

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

Project Name: Briarlake 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: Briarlake 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 #001 – RFI #001 – HVAC Equipment and Electrical Coordination	\$ 7,473.40
2. IOC #005 – RFI #011 – Cooling Tower Perimeter Fence and Support Details	\$ 10,432.40
3. IOC #007 – RFI #012 – HVAC Watchdog Alarm System Credit	(\$ 24,527.37)
4. IOC #008 – RFI #017 – ERU-3 Conflicts with Location	\$ 4,812.50
5. IOC #009 – Abatement of Asbestos Containing Materials	\$ 42,810.39
6. IOC #011R1 – RFI #014 – Removal of Controls Devices from WSHP's Not shown on Plans	\$ 689.70
7. IOC #013 - RFI #007 & RFI #015 - Fire Damper Locations and Wall Rating Requirements	\$ 61,864.00
8. IOC #014 – RFI #024 – Demolition of Existing Roof Gas Lines	\$ 1,919.50
9. IOC #016 – IT Move-out & Move-in (CPU's, Printers, Smartboards, Etc.)	\$ 39,255.00
10. IOC #028 – Remove Stage Lighting, Relocate Conduits, and Support Low Voltage Cabling	\$ 11,632.50
11. IOC #030 – Annual Floor Waxing Prior to School Commencement	\$ 62,631.00
12. IOC #033 – RFI #039 – Kitchen Equipment Shunt Trip Breakers	\$ 3,127.01
13. IOC #036 – Drop Kitchen Ceiling to Accommodate New Ductwork	\$ 2,470.60
14. IOC #017R1 – RFI #025 – Delete WSHP and Replace with Two (2) Ductless Split Systems	\$ 28,627.50
15. IOC #034 – RFI #033 – Cooling Tower Make-up Water and Drain	\$ 8,659.00
16. IOC #025 – RFI #031 – Ceiling Modification Options for WSHP Return Grilles – Areas A-C	\$ 32,093.60
17. IOC #020 – RFI #027 – ERU-1 Existing Skylight Interference & RFI #029 – RTU's 1-3 Support Details for Cafeteria Roof	\$ 13,067.06
18. IOC #022 – RFI #035 – Art Storage Sprinkler Head & WSHP Conflict	\$ 1,650.00
19. IOC #023 – RFI #036 – New Gas Line to Kitchen and Water Heater	\$ 15,255.90
20. IOC #035 – Add Costs to Protect and Relocate Furniture Prior To and During Construction	\$ 53,371.00
21. IOC #021 – RFI #034 – New Lighting For Tile Ceilings	\$ 1,524.00
22. IOC #024 – Additional Crane Mobilization Due to RFI #027-029 Response Time	\$ 5,000.00
23. IOC #026 – Code Required Wall Top Out and Patching	\$ 94,806.80
Total Cost =	\$478,645.49

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

Agreed to by the Contractor:



Bill McCorkle
Vice President

2-13-26
Date


Recommended for Acceptance by Architect:



Olu Oshinubi – Epstein Group
Architecture Department Manager


03/06/26
Date

Recommended for Acceptance by Program Manager & Owner:



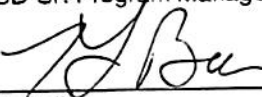
Khal Booth
DCSD Project Manager

6-MAR-26
Date



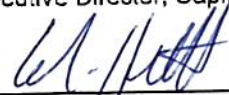
Chris Webb
DCSD Sr. Program Manager

3.6.24
Date



Keith Ball
Executive Director, Capital Improvements & Facilities

3-6-26
Date



Erick Hofstetter
Chief Operating Officer

3.6.26
Date

Approved by The DeKalb County Board of Education:

Dr. Norman C. Sauce III
Interim Superintendent of Schools

Date

Allyson Gevertz
Board Chair

Date

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

Change Order No. 2 – Evergreen Construction

Total Change Order Amount: \$478,645.49

Revised Contract Value: \$8,054,361.49

Purpose of the Change Order

Change Order No. 2 captures additional work necessary to complete the Briarlake Elementary HVAC and Controls Replacement project safely, compliantly, and without disruption to school operations. These items were unforeseen during design and bidding, and became required based on actual field conditions, code-driven mandates, and protective measures for district assets.

Key Justifications

1. Unforeseen Conditions Discovered During Construction

As demolition progressed, multiple previously concealed issues were identified, requiring scope additions to maintain safety and project continuity. These included:

- **Asbestos abatement** in multiple areas
 - **Roof and ceiling conflicts**, including skylight obstructions
 - **Existing gas line demolition and relocation**
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2. Mandatory Code Compliance & Life-Safety Requirements

The project required several adjustments to meet updated building and fire codes, including:

- **Fire damper installations and wall-rating compliance**
- **Kitchen gas line upgrades and shunt-trip breaker installations**
- **Code-required wall top-out and patching** (one of the largest cost items)

These items are essential for achieving final inspections and occupancy approval.

3. Operational Continuity & Asset Protection

To avoid impacting classroom learning and protect district equipment, additional work included:

- **IT equipment removal and reinstallation** (servers, CPUs, printers, smartboards)
- **Protection and relocation of school furniture**

- **Annual floor waxing to prepare for school reopening**
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4. Mechanical/Electrical Coordination Adjustments (RFI-Driven)

Coordination of HVAC, electrical, and architectural systems revealed conflicts requiring resolution, such as:

- **HVAC equipment relocation and coordination**
- **Ceiling modifications to accommodate return grilles**
- **Cooling tower fencing and support details**
- **Additional crane mobilization**

These adjustments ensured proper installation and long-term system performance.

Cost Summary (Major Components)

Total Change Order No. 2: **\$478,645.49**

Largest Cost Contributors:

- **Wall top-out & patching (code-required): \$94,806.80**
 - **Annual floor waxing: \$62,631.00**
 - **Fire dampers & wall-rating compliance: \$61,864.00**
 - **Furniture protection/relocation: \$53,371.00**
 - **Asbestos abatement: \$42,810.39**
 - **IT equipment relocation: \$39,255.00**
 - **Ceiling modifications for WSHP return air grilles: \$32,093.60**
 - **Ductless split systems (replacing WSHP units): \$28,627.50**
 - **Mechanical/electrical conflict resolutions (multiple RFIs): \$52,753.80**
 - **Credit for removal of HVAC watchdog alarm system: (\$24,527.37)**
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Contract & Schedule Impact

- **Original Contract: \$7,052,007.00**
- **Previous Change Orders: \$523,709.00**
- **Change Order No. 2: \$478,645.49**
- **Revised Contract Total: \$8,054,361.49**
- **Schedule Impact: No added days; Substantial Completion remains **August 2, 2025****

Conclusion

Change Order No. 2 reflects essential, non-optional work required for compliance, safety, and operational continuity. The added scope is typical for major HVAC retrofits in aging facilities where concealed conditions and evolving code requirements emerge once construction is underway. All included items are necessary to deliver a fully functional, code-compliant HVAC system for Briarlake Elementary School