



DeKalb County School District

DESIGN & CONSTRUCTION
1780 Montreal Road
Tucker, GA 30084-6705
(678) 676-1345

Dr. Devon Q. Horton
SUPERINTENDENT

SP6NEWSCH.21836.CONSTRSV

Routing/Transmittal Form

Project: Dresden ES Total School Replacement
Contractor: Winter Construction
Originator: Atiba Nunnally

Project No: 218-36
Architect: BRPH
Date: April 4, 2024

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 \$0.00
- ☐ Amendment Amendment Amount _____
☐ Owner Request ☐ Errors/Omissions ☒ Unforeseen Conditions ☐ Regulatory Change Other (Specify): _____
- ☐ Review of Drawings or Specifications
- ☐ Finish Board/Color Boards
- ☐ Plaque Dedication Authorization
- ☐ Project Close-Out: (Reason Below)
☐ Release of Retainage ☐ Recommendation of Acceptance
☐ Report of Substantial Completion ☐ Certificate of Substantial Completion
- ☐ Other:

Extension of Contract Time by a total of 127 days due to LDP and Building Permit delays.

Notes:

REVIEWERS & APPROVALS

Please Fill In Appropriately and Forward to the Next Approver

Review	Approve		
☐	☒	Project Manager	Atiba Nunnally 4/4/2025
☐	☐	Deputy Program Director	Brian Albanese 4/14/25
☐	☐	Program Director	Mel Butler 4/15/25
☐	☐		
☐	☐	District Architect	Richard Boyd 4/16/25
☐	☐	Ex. Dir. of Capital Improvements & Facilities	Keith Ball 4.17.25
☐	☐	Chief Operating Officer	Erick Hofstetter 4.18.25

The DeKalb County Board of Education Construction Contract Change Order

Project Name: Dresden Elementary Total School Replacement
Project No.: 218-424
Change Order No.: 001
Date: April 1, 2025

Contractor: Winter Construction
5616 Peachtree Rd Suite 100 Phone: 404-588-3300
Atlanta, GA 30341
(hereinafter, "the Contractor")

Project Description: Total School Replacement

Reason for Change: Extension of Contract Time by a total of 127 days due to LDP & Building Permit Delays.

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):

Total = \$0.00

Contract Amount:	Original Contract Amount:	\$ 72,323,774.00
	Previous Change Orders:	\$ 0.00
	Current Contract Amount (with Change(s)):	\$ 72,323,774.00
	Amount of this Change Order:	\$ 0.00
	Revised Contract Amount:	\$ 72,323,774.00

Contract Time:	Original Substantial Completion Date:	04/12/2027
	Increase/(Decrease) in calendar days by previous Change Order(s):	0
	Increase/(Decrease) in calendar days by this Change Order:	127
	Revised Substantial Completion Date:	08/17/2027

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.

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:



Drew Clayton
Project Executive

Date 04/02/2025

Recommended for Acceptance by Architect:



Bill Row
Senior Vice President

Date 4/3/2025

Recommended for Acceptance by Program Manager & Owner:



Mel Butler
Program Director

Date 4/15/25



Richard Boyd
District Architect

Date 4/16/25



Keith Ball
Executive Director of Capital Improvements & Facilities

Date 4.17.25



Erick Hofstetter
Chief Operating Officer

Date 4.18.25

Approved by The DeKalb County Board of Education:



Dr. Devon Q. Horton
Superintendent

Date 4.25.25



Deirdre P. Pierce
Board Chair

Date 4/30/25

Board of Education Approval: Date: N/A
(Required Over \$100,000)

Item No.: N/A

**EXHIBIT J
CHANGE ORDER**

CHANGE ORDER NO. 001

CONTRACT NO. RFQu 23-752-021

TO: _____

DATE: 03/31/25

PROJECT NO.: 218-424

Under our AGREEMENT dated August 31, 2023.

You hereby are authorized and directed to make the following change(s) in accordance with terms and conditions of the Agreement:

Description of change(s): Extension of Contract Time by a total of 127 days due to LDP & Building Permit Delays.

For the (Additive) (Deductive) Sum of: Zero Dollars

(\$ 0.00)

Original Agreement Amount \$ 72,323,774.00

Sum of Previous Changes \$ 0.00

This Change Order (Add) (Deduct) \$ 0.00

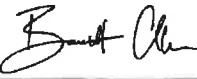
Present Agreement Amount \$ 72,323,774.00

The time for completion shall be (increased/decreased) by 127 calendar days due to this Change Order. Accordingly, the Contract Time is now ^{One Thousand One}~~Hundred and Seventy Six~~ (1,176) calendar days and the Substantial Completion date is August 17, 2027. Your acceptance of this Change Order shall constitute a modification to our Agreement and will be performed subject to all the same terms and conditions as contained in our Agreement indicated above, as fully as if the same were repeated in this acceptance. The adjustment, if any, to the Agreement shall constitute a full and final settlement of any and all claims arising out of or related to the change set forth herein, including claims for impact and delay costs.

Accepted: _____, 20 _____

CONSTRUCTION CONTRACTOR:

The Winter Construction Company

By: 
Barrett Allen, Project Manager

OWNER:

The School Board of DeKalb County, Georgia

By: _____

DESIGN PROFESSIONAL:

By: _____

ID	Name	Org Dur	Current BL Start	Start	Current BL Finish	Finish	Variance -	Current BL Finish	2024	2025	2026	2027	2028	2029
DCSD - New Dresden Elementary School														
MILESTONES														
CONSTRUCTION MILESTONES														
MI-CON-110	Project Substantial Completion	745d	03-Sep-24 A	03-Sep-24 A	27-Jul-27	17-Aug-27	-15d							
PHASE 2 - PHASE 1 BUILDING CONSTRUCTION														
MI-CON-...	Substantial Completion Building Phase 1	745d	03-Sep-24 A	03-Sep-24 A	27-Jul-27	17-Aug-27	-15d							
PHASE 3 - PHASE 2 BUILDING CONSTRUCTION														
MI-CON-...	Substantial Completion Building Phase 2	518d	27-Feb-26	18-Mar-26	27-Jul-27	17-Aug-27	-21d							
OWNER MILESTONES														
MO-OWN-80	DCSD FF&E - Building Phase 1	15d	27-Feb-26	18-Mar-26	20-Mar-26	08-Apr-26	-13d							
MO-OWN-...	DCSD FF&E - Building Phase 2	15d	03-May-27	21-Jun-27	24-May-27	13-Jul-27	-33d							
PERMITS														
PRM-30	Building Permit City Review & Approval	136d	03-Sep-24 A	03-Sep-24 A	07-Mar-25	27-Mar-25 A	-14d							
PRM-150	Building Permit Delay	29d	03-Sep-24 A	03-Sep-24 A	07-Mar-25	07-Mar-25 A	0d							
PRM-120	Building Permit Issued to Winter	5d		07-Mar-25 A	07-Mar-25	27-Mar-25 A	-14d							
IMPACTS														
LDP ISSUANCE		21d	15-Jan-25 A	15-Jan-25 A	14-Feb-25 A	14-Feb-25 A	0d							
A1060	LDP Issuance	3d	15-Jan-25 A	15-Jan-25 A	14-Feb-25 A	14-Feb-25 A	0d							
PRM-20	Land Disturbance Permit Issued to Winter	0d			14-Feb-25 A	14-Feb-25 A	0d							
CONSTRUCTION														
PHASE 3 - DEMO/BUILD PHASE 2														
PH#3-10	Relocate Students (Summer Break 26) /Start Construction	5d	10-Apr-26	28-May-26	17-Apr-26	04-Jun-26	-34d							
PHASE 4 - GYM DEMO & MODULAR CLASSROOM DEMOBILIZATION														
PH#4-80	Relocate Students (Late Summer Break 27) /Start Construction	5d	28-May-27	21-Jun-27	04-Jun-27	28-Jun-27	-15d							

Current

Progress (Fallback)

Critical

Current Baseline

Milestones

Summary

LOE-Yes - LOE

DATA DATE: 28-Mar-25

CURRENT DATE: 28-Mar-25

PAGE: 1 of 1

Building Permit Delay Impact Summary

DCSD - New Dresden Elementary School

WINTER CONSTRUCTION

good experience builders





January 27, 2025

Sent via E-Mail

Brian Albanese
AECOM /DCSD SPLOST CIP Program
Sam A. Moss Service Center
1780 Montreal Road
Tucker, Georgia 30084

RE: Notice of Schedule Delay – Early Work LDP
Project #24-016 | RFQu 23-752-021

Dear Brian,

In accordance with the Construction Management Contract, executed on August 11, 2023, and in conjunction with the LDP Delay letter issued on May 28, 2024, The Winter Construction Company (Winter) hereby issues a formal notice of delay as outlined in Article 11, paragraph 11.2. The date of effective delay was 09/17/2024 due to non-issuance of the Land Disturbance Permit (LDP).

Since the initial LDP delay letter was issued on May 28, 2024, an 'Early Work LDP' has been issued to allow Winter to mobilize the Phase 1A Sitework activities, install modular classrooms, and demolish the Phase 1 existing structure. However, with the full LDP package still pending approval from the City of Chamblee, Winter cannot proceed with Phase 2 Sitework.

Per email correspondence sent to DeKalb County School District (DCSD) on 01/17/2025, Winter confirmed that this is not a day-for-day delay because student move dates must coincide with the nearest school break dates and are driven by the Substantial Completion dates for each phase. Winter noted that if the LDP were issued by 01/21/2025, the total project delay would be 57 calendar days. However, if the LDP were not to be issued by 01/28/2025, the student move-in period would be pushed to the next school break, resulting in an additional delay of 49 calendar days, increasing the total delay to 106 calendar days. As of this writing, we do not anticipate receipt of the LDP from the City of Chamblee by 01/28/2025.

At this time Winter is notifying DCSD of the current delay to the project schedule. Please note that Winter's daily rate for General Conditions is \$4,242 based on the contract time outlined in Article 3 of the GMP Amendment, which does not include additional insurance cost impacts. Once the LDP is issued, Winter will provide an updated schedule reflecting the full impact.

Regards,

A handwritten signature in black ink, appearing to read "Barrett Allen", written in a cursive style.

Barrett Allen, Project Manager

C: Winter Project Team
Carrie Campbell, Winter Construction Director of Operations
Drew Clayton, Winter Construction Project Executive
Atiba Nunnally, CERM Project Manager

good experience builders™

5616 PEACHTREE ROAD | SUITE 100 | ATLANTA, GEORGIA 30341



Request for Legal Assistance
DCSD Office of Legal Affairs
ATTORNEY – CLIENT COMMUNICATION

DATE RECEIVED: _____

MATTER ASSIGNED TO: _____

PLEASE SUBMIT COMPLETED REQUEST FORM TO
DCSD OFFICE OF LEGAL AFFAIRS.

*** This request is a confidential communication and should be treated as such ***

DESCRIPTION OF REQUEST

Title of Item/Topic:

Change Order Review-Winter Construction - Dresden ES Replacement School Project

(e.g., contract review, policy matter, etc.)

Date of request: 4/24/25 Due Date: 4/30/25 (Allow 3 to 5 business days)

Background information/Detail: Change Order No.1 for an extension of contract time by a total time of 127 days due to land disturbance permit and building permit delays.

PROCUREMENT DETAILS (if applicable)

Include details confirming that all applicable DCSD procurement policies and requirements have been adhered to: _____

SUPPORTING DOCUMENTATION

Please attach/include any additional supporting documentation that are relevant to your request.

Description of supporting documentation, if any Change Order No.1

REQUIRED AUTHORIZATION

Requested by: Belinda Quillet

Email: belinda_quillet@dekalbschoolsga.org Telephone: 678-676-0108

Department: Legal Affairs

Cabinet Member authorizing the request: Erick Hofstetter

LEGAL APPROVAL

Approved as to form by the DCSD Office of Legal Affairs? ☒ Yes ☐ No

-OR- (check one only)

Approved as to form by Outside Legal Counsel? ☐ Yes ☐ No

*Referrals to Outside Legal Counsel must be coordinated and approved by the DCSD Legal Dept.

Approving Attorney (and law firm if Outside Counsel) _____

Comments: _____

HEH