



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: Fairington ES
Contractor: Construction Works Inc.
Originator: Ryan Fernandez

Project No: 361-35
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 \$143,905.06
 - 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 #04 for review and signatures
RFQ #22-752-020
Cost Code: SP5FACCON.36135.GENCONTR

Notes:

REVIEWERS & APPROVALS

Please Fill In Appropriately and Forward to the Next Approver

Review	Approve	
<input type="radio"/>	<input checked="" type="radio"/>	<u>Project Manager</u> 4/1/25
<input type="radio"/>	<input type="radio"/>	<u>Deputy Program Director</u> 4/1/25
<input type="radio"/>	<input type="radio"/>	<u>Program Director</u> 4/1/25
<input type="radio"/>	<input type="radio"/>	<u>District Architect</u> 4/2/25
<input type="radio"/>	<input type="radio"/>	<u>Executive Director of Capital Improvements</u> 4.25.25
<input type="radio"/>	<input type="radio"/>	<u>Chief Operating Officer</u> _____
<input type="radio"/>	<input type="radio"/>	_____ <input type="checkbox"/>

THE DEKALB COUNTY BOARD OF EDUCATION
CONSTRUCTION CONTRACT CHANGE ORDER
Construction Works, Inc.

Project Name:	Fairington Elementary School
Project No.:	361-35
Change Order No.:	04
Date:	March 25, 2025

Contractor:	Construction Works, Inc. 2524 Lithonia Industrial Blvd. Suite D Lithonia, Ga 30058 Phone: 678-526-8189 <p style="text-align: right;">(the "Contractor")</p>
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Project Description:	Major Building Systems Replacement
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Reason for Change:	Owner Requested Items, Unforeseen Conditions, and Extended Schedule
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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 #009 – Asbestos Removal in Mechanical Room - \$29,180.44
2. PCO #012 – Water Source Heat Pump Relocation for ERU-2 Steel Supports - \$6,931.00
3. PCO #013 – Water Source Heat Pump Relocation for ERU-1 Steel Supports - \$6,931.00
4. PCO #014 – Extended General Conditions due to Construction Delay - \$100,862.62

Total = \$143,905.06

Contract Amount:	Original Contract Price:	\$4,203,861.37
	Previous Change Orders:	\$ 244,303.13
	Current Contract Price (with Change(s)):	\$4,448,164.50
	Amount of this Change Order:	<u>\$ 143,905.06</u>
	Revised Contract Price:	\$4,592,069.56

Contract Time:	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.

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

Construction Works, Inc.

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Project No.:	361-35
Change Order No.:	04
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and any and all claims that are not identified hereinabove by the Contractor are hereby waived by the Contractor.



Fairington ES (23-02)

009 - Asbestos Removal in Mechanical Room

Category Change Order	Reason Field Condition	Location Interior	Status Ready for Review <input checked="" type="radio"/>
Create Date 5/31/2024	Due Date 6/7/2024	Importance High	Reference Asbestos at Boiler

Notes

Summary		Estimate	Proposed	Approved	Applied
Requested Days	0.00	Budget 29,180.44	29,180.44	0.00	29,180.44
Approved Days	0.00	Cost 29,180.44	29,180.44	0.00	29,180.44

Description	budgetcodecont	Allocation	Estimate	Proposed	Approved	Applied Amount
001 - Construction Works Inc.	Budget 01.010000.GC.DC	Pend Rev	25,412.00	25,412.00	0.00	25,412.00
Asbestos Removal by A&M	Cost	Pend Commt	25,412.00	25,412.00	0.00	25,412.00
002 -	Budget 01.010000.GC.IC	Pend Rev	1,270.60	1,270.60	0.00	1,270.60
Overhead and Profit (5%)	Cost	Pend Commt	1,270.60	1,270.60	0.00	1,270.60
003 -	Budget 01.000000.GC.DC	Pend Rev	298.85	298.85	0.00	298.85
Insurance	Cost	Pend Commt	298.85	298.85	0.00	298.85
004 -	Budget 01.010000.GC.DC	Pend Rev	1,349.07	1,349.07	0.00	1,349.07
GCs/GRs	Cost	Pend Commt	1,349.07	1,349.07	0.00	1,349.07
005 -	Budget 01.010000.BU.DC	Pend Rev	849.92	849.92	0.00	849.92
P&P Bond	Cost	Pend Commt	849.92	849.92	0.00	849.92

Assignments

Madeline Gibbs Due On 6/7/2024

Links



File

A & M Proposal for Fa...
Enrico Washington, Sr.



678.769.0442
aandmconstructiondemocrew@yahoo.com
3846 LAKE SANCTUARY WAY
ATLANTA, GA, 30349

Proposal for Demolition

May 23, 2024

Company Name: CWI Construction Works
Contact Name: Trent King
Contact Number: 678.346.1225
Email: trent@cwiatl.com

Project Name: Fairington Elementary School
Location: 5505 Phillip Bradley Road, Lithonia, GA 30038

A and M Construction and Demo Crew, LLC is pleased to submit this proposal in the lump sum amount of **\$25,412.00**.

This includes all management, supervision, labor, materials, supplies, hazardous dumpsters, and equipment required to perform the Scope of Work per the Plans, dated February 14, 2022 and Asbestos Inspection Report, dated July 18, 2013.

SCOPE OF WORK:

- Demolition, removal, and disposal of existing designated interior boiler room equipment including hazardous material abatement.

EXCLUSIONS:

- 1) All required permits to be provided by others.
- 2) All temporary power to be provided by others.
- 3) All temporary toilets to be provided by others.
- 4) Demolition and removal of existing boiler room equipment concrete pad.
- 5) Disconnection of all existing utilities, including water, gas, power, fire protection/sprinkler systems, communication systems, and security systems.

Thank you,

Monica Williams

Monica Williams, President

A and M Construction Demo Crew

(678) 769-0442

aandmconstructiondemocrew@yahoo.com



Fairington ES (23-02)

012 - Existing Equipment Modifications for Supplemental Steel at ERU-2

Category	Reason	Location	Status
			Ready for Review ●
Create Date	Due Date	Importance	Reference
11/4/2024	11/11/2024		

Notes

Summary			estimate	proposed	approved	applied
Requested Days	0.00	Budget	6,931.10	6,931.10	0.00	6,931.10
Approved Days	0.00	Cost	6,931.10	6,931.10	0.00	6,931.10

Description		budgetcodecont ract	Allocation	Estimate	Proposed	Approved	Applied Amount
001 -	Budget	03.230000.SC.DC	Pend Rev	6,036.00	6,036.00	0.00	6,036.00
Due to unforeseen conditions, one existing WSHP and all associated components must be removed and reinstalled to accommodate the installation of the supplemental steel required for the installation of ERU-2.	Cost		Pend Commt	6,036.00	6,036.00	0.00	6,036.00
1 Disconnect and reconnect controls for WSHP 1 Reinstall WSHP, associated ductwork and air distribution 1 Misc Materials & Labor 1 Safety Supplies & Clean-up Labor 1 Project Management Supervision 1 Warranty (Labor & Material) for 1 year							
002 -	Budget	01.010000.GC.IC	Pend Rev	301.80	301.80	0.00	301.80
Overhead and Profit	Cost		Pend Commt	301.80	301.80	0.00	301.80
003 -	Budget	01.000000.GC.DC	Pend Rev	70.98	70.98	0.00	70.98
Insurance	Cost		Pend Commt	70.98	70.98	0.00	70.98
004 -	Budget	01.010000.GC.DC	Pend Rev	320.44	320.44	0.00	320.44
GC/GR	Cost		Pend Commt	320.44	320.44	0.00	320.44
005 -	Budget	01.010000.BU.DC	Pend Rev	201.88	201.88	0.00	201.88
Payment and Performance Bond	Cost		Pend Commt	201.88	201.88	0.00	201.88

Fairington ES (23-02)

012 - Existing Equipment Modifications for Supplemental Steel at ERU-2

Assignments

Ryan Fernandez Due On 11/11/2024

Kim Ross Due On 11/11/2024

Madeline Gibbs Due On 11/11/2024

Tony Van De Ryt Due On 11/11/2024

Links



File

Change Order #08 - Fa...
Enrico Washington, II



Change Order Proposal

2805 Premiere Parkway
 Duluth, GA 30097
 Phone: 678-584-0880 Fax: 678-584-1554
 Email: Arivera@shumatemech.com

Date:

October 31, 2024

Job Name: Fairington Elementary School
 Shumate CHO #: 8
 Shumate Job #: 10035766
 G.C. Subcontract #:

Submitted To: Construction Works
 Attention: Enrico Washington
 Description: Due to unforeseen conditions, one existing WSHP and all associated components must be removed and reinstalled to accommodate the installation

Detail of Change Order Proposal:

Quantity	Description
1	Remove WSHP, associated ductwork and air distribution
1	Disconnect and reconnect controls for WSHP
1	Reinstall WSHP, associated ductwork and air distribution
1	Misc Materials & Labor
1	Safety Supplies & Clean-up Labor
1	Project Management Supervision
1	Warranty (Labor & Material) for 1 year

Price for Changes: **\$6,036**
to be added to current contract amount

Submitted By: *Anderson Rivera*
 Shumate Mechanical

Exclusions:
 Notes:

Accepted By:
 Date:

By signing and returning this Change Proposal, you hereby approve Shumate Mechanical, Inc. to proceed with changes at Price submitted above.



2805 Premiere Parkway
Duluth, GA 30097

Phone: 678-584-0880 Fax: 678-584-1554

Email: Arivera@shumatemech.com

Change Order Estimate

Date: 31-Oct-24

Submitted To: Construction Works
 Attention: Enrico Washington
 Job Name: Fairington Elementary School
 Shumate CHO #: 8
 Description: Due to unforeseen conditions, one existing WSHP and all associated components must be removed and reinstalled to accommodate the installation of the supplemental steel required for the Installation of ERU-2.

Shumate Job #: 10035766
 G.C. Subcontract #:

PER DIEM NO

Quantity	Description	Cost Of Labor		TAXABLE Cost Of Material, Equip, Rental		NON-TAXABLE Cost Of Sub, Permit, & Travel	
		Unit	Total	Unit	Total	Unit	Total
1	Remove WSHP, associated ductwork and air distribution		\$1,824.00		\$0.00		\$0.00
1	Disconnect and reconnect controls for WSHP		\$0.00		\$0.00		\$0.00
1	Reinstall WSHP, associated ductwork and air distribution		\$1,520.00		\$0.00	\$608.00	\$608.00
1	Misc Materials & Labor		\$50.16		\$0.00		\$0.00
1	Safety Supplies & Clean-up Labor		\$33.94		\$0.00		\$0.00
1	Project Management Supervision		\$171.41		\$0.00		\$0.00
1	Warranty (Labor & Material) for 1 year		\$71.99		\$0.00		\$0.00

Labor Burden Percentage

Tax

SubTotals

Total Cost (Labor, Material, and Non-taxable)

Overhead Percentage

Profit Percentage

Sub Total before Bond

Bond Amount

40% \$1,468.60

8.00% Total Labor \$5,140.10

5%

0%

SELECT

Total Material \$0.00

\$5,748.10

\$287.40

\$0.00

\$6,035.50

\$0.00

Total Non-Tax \$608.00

TOTAL CHO SALES PRICE..... \$6,035.50

Thank-you for your Business !... For "Comfort You Can Count On"...Please call Shumate Mechanical



Fairington ES (23-02)

013 - Existing Equipment Modification for Supplemental Steel at ERU-1

Category	Reason	Location	Status
Create date	Due date	Importance	Ready for Review <input type="radio"/>
2/6/2025	2/13/2025		Reference

Notes

Summary

	Budget	estimate	proposed	approved	applied
Requested days	0.00	6,931.10	6,931.10	0.00	6,931.10
Approved days	0.00	6,931.10	6,931.10	0.00	6,931.10

Description

Description	budgetcodecont	Allocation	Estimate	Proposed	Approved	Applied amount
001 -	Budget 03.230000.SC.DC	Pend rev	6,036.00	6,036.00	0.00	6,036.00
Due to unforeseen conditions, one existing WSHP and all associated components must be removed and reinstalled to accommodate the installation of the supplemental steel required for the installation of ERU-1	Cost	Pend commt	6,036.00	6,036.00	0.00	6,036.00
1 Disconnect and reconnect controls for WSHP						
1 Reinstall WSHP, associated ductwork and air distribution						
1 Misc Materials & Labor						
1 Safety Supplies & Clean-up Labor						
1 Project Management Supervision						
1 Warranty (Labor & Material) for 1 year						
002 -	Budget 01.010000.GC.IC	Pend rev	301.80	301.80	0.00	301.80
Overhead	Cost	Pend commt	301.80	301.80	0.00	301.80
003 -	Budget 01.000000.GC.DC	Pend rev	70.98	70.98	0.00	70.98
Insurance	Cost	Pend commt	70.98	70.98	0.00	70.98
004 -	Budget 01.010000.GC.DC	Pend rev	320.44	320.44	0.00	320.44
GCs/GRs	Cost	Pend commt	320.44	320.44	0.00	320.44
005 -	Budget 01.010000.BU.DC	Pend rev	201.88	201.88	0.00	201.88
Payment and Performance Bond	Cost	Pend commt	201.88	201.88	0.00	201.88

Fairington ES (23-02)

013 - Existing Equipment Modification for Supplemental Steel at ERU-1

Assignments

Ryan Fernandez Due on 2/13/2025

Kim Ross Due on 2/13/2025

Madeline Gibbs Due on 2/13/2025

Tony Van De Ryt Due on 2/13/2025

Fairlington ES 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 GC's
\$ 423,531.00	\$ 254,004.75	\$ 12,095.46	\$ 1,161.16	\$ 2,937.75	\$ 155,471.00	8	\$ 100,862.62

Methodology behind the numbers above is as followed:
 We took the average monthly billing for duration of project at (\$12,095.46) multiplied by the project completion timeframe in months (8) + insurance (\$1,161.16) + payment and performance bond (\$2,937.75) totaling \$100,862.62



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 Modulars, 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



Fairington ES (23-02)

014 - General Conditions Increase Due to Delayed Construction Start Date

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

Create Date	Due Date	Importance	Reference
3/6/2025	3/13/2025		

Notes

Summary			estimate	proposed	approved	applied
Requested Days	0.00	Budget	100,862.62	100,862.62	0.00	100,862.62
Approved Days	0.00	Cost	100,862.62	100,862.62	0.00	100,862.62

Description		budgetcodecont	Allocation	Estimate	Proposed	Approved	Applied Amount
001 -	Budget	01.010000.GC.DC	Pend Rev	96,763.71	96,763.71	0.00	96,763.71
GCs/GRs	Cost		Pend Commt	96,763.71	96,763.71	0.00	96,763.71
002 -	Budget	01.000000.GC.DC	Pend Rev	1,161.16	1,161.16	0.00	1,161.16
Insurance	Cost		Pend Commt	1,161.16	1,161.16	0.00	1,161.16
003 -	Budget	01.010000.BU.DC	Pend Rev	2,937.75	2,937.75	0.00	2,937.75
Payment and Performance Bond	Cost		Pend Commt	2,937.75	2,937.75	0.00	2,937.75



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

