

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

Project Name: Montclair Elementary School, HVAC and Controls Replacement
Project No.: 23-752-026
Change Order No. 2
Date: February, 11, 2026

Contractor: The Evergreen Corporation dba Evergreen Construction
 3200 Cobb Galleria Pkwy, Suite 240
 Atlanta, GA 30339
 Phone (678) 244-6500
 (the "Contractor")

Project Description: Montclair Elementary School, HVAC and Controls Replacement

Reason for Change: This Change Order includes costs for additional scope added to the project, costs for unforeseen conditions encountered during construction, and costs for code compliance.

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. IOC #002 – RFI #002 – HVAC Equipment and Electrical Coordination	\$ 1,190.20
2. IOC #004 – RFI #006 – HVAC Watchdog Alarm System Credit	(\$ 17,600.00)
3. IOC #005R1 – RFI #007 – Added WSHP to Serve Stair #2	\$ 42,158.36
4. IOC #007 – Abatement of Asbestos Containing Materials	\$ 48,719.00
5. IOC #010 – RFI #010 – Wall Rating Requirements – Fire Damper Locations	\$107,118.80
6. IOC #011 – IT Move-out & Move-in (CPU's, Printers, Smartboards, Etc.)	\$ 47,477.00
7. IOC #012R1 – RFI #015 – Add Ductless Split System to Existing Electrical-Data Room	\$ 21,638.10
8. IOC #013 – Fire Sprinkler Line Relocation and Sprinkler Head Adjustment	\$ 2,970.00
9. IOC #014 – Fire Marshal Safety Requirements	\$ 5,087.50
10. IOC #018 – RFI #024 – New Lighting for Tile Ceilings	\$ 3,431.36
11. IOC #019 – RFI #026 – Missing Roof Deck – Area C	\$ 992.20
12. IOC #020 – Code Required Wall Top Out and Patching	\$ 29,902.26
13. IOC #022 – Add Supports for Low Voltage Cabling	\$ 2,516.80
14. IOC #023R1 – Annual Floor Waxing Prior to School Commencement	\$ 82,845.25
15. IOC #025 – RFI #028 – Kitchen Equipment Shunt Trip Breakers	\$ 3,127.01
16. IOC #026 – Add Costs to Protect and Relocate Furniture Prior To and During Construction	\$ 76,918.00
Total Cost =	\$458,491.85

Contract Amount:	Original Contract Price:	\$ 6,612,156.00
	Previous Change Orders:	\$ 549,427.00
	Current Contract Price (with Change(s)):	\$ 7,161,583.00
	Amount of this Change Order:	<u>\$ 458,491.85</u>
	Revised Contract Price:	\$ 7,620,074.85


Contract Time: Original Substantial Completion Date: 8/14/24
 Increase/(Decrease) in calendar days by previous Change Order(s): 353
 Increase/(Decrease) in calendar days by this Change Order: 0
 Revised Substantial Completion Date: 8/2/25

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


Agreed to by the Contractor:

 2-13-26
Bill McCorkle Date
Vice President

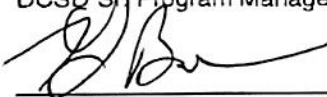
Recommended for Acceptance by Architect:

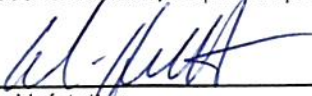
 03/06/26
Olu Oshinubi – Epsten Group Date
Architecture Department Manager

Recommended for Acceptance by Program Manager & Owner:

 6-Mar-26
Khal Booth Date
DCSD Project Manager

 3.6.24
Chris Webb Date
DCSD SF Program Manager

 3.6.26
Keith Ball Date
Executive Director, Capital Improvements & Facilities

 3.6.26
Erick Hofstetter Date
Chief Operating Officer

Approved by The DeKalb County Board of Education:

Dr. Norman C. Sauce III Date
Interim Superintendent of Schools

Allyson Gevertz Date
Board Chair

Board of Education Approval: (Required Over \$100,000)	Date:	Item No.:
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Montclair Elementary School – HVAC & Controls Replacement

Change Order No. 2 – Evergreen Construction

Total Change Order Amount: \$458,491.85

Revised Contract Value: \$7,620,074.85

Purpose of Change Order

Change Order No. 2 addresses **additional work required to successfully complete the HVAC and Controls Replacement** at Montclair Elementary School. These items reflect:

- **Unforeseen existing conditions** uncovered during demolition,
 - **Code-required life-safety corrections**, and
 - **Additional scope needed to protect district assets and maintain school operations during construction.**
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Key Drivers of Additional Costs

1. Life-Safety & Code Compliance Requirements

Several modifications were mandated by building and fire codes, including:

- Fire damper installations and wall-rating corrections (major cost component),
- Fire Marshal safety requirements,
- Sprinkler line relocations and adjustments,
- Code-required wall top-outs and patching.

2. Unforeseen Existing Conditions

Field investigations identified issues not discoverable until demolition, including:

- Abatement of asbestos-containing materials,
- Missing roof deck in Area C,
- Conflicts requiring added HVAC units or system redesign.

3. Operational Continuity & Asset Protection

To ensure uninterrupted school operation during construction, the contractor performed:

- IT equipment relocation (computers, smartboards, printers),
- Furniture protection and relocation,
- Annual floor waxing to prepare the building for school reopening.

4. Mechanical, Electrical & System Coordination (RFI-Driven)

Multiple RFIs resulted in scope adjustments to resolve system conflicts and ensure correct installation, including:

- HVAC/electrical coordination,
- Added water-source heat pump for Stair #2,
- Ductless split system for the electrical/data room,
- Lighting updates required due to ceiling conditions,
- Kitchen shunt-trip breakers.

Cost Breakdown – Major Components

(Representative highlights from Change Order No. 2)

- Fire damper/wall rating corrections — **\$107,118.80**
- Annual floor waxing — **\$82,845.25**
- Furniture protection & relocation — **\$76,918.00**
- Asbestos abatement — **\$48,719.00**
- IT move-out & move-in — **\$47,477.00**
- Added WSHP unit (Stair #2) — **\$42,158.36**
- Ductless split for electrical/data room — **\$21,638.10**
- Wall top-out & patching — **\$29,902.26**
- Lighting for tile ceilings — **\$3,431.36**
- Kitchen shunt-trip breakers — **\$3,127.01**
- Low-voltage cable supports — **\$2,516.80**
- Missing roof deck repair — **\$992.20**
- **Credit: Remove HVAC watchdog alarm system — (-\$17,600.00)**

Total Change Order Amount: \$458,491.85

Contract & Schedule Summary

- **Original Contract:** \$6,612,156.00
- **Previous Change Orders:** \$549,427.00
- **Change Order No. 2:** \$458,491.85
- **Revised Contract Total: \$7,620,074.85**
- **Schedule Impact:** 0 additional days; substantial completion **August 2, 2025**.