D + E)		Total: \$ 188,594.13

The proposal would Increase Decrease the Milestones and/or Contract Time by _____ calendar days.

The proposal does NOT affect the Milestones and/or Contract Time.

 _____ Contractor Signature	 _____ Asst. PM/Program General Manager	<u>February 17, 2025</u> Date
-----------------------------------	---	----------------------------------

Carissa Oyedele (Feb 17, 2025 15:33 EST) 02/17/2025



SE Region
3200 Cobb Galleria Pkwy, Suite 210
Atlanta, Georgia 30339.
P: (770) 613-2999

Project: 73150-0147 DCSD Henderson Mill ES
MBSR
2408 Henderson Mill Road
Atlanta, Georgia 30345

RFI #77: DCSD Henderson Mill ES - Water Main

Status	Open		
To	George Harkness (DeKalb County School System)	From	Tyler Shelton (Centennial Contractors Enterprises, Inc.) 3200 Cobb Galleria Parkway, Suite 210 Atlanta, Georgia 30339
Date Initiated	Jul 25, 2024	Due Date	Jul 29, 2024
Location		Project Stage	Course of Construction
Cost Impact	TBD	Schedule Impact	TBD
Spec Section		Cost Code	
Drawing Number		Reference	
Linked Drawings			
Received From	Melvin Atha (Able Plumbing Company, Inc.)		
Copies To	Ray Church (Centennial Contractors Enterprises, Inc.), Carissa Oyedele (Corgan Associates, Inc. (Atlanta Office)), Tyler Shelton (Centennial Contractors Enterprises, Inc.)		

Activity

Question	<p>Question from Tyler Shelton Centennial Contractors Enterprises, Inc. on Thursday, Jul 25, 2024 at 03:46 PM EDT</p> <p>Should the existing galvanized water main be replaced next summer? Pipe is deteriorating and will clog new filters on the faucets and flush valves.</p> <p>Attachments FC218FFD-CAE3-4C82-867F-E3C02CBAE940.jpg</p>
Proposed Solution	--

Awaiting an Official Response



6751 Bells Ferry Road
Woodstock, GA 30189
(706) 339-7194

Bid Proposal

Bid Date
11/25/2024

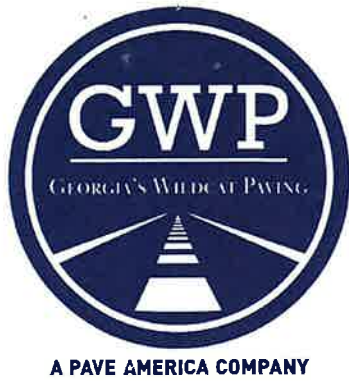
Prepared for: Centennial Contractors Ent Inc
3200 Cobb Galleria Parkway
Unit 210
Atlanta, GA 30339

Project: Hendersonville ES Air Gaps
2408 Henderson Mill Road
Atlanta, GA 30345

Bid Number	Customer Job Number	Payment Terms	Bid Expiration Date
B533		Net 30 Days	12/25/2024

Description	Price
2) Above slab water main replacement. Replace 2 x 3" mechanical valves. Demo 280' of 3" galvanized pipe and replace with 3" copper pipe. Pro-press fittings will be utilized.	64,500.00
3) Run ~300' rolled poly water main pipe underground to building. Pricing includes tree-removal as well as concrete/asphalt cut and removal to onsite dumpster provided by others. Concrete pourback and asphalt patching excluded.	89,750.00

Accepted by: _____ Accepted date: _____



12/20/2024

PROPOSAL NUMBER

6003-1

ADDRESS

**2408 Henderson Mill Rd, Atlanta, GA,
30345**

CLIENT

**Centennial Contractors Enterprises, Inc.
Ninoska Byrnes**

CONTACT

**404-640-6283
nbyrnes@cce-inc.com**

PROPOSAL

HENDERSON MILL ELEMENTARY -



ADDRESS

1128 BRETT DR SW
CONYERS, GA
30094

TELEPHONE

4049251726 Cell
678-377-3113 office

EMAIL

SALESPERSON: AMANDA@GWPPAVING.COM



PROPOSAL

Dear Ninoska Byrnes,

The Georgia's Wildcat Paving Company has been serving Atlanta since 1993, they purchased their first dump truck and got to work. Through the years the company has expanded to add a dependable sales team and a hard-working field crew. In everything we do we strive to provide our customers with comprehensive solutions for their parking lot needs!

Per your request, we propose to supply the following to complete the indicated job: Labor, Materials, Equipment

Exclusions: Testing, Towing, Permits, 3rd Party Inspections, Stake-Out, Removal Or Relocation Of Utilities, Any Other Items As Listed On The Terms And Conditions Page.

Please review the proposal and feel free to call with any questions.



PROPOSAL

ASPHALT REPAIR

Price: \$12,760.00

Remove up to 12" of soil and asphalt and replace with 8" of GAB and 4" of asphalt in a 150'x3' area. Any additional work or material will require additional charges.

- This work is performed by removing asphalt to the above-specified depth by the milling machine or other means and removing broken asphalt from the site.
- The exposed sub-grade, if encountered, will be compacted to a uniform depth and vertical edges of the open patch will be tack coated using CRS2 emulsion.
- New asphalt will then be placed and compacted to a uniform consistency (multiple lifts may be required).
- The finished elevation of the new repair will match the adjacent surfaces.
- All new asphalt material will be Department of Transportation approved.
- This work can usually be completed with minimal inconvenience to traffic.
- If unsuitable materials are encountered (paving fabric, contaminated material, etc) and deemed by Contractor or Supplier unacceptable to be delivered to the originally desired location, the material will be taken to a dump site at an additional charge of \$350/per truckload plus dump fees.
- Purchaser agrees to pay all costs associated with asphalt milling disposal. Purchaser is responsible to ensure all vehicles are removed (towing if required) from the affected areas no later than 7:00 a.m.

CONCRETE SIDEWALK INSTALL (INCLUDES CURB & GUTTER

Price: \$3,000.00

Install 30 square feet up to 4.00 inch depth. Includes up to 11 LF of Curb and Gutter.

- We will saw cut existing asphalt if required and pour to existing elevations.
- We will furnish and install new concrete material on grade using an air entrained approved concrete mix.
- The concrete will be floated, troweled, control joints scored, broom-finished and expansion joints will be installed as required.
- We are not responsible for graffiti, tire tracks, animal or human footprints, etc., on finished concrete.
- The color of the new concrete will not match the existing or surrounding concrete.
- Purchaser is responsible to ensure all vehicles are removed (towing if required) from the affected areas no later than 7:00 a.m.
- In the event actual area is greater than specified and/or depth of existing concrete is greater than above depth inches, the price will be increased at a unit price of \$400.00 per additional cubic yard of concrete for additional material.
- **To Protect Your Concrete Surfaces:** Do Not use deicers during the 1st year. Never use deicers containing sodium, calcium, ammonium nitrate or ammonium sulfate, use plain sand. Apply a concrete sealer for protection periodically.
- **We will not backfill any new concrete products under this contract. If the customer requests the new concrete to be backfilled this may be done at a Time and Material rate.**

TOTAL PRICE OF THIS PROPOSAL AS PRESENTED:

\$15,760.00



OPTIONAL ITEMS

CONCRETE SIDEWALK REPLACEMENT (INCLUDES CURB & GUTTER) INCLUDES Price:
YELLOW CURB **\$8,885.00**

Install 250 square feet up to 4.00 inch depth. Includes up to 50 LF of Curb & Gutter.

- *We will saw cut existing asphalt if required and pour to existing elevations.*
- *We will furnish and install new concrete material on grade using an air entrained approved concrete mix.*
- *The concrete will be floated, troweled, control joints scored, broom-finished and expansion joints will be installed as required.*
- *We are not responsible for graffiti, tire tracks, animal or human footprints, etc., on finished concrete.*
- *The color of the new concrete will not match the existing or surrounding concrete.*
- *Purchaser is responsible to ensure all vehicles are removed (towing if required) from the affected areas no later than 7:00 a.m.*
- *In the event actual area is greater than specified and/or depth of existing concrete is greater than above depth inches, the price will be increased at a unit price of \$400.00 per additional cubic yard of concrete for additional material.*
- **To Protect Your Concrete Surfaces:** *Do not use deicers during the 1st year. Never use deicers containing sodium, calcium, ammonium nitrate or ammonium sulfate, use plain sand. Apply a concrete sealer for protection periodically.*

TOTAL PRICE OF OPTIONAL ITEMS: **\$8,885.00**



AGREEMENT

The Unit Rates applicable to the categories of work to be performed pursuant to this Agreement are based on the material costs and published indexes as of 01/01/2023. Purchaser acknowledges that if the above-listed items increase by the date all work under the contract is completed, the Unit Rates applicable to the categories of work to be performed under the Proposal shall be adjusted. The adjusted Unit Rates shall be committed and paid by the purchaser as though a written change order were approved and signed by both parties.

Georgia's Wildcat Paving proposes to furnish material and labor to perform the work outlined herein for the sum of:

\$15,760.00, FIFTEEN THOUSAND, SEVEN HUNDRED SIXTY DOLLARS AND ZERO CENTS

Payment is due upon completion of work and considered past due after 30 days. For all residential work we require a 50% deposit.

This proposal is valid for thirty (30) days from the date written above. The proposal is subject to the terms and conditions enclosed, attached, and/or on the backside of the proposal.

This proposal contains confidential information belonging to the sender, which is legally privileged. The information is intended only for the use of the individual or entity named above. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution, or the taking of any action in reliance on the contents of this proposal is strictly prohibited. If you have received this proposal in error, please immediately notify us by telephone to arrange for the return of the original documents to us.

Sincerely,

Amanda Burns, Sales
amanda@gwppaving.com
Cell: 4049251726

Accepted: The above-proposed terms and conditions, including price and payment terms, are satisfactory and hereby accepted. **Georgia's Wildcat Paving** is hereby authorized to proceed with the work specified.

Purchaser: _____ Title: _____

Printed Name: _____ Date: _____



TERMS & CONDITIONS

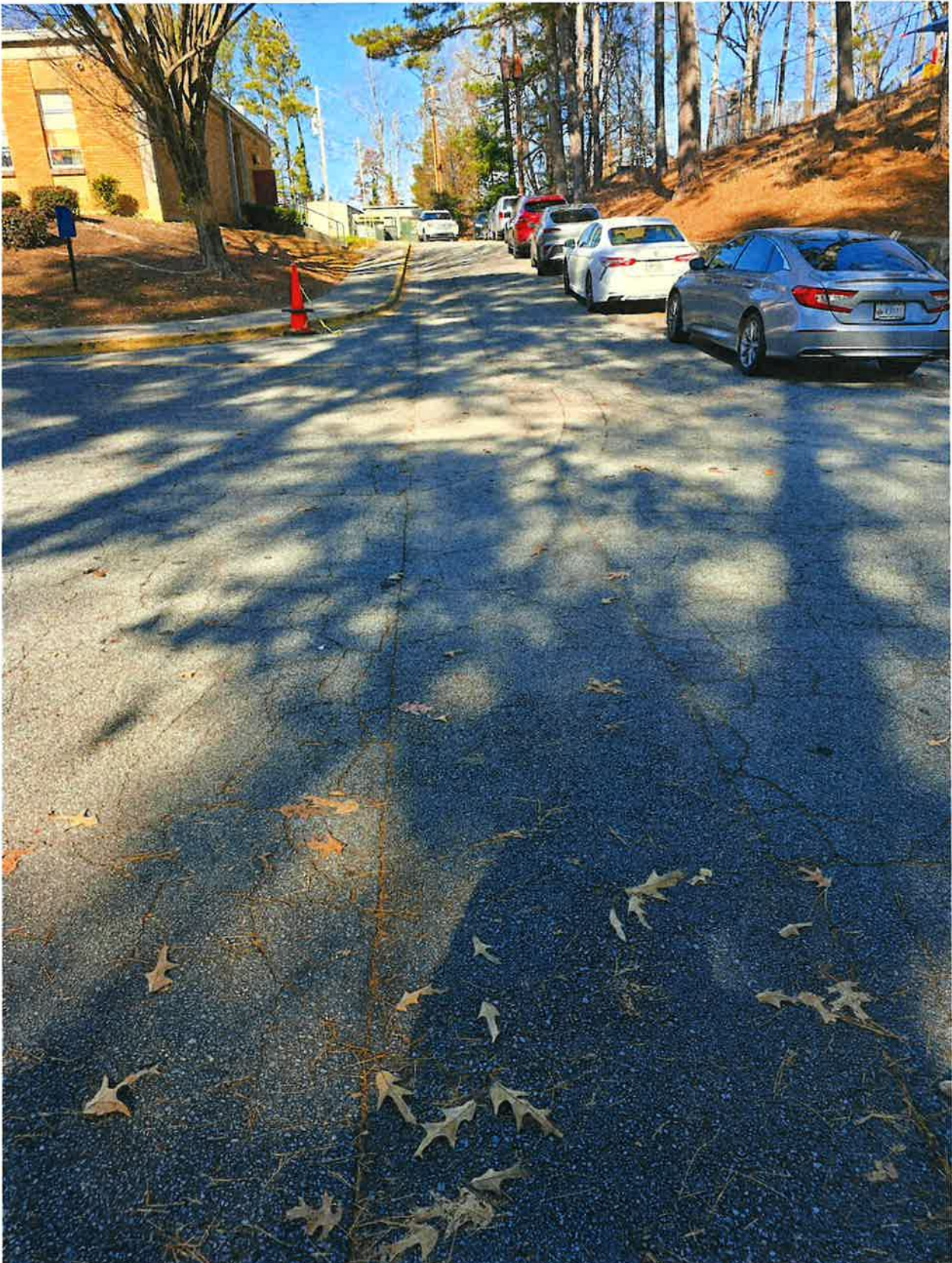
- These Terms and Conditions are by and between Georgia's Wildcat Paving, a Pave America Company, (hereinafter the "Contractor"), and the front-side "Purchaser", (hereinafter the "Purchaser").
- All stone, asphalt, and concrete depths indicated are to be interpreted as average depths prior to compaction. Actual Asphalt Repair depth regardless of depth specified on the front will only go to the stone base or specified depth whichever is less. Drainage is not guaranteed on areas having less than 2% grade.
- If the contract is canceled by Purchaser prior to commencement of work, Purchaser will pay Contractor twenty percent (20%) of the total contract price.
- Unit prices, if specified, shall apply to all extra work performed beyond the original scope, if such work can be performed at the same time Contractor is working at the site on original items of work. The contractor reserves the right to renegotiate the terms and conditions, including price if it must move any equipment back to the site to perform additional work. The contractor will be under no obligation to perform any extra work.
- All proposals are based on the existence of a workable sub-base layer of at least four (4) inches. It shall not be the Contractors responsibility to check the sub-base unless it is specified and paid for in the contract. The contractor shall not be responsible for consequences of sub-base deficiency or failures, including but not limited to damages or inability to perform work due to poor compaction, underground springs, buried materials, grade failures, etc.
- Additional labor or materials may result in additional charges to the total proposed cost.
- Each phase of work will be billed upon completion of that phase. Purchaser agrees to pay all invoices within 15 days of the invoice date. All amounts unpaid by the due date shall bear interest at the rate of 1.5% per month until paid. If full payment (including aforementioned late charges) has not been received by Contractor within 45 days of substantial completion, all of Purchasers warranty rights hereunder will be forfeited and automatically become void and Contractor shall be excused from further performance of work under this proposal, or any other contract with Purchaser and all amounts then due and owing, including retainage, shall become immediately payable
- The pricing contained herein is based on all work being completed within 30 days of the date of this proposal unless otherwise agreed in writing. The terms for doing any work after this date may, at Contractor's option, be renegotiated between Contractor and Purchaser. To the extent Contractor has performed any work within 30 days of the date of this proposal, Contractor shall be compensated for all such work under the terms and conditions and including price as set forth in this proposal, including retainage, together with any costs incurred as a result of Purchaser's delay in completion of the work. Purchaser agrees to compensate Contractor for ALL reasonable costs (and associated overhead and profit) for delays incurred completing the work.
- Purchaser shall not prematurely subject the work to any type of traffic; loads in excess of the design capacity before proper cure, or in a manner which may damage the work. The contractor is not responsible for graffiti, tire tracks, animal or human footprints, etc., on finished concrete/asphalt.
- Although the contractor will endeavor to cooperate fully with the progress of the work, it reserves the right to delay the start of work until the entire area of the job is ready to be poured, paved, or sealed. Unless otherwise noted, the total price is based on one move-in and complete access to work areas at the time of move-in. Purchaser agrees to pay Contractor \$2,500.00 for each additional move-in. The removal of vehicles from the work site is the sole responsibility of the Purchaser. Damage to vehicles left on the worksite is the responsibility of the Purchaser. The contractor is not responsible for crackfill that adheres to tires. The contractor is not responsible for overspray on vehicles, curb and gutter, and all structures within 50 feet of the edge of the parking lot and or area being sealed or treated.
- Contractor shall not be bound to any construction schedules unless agreed to in writing by Contractor. If no schedule is established, the Contractor will undertake the work in the course of its normal operating schedule.
- Purchaser to ensure all existing surfaces shall be in a condition suitable to receive any work to be performed by Contractor. Purchaser shall provide potable water and electrical source at no expense to Contractor. The contractor is not responsible for tire marks on asphalt and or concrete. The contractor is not responsible for damage to landscaping and sidewalks due to required access by trucks and or equipment. The contractor is not responsible for damage to existing asphalt pavement due to weak, unstable, non-compacted, or wet sub-base materials. The contractor is not responsible for damage to surrounding concrete due to the vibration of jackhammers and equipment.
- To the extent that the work is dependent upon the work of other contractors or subcontractors, the Contractor shall not assume responsibility for any defect, deficiency, or non-compliance in such other work.
- Purchaser is responsible for getting all "private" (non-public) utilities, including wells and septic system elements, underground sprinklers systems, electrical wiring, etc marked by an independent utility locator prior to the commencement of work. All specifications and the work estimate are conditioned on all private utilities not being disturbed or changed by modifications needed to accommodate private utilities not disclosed to the Contractor previously. Any damage caused to private lines during construction is the sole responsibility of the Purchaser unless previously marked by an independent utility locator. Purchaser is responsible for all damage to existing structures and facilities, including underground facilities, caused by equipment necessary to carry out the work.
- Contractor will not be responsible for the construction or material failures or delays in construction caused by any factor beyond its control, including, but not limited to, delays or failures caused by weather, acts of God, delays in transportation, acts of suppliers, and subcontractors, acts of the Purchaser, Owner or its separate contractors, fuel or raw material shortages, plant failures, or any other cause beyond its control.
- Unless stated in writing on this proposal, all engineering and testing, subgrade stabilization (undercut), excavation, utilities, adjustment of underground facilities, manholes, water valves, or underground structures, striping, landscaping, permits, bonds, government approvals, damage to existing asphalt and concrete and landscaping shall be Purchaser's sole responsibility. Purchaser agrees to indemnify, protect, and hold Contractor harmless from any and all damages, expenses, and attorneys fees suffered or incurred on account of Purchaser's breach of any obligation or covenant of this proposal.
- Unless stated in writing on this proposal, there shall be no warranties, express or implied, in connection with any material or service furnished under this proposal. All consequential damages are excluded.
- In the event that Contractor retains an attorney to recover any amount due under this agreement, the Purchaser agrees to pay all attorney fees, court costs, and costs of collection incurred by Contractor.
- Purchaser will, prior to Contractor leaving the job site, arrange for an authorized representative or agent of the Purchaser to inspect completed Contractor work in the company of a Contractor representative. Purchasers' failure to inspect the job site as above will signify acceptance of work performed by Contractor and agreement to pay the bill in full within fifteen (15) days.



Henderson Mill Site Map



Henderson Mill Existing 1



Henderson Mill Existing 4



Henderson Mill Existing 2



Henderson Mill Existing 3



Job Information sheet:

Site Name: _____

Site Address: _____

Project Manager Name: _____

Project Manager Email: _____

Project Manager Number: _____

Main Client Name: _____

Client Email: _____

Client Number: _____

Accounting Email: _____

Accounting Phone Number: _____

Customer commentary about scheduling availability or about the job site:

Does this job require Traffic Control: Yes No

Are work-done photos needed? Yes No

Is a certificate of completion required? Yes No

Is this a contract requiring lien waivers? Yes No









351-35 DCSD Henderson Mill ES - PCO #056

Final Audit Report

2025-02-17

Created:	2025-02-17
By:	Ninoska Byrnes (NByrnes@cce-inc.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAM4vKJHQNFcuaD_9jw8FKdghPcWNFDzFL

"351-35 DCSD Henderson Mill ES - PCO #056" History

-  Document created by Ninoska Byrnes (NByrnes@cce-inc.com)
2025-02-17 - 7:48:15 PM GMT- IP address: 73.207.41.63
-  Document e-signed by Ninoska Byrnes (NByrnes@cce-inc.com)
Signature Date: 2025-02-17 - 7:51:24 PM GMT - Time Source: server- IP address: 73.207.41.63
-  Document emailed to Tyler Shelton (tshelton@cce-inc.com) for signature
2025-02-17 - 7:51:28 PM GMT
-  Document e-signed by Tyler Shelton (tshelton@cce-inc.com)
Signature Date: 2025-02-17 - 8:27:23 PM GMT - Time Source: server- IP address: 174.249.182.117
-  Document emailed to Carissa Oyedele (carissa.oyedele@corgan.com) for signature
2025-02-17 - 8:27:27 PM GMT
-  Email viewed by Carissa Oyedele (carissa.oyedele@corgan.com)
2025-02-17 - 8:28:42 PM GMT- IP address: 4.1.251.50
-  Document e-signed by Carissa Oyedele (carissa.oyedele@corgan.com)
Signature Date: 2025-02-17 - 8:33:45 PM GMT - Time Source: server- IP address: 4.1.251.50
-  Agreement completed.
2025-02-17 - 8:33:45 PM GMT