



# 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: Redan MS  
Contractor: Construction Works Inc.  
Originator: Ryan Fernandez

Project No: 322-35  
Architect: GMC  
Date: April 1, 2025

### 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 \$180,798.15
  - Amendment      Amendment Amount \_\_\_\_\_
    - Owner Request
    - Errors/Omissions
    - Unforeseen Conditions
    - Regulatory Change
    - Other (Specify): Extended Construction Schedule
- 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 #03 for review and signatures  
RFQ #22-752-020  
Cost Code: SP5FACCON.32235.GENCONTR

Notes:

### REVIEWERS & APPROVALS

Please Fill In Appropriately and Forward to the Next Approver

Review	Approve		
<input type="radio"/>	<input checked="" type="radio"/>	Project Manager	<u>[Signature]</u> 4/1/25
<input type="radio"/>	<input type="radio"/>	Deputy Program Director	<u>[Signature]</u> 4/1/25
<input type="radio"/>	<input type="radio"/>	Program Director	<u>[Signature]</u> 4/1/25
<input type="radio"/>	<input type="radio"/>	District Architect	<u>[Signature]</u> 4/21/25
<input type="radio"/>	<input type="radio"/>	Executive Director of Capital Improvements	<u>[Signature]</u> 4.23.25
<input type="radio"/>	<input type="radio"/>	Chief Operating Officer	
<input type="radio"/>	<input type="radio"/>		

**THE DEKALB COUNTY BOARD OF EDUCATION  
CONSTRUCTION CONTRACT CHANGE ORDER**

Construction Works, Inc.

**Project Name:** Redan Middle School  
**Project No.:** 322-35  
**Change Order No.:** 03  
**Date:** March 25, 2025

**Contractor:** Construction Works, Inc.  
2524 Lithonia Industrial Blvd. Suite D  
Lithonia, Ga 30058  
Phone: 678-526-8189

(the "Contractor")

**Project Description:** Major Building Systems Replacement

**Reason for Change:** Extended General Conditions

**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. PCO #006 – Extended General Conditions due to Construction Delay - \$180,789.15

Total = \$180,798.15

<b>Contract Amount:</b>	Original Contract Price:	\$4,997,155.00
	Previous Change Orders (Nos.):	\$ 236,927.95
	Current Contract Price (with Change(s)):	\$5,234,082.95
	Amount of this Change Order:	<u>\$ 180,798.15</u>
	Revised Contract Price:	\$5,414,881.10

<b>Contract Time:</b>	Original Substantial Completion Date:	7/31/2024
	Increase/(Decrease) in calendar days by previous Change Order(s):	0
	Increase/(Decrease) in calendar days by this Change Order:	730
	Revised Substantial Completion Date:	7/31/2026

**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.

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

Agreed to by the Contractor:

Enrico L. Washington  
Enrico Washington  
Project Manager

3/25/2025  
Date

Recommended for Acceptance by Architect:

Madeline Gibbs  
Madeline Gibbs  
Design Architect

03.27.2025  
Date

Recommended for Acceptance by Program Manager & Owner:

Mel Butler  
Mel Butler  
Program Director

4/16/25  
Date

Richard H. Boyd  
Richard Boyd  
District Architect

4/21/25  
Date

Keith Ball  
Keith Ball  
Executive Director – Capital Improvements & Facilities

4.23.25  
Date

\_\_\_\_\_  
Erick Hofstetter  
Chief Operating Officer

\_\_\_\_\_  
Date

**Approved by The DeKalb County Board of Education:**

\_\_\_\_\_  
Dr. Devon Q. Horton  
Superintendent

\_\_\_\_\_  
Date

\_\_\_\_\_  
Mrs. Deirdre P. Pierce  
Board Chair

\_\_\_\_\_  
Date

<b>Board of Education Approval:</b> Date: N/A <b>(Required Over \$100,000)</b>	<b>Item No.:</b> N/A
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**THE DEKALB COUNTY BOARD OF EDUCATION  
CONSTRUCTION CONTRACT CHANGE ORDER**

Construction Works, Inc.

<b>Project Name:</b>	Redan Middle School
<b>Project No.:</b>	322-35
<b>Change Order No.:</b>	03
<b>Date:</b>	March 25, 2025

<b>Contractor:</b>	Construction Works, Inc. 2524 Lithonia Industrial Blvd. Suite D Lithonia, Ga 30058 Phone: 678-526-8189
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(the "Contractor")

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<b>Reason for Change:</b>	Extended General Conditions
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<b>Attachments (Incorporated by Reference):</b>
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**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:

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





**February 19, 2025**

**DeKalb County School District**

1701 Mountain Industrial Blvd  
Stone Mountain, GA 30083

**Subject: Request for Increase in General Conditions**

Dear Ryan Fernandez,

I hope this letter finds you well. I am writing to bring this matter back to your attention from our original letter sent to you on June 28, 2024 about the significant delays that have impacted our construction projects at Fairington Elementary School, Redan Middle School, and Salem Middle School. These delays, primarily due to the DCSD not having the Certificate of Occupancy for the Classroom Modulares, have caused multiple setbacks and modifications to our construction schedule. As a result, we have incurred additional costs related to extended general conditions and subcontractor expenses. Therefore, we respectfully request an adjustment to the existing contract sum and completion dates to reflect these unforeseen challenges.

**School Details and Project Timelines:**

- **Fairington Elementary School:** The project involves major building systems replacement.  
**Project Timeline:**
  - Original Construction Start: February 2023
  - Original Construction Complete: August 1, 2024
  - Actual Construction Start: June 2024
  - Revised Construction Complete: August 2025
  
- **Redan Middle School:** The project includes major building systems replacement for HVAC, plumbing fixtures, ceilings, and LED lights.  
**Project Timeline:**
  - Original Construction Start: February 2023
  - Original Construction Complete: August 2024
  - Actual Construction Start: June 2024
  - Revised Construction Complete: September 2026

- **Salem Middle School:** The project focuses on major building systems replacement for HVAC, plumbing fixtures, ceilings, LED lights, and roofing.

**Project Timeline:**

- Original Construction Start: February 2023
- Original Construction Complete: August 2024
- Actual Construction Start: June 2024
- Revised Construction Complete: September 2026

**Increase General Conditions Per School:**

- **Fairington Elementary School:** \$100,862.62
- **Redan Middle School:** \$180,789.15
- **Salem Middle School:** \$383,435.10

**Total Increase for General Conditions:** \$665,086.87

We appreciate your understanding and cooperation during this challenging period. We kindly request your prompt attention to this matter. If you require any further information or clarification, please do not hesitate to contact me directly.

Thank you for your understanding and cooperation.

**Sincerely,**

**Enrico Washington, Sr.**  
Construction Works, Inc.  
678-526-8189  
rico@cwiatl.com



Redan MS (23-00)

006 - General Conditions Increase Due to Delayed Construction Start Date

<b>Category</b>	<b>Reason</b>	<b>Location</b>	<b>Status</b>
			Ready for Review <input checked="" type="radio"/>

<b>Create Date</b>	<b>Due Date</b>	<b>Importance</b>	<b>Reference</b>
3/6/2025	3/13/2025		

**Notes**

<b>Summary</b>			<b>estimate</b>	<b>proposed</b>	<b>approved</b>	<b>applied</b>
Requested Days	0.00	Budget	180,789.15	180,789.15	0.00	180,789.15
Approved Days	0.00	Cost	180,789.15	180,789.15	0.00	180,789.15

<b>Description</b>		<b>budgetcodecont ract</b>	<b>Allocation</b>	<b>Estimate</b>	<b>Proposed</b>	<b>Approved</b>	<b>Applied Amount</b>
001 -	Budget	01.010000.GC.DC	Pend Rev	173,442.14	173,442.14	0.00	173,442.14
General Conditions	Cost		Pend Commt	173,442.14	173,442.14	0.00	173,442.14
002 -	Budget	01.000000.GC.DC	Pend Rev	2,081.31	2,081.31	0.00	2,081.31
Insurance	Cost		Pend Commt	2,081.31	2,081.31	0.00	2,081.31
003 -	Budget	03.010000.GC.DC	Pend Rev	5,265.70	5,265.70	0.00	5,265.70
Payment and Performance Bond	Cost		Pend Commt	5,265.70	5,265.70	0.00	5,265.70

Redan MS GC

Schedule of Value GC's	Total Complete as of 12/2024	Average Monthly Billing for Duration of Project	Insurance	Payment and Performance Bond	Balance to Finish as of 12/2024	Project Completion Timeframe(Months)	Amount Requesting for Extended GCs
\$ 292,265.57	\$ 191,699.21	\$ 9,128.53	\$ 2,081.31	\$ 5,265.70	\$ 75,689.91	19	\$ 180,789.15

Methodology behind the numbers above is as followed:  
 We took the average monthly billing for duration of project at (\$9,128.53) multiplied by the project completion timeframe in months (19) + insurance (\$2,081.31) + payment and performance bond (\$5,265.70) totaling \$180,789.15



June 28, 2024

DeKalb County School District

1780 Montreal Road, Tucker, GA 30084

Subject: Construction Delays and Request for Increase in General Conditions

Dear Ryan Fernandez,

I hope this letter finds you well. I am writing to inform you about certain delays that have impacted our construction projects at Fairington ES, Redan MS, and Salem MS and to request an adjustment to the existing contract sum and completion dates:

**1. Delay Details:**

- Due to the District not having the Certificate of Occupancy for the Classroom Modulares, we have experienced setbacks in our construction schedule.
- The impact of these delays includes multiple projected start dates which caused many modifications to workforce availability by us and our trade partners on four different occasions.
- We were to begin construction at all three schools the summer of 2023, but the District had not procured the Classroom Modulares in time for us to begin construction at that time.
- The second opportunity for us to begin construction was during the Christmas Break of 2023, but we were told that Georgia Power had to provide transformers for the Classroom Modulares, and it would not be until February of 2024 before the transformer would arrive.
- The third opportunity for us to begin construction was the Spring Break of 2024 and this is when we were informed that the District had not received the Certificate of Occupancy for the students to move into the Classroom Modulares.
- The fourth opportunity for us to begin construction was the Summer Break of 2024 and at this point, the Certificate of Occupancy still had not been provided to the District due to the comments on the drawings submitted to the Fire Marshal were not corrected by the Classroom Modulares design consultant.
- Because of not having the Certificate of Occupancy at this time, the furniture in all the classrooms we planned to begin construction could not be moved into the Classroom Modulares. The furniture had to remain in the building, which impeded much of the overhead work.

- The latest information we have received on the Certificate of Occupancy was provided on June 10, 2024, during an in-person with the DCSD Program Management Team at the Sam Moss Building. In this meeting we were informed that the corrected drawing would be submitted to the Fire Marshal on Wednesday, June 13, 2024, and they believed that we would have the Certificate of Occupancy by the end of June.
2. **Financial Implications:**
- Due to the delays, we have incurred additional costs related to extended general conditions, subcontractor expenses, and other project-related expenses.
  - Our team has meticulously documented these costs, and we believe they warrant an adjustment to the contract sum.
3. **Revised Timeline:**
- We are committed to completing the project as efficiently as possible. Upon receiving an actual date on when the District will receive the Certificate of Occupancy from the DeKalb County Government a revised estimated completion date shall be provided.

We appreciate your understanding and cooperation during this challenging period. We kindly request your prompt attention to this matter. If you require any further information or clarification, please do not hesitate to contact me directly.

Thank you for your understanding and cooperation.

Sincerely,

Enrico Washington, Sr.

Construction Works, Inc.

404-488-2682/[rico@cwiatl.com](mailto:rico@cwiatl.com)

