

**THE DEKALB COUNTY BOARD OF EDUCATION
CONSTRUCTION CONTRACT CHANGE ORDER**
(General Contractor)

Project Name: Chapel Hill Middle School HVAC and Controls Replacement
Project No.: F300CIP.01030.GENCONTR .0193
Change Order No.:01
Date: 7/1/2025

Contractor: **FH Paschen**
1371 Southland Cir NW
Atlanta, GA 30318
(the "Contractor")

Project Description: Chapel Hill Middle School Roof, HVAC, and Controls Replacement

Reason for Change: Existing conditions, Changes requested by owner.

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. Replacement of Deteriorating Roof duct work - **\$185,490.00**

Total: \$185,490.00

Contract Amount:	Original Contract Price:	\$ 9,641,860.00
	Previous Change Orders (Nos. 0):	\$ 0.00
	Current Contract Price (with Change(s)):	\$ 9,641,860.00
	Amount of this Change Order:	<u>\$ 185,490.00</u>
	Revised Contract Price:	\$ 9,827,350.00

Contract Time:	Original Substantial Completion Date:	August 14, 2024
	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:	August 14, 2025

Attachments (Incorporated by Reference): Proposal from Contractor

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:

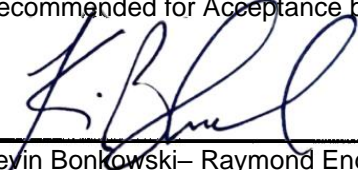


Lance McRae – FH Paschen
Senior Project Manager

7/3/2025

Date

Recommended for Acceptance by Architect:

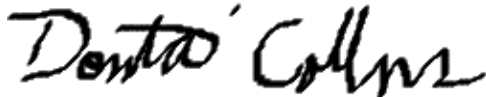


Keyin Bonkowski – Raymond Engineering
Project Manager

7/3/2025

Date

Recommended for Acceptance by Project Manager:



Donta' Collins
Project Manager

7/7/2025

Date

Chante Lemon
Senior Project Manager

Date

Keith Ball
Executive Director – Capital Improvements & Facilities

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

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



F.H. Paschen
 6605 Abercorn St (Ste 109-E)
 Savannah, Georgia 31405

Project: 1852 - Dekalb County School District - Chapel Hill Middle School Roof,
 HVAC, Controls Replacement
 3535 Dogwood Farm Road
 Decatur, Georgia 30034

CHANGE EVENT #013 - Roof Duct replacement

Origin: Meeting #3: FHP_OAC Meeting
Date Created: 7/7/2025
Status: 09 - Internal Issue
Type: Potential Change Request
Description:
Attachments: [Chapel Hill Duct Replacement Proposal 05132025.pdf](#)

Created By: Lance McRae
Scope: TBD
Change Reason: Changed Conditions

CHANGE EVENT LINE ITEMS

Budget Code	Vendor / Contract	UOM	Revenue					Cost					Over/ Under	Budget Mod.		
			QTY	Unit Cost	ROM	Prime	PCO	Latest Price	QTY	Unit Cost	ROM	RFQ			Commit.	Latest Cost
1.9 -STL LABOR.Other-Sub to Let Description: MaxAir			1.0	\$162,000.00	\$162,000.00			\$162,000.00	1.0	\$162,000.00	\$162,000.00			\$162,000.00		
REV.REV Bond Description: Insurance			1.0	\$2,430.00	\$2,430.00			\$2,430.00	1.0	\$2,430.00	\$2,430.00			\$2,430.00		
1.9 -STL LABOR.Other-Sub to Let Description: Burden			1.0	\$9,720.00	\$9,720.00			\$9,720.00	1.0	\$9,720.00	\$9,720.00			\$9,720.00		
6.9 -STL MATERIAL.Other-Sub to Let Description: FHP OHP			1.0	\$11,340.00	\$11,340.00			\$11,340.00	1.0	\$11,340.00	\$11,340.00			\$11,340.00		
Grand Totals					\$185,490.00	\$0.00		\$185,490.00		\$185,490.00	\$0.00	\$0.00	\$185,490.00	\$0.00	\$0.00	

Date: May 13, 2025
Subject: Chapel Hill Elementary School RTU Duct Replacement
Location: 3535 Dogwood Farm Road, Decatur, GA 30034
Drawings: N/A

We are pleased to present this proposal for the construction work related to this project.

HVAC: \$162,000.00

1. Demo existing duct from Mechanical Room to RTUs on (4) units.
2. Furnish and install new duct from Mechanical Room to (4) units. The RA will be routed as necessary.
3. Furnish and install new duct supports as required.
4. Furnish and install new insulation as required.
5. A boom truck will be required to get the old duct off the roof and the new duct up to the roof.
6. **Duct heaters will need to be disconnected by Electrical if required.**
7. Pricing excludes controls and test & balance.
8. Pricing includes normal working hours.
9. HVAC permit excluded.

Clarifications:

1. Only work listed above is included in our scope.
2. Pricing excludes after hours work.
3. Pricing excludes repairs, maintenance, cleaning, or replacement of any existing system or component.
4. Pricing assumes existing plumbing fixtures are code-compliant and excludes any cleaning, modifications, repairs, or replacements.
5. Pricing excludes OCIP, CCIP, LEED, BIM, bonding, phasing, and commissioning.
6. Pricing is based upon mutually agreeable terms and conditions.
7. **Due to the unprecedented volatility in material and equipment pricing, we are unable to hold pricing for any period of time.** Equipment lead times and final pricing will be assessed at the time of award, and then again at the time the submittals are approved for release. All price increases incurred during this period will be considered reimbursable and will be added to the final price.

Respectfully,

Mike Mason
mmason@maxairmech.com