

CHANGE ORDER NO. 2 TO FORM OF CONTRACT

Contractor: **Sovereign Cooper, Inc.**

Contract No. **22ITB100324K-JA, Renovation of Airport Administration
Aircraft Rescue Firefighting Station (ARFF)**

Address: **304 Tribble Gap Road, Suite 100**
City, State **Cumming, Georgia 30040**

Telephone: **(404) 931-7716**

E-mail: ray@sovereigncooper.com

Contact: **Ray Neal, President**

W I T N E S S E T H

WHEREAS, Fulton County (“County”) entered into a Contract with **Sovereign Cooper, Inc.**, to provide/perform Renovation of Airport Administration Aircraft Rescue Firefighting Station (ARFF), dated May 13, 2025, on behalf of the Department of Real Estate and Asset Management; and

WHEREAS, the purpose of this change order is required to make modification to the existing Contract for additional funding to allow the execution of 35 additional services for Phase 3 to complete the construction/renovation project to the upper and lower floors of the west apparatus bay (approximately 7,275 gross square footage) for the Aircraft Rescue and Fire Fighting Station (ARFF) located at the Fulton County Executive Airport 3965 Aero Drive, Atlanta, GA 30336.

WHEREAS, the Contractor has performed satisfactorily over the period of the contract; and

WHEREAS, this amendment was approved by the Fulton County Board of Commissioners on **May 20, 2026, BOC Item #26-**.

NOW, THEREFORE, the County and the Contractor agree as follows:

This Change Order No. 2 to Form of Contract is effective as of the 20th day of May 2026, between Sovereign Cooper, Inc., who agree that all Services specified will be performed in accordance with Change Order No. 2 of Form of Contract and the Contract Documents.

1. **SCOPE OF WORK TO BE PERFORMED:** Modify the existing Contract for

additional funding to allow the execution of 35 additional services for Phase 3 to complete the construction/ renovation project to the upper and lower floors of the west apparatus bay (approximately 7,275 gross square footage) for the Aircraft Rescue and Fire Fighting Station (ARFF) located at the Fulton County Executive Airport 3965 Aero Drive, Atlanta, GA 30336.

Though these additional costs are specific to 35 separate Change Order requests for Phase 3 which are necessary to prevent any more disruption in the process and to enable the completion of the construction/renovation project for the continued use by the Fulton County Executive Airport Administration and to allow the expansion of the Emergency Management Operations Aircraft Rescue and Fire Fighting Station (ARFF).

The additional costs covering the 35 change directives for Phase 3 are shown in the following:

1. Change Order Proposals (COP) 9 - 43:

Change Order	Description of Services	Sub-Total
COP #9	Add Storefront Frosting	\$2,154.00
COP #10	Replace Existing Roof Drain	\$2,678.00
COP #11	Power for Overhead Door	\$2,333.00
COP #12	Delete Acoustical Spray	-\$7,219.00
COP #13	Building Obstruction Light	\$11,358.00
COP #14	Water Fountain Rough-in	\$2,289.00
COP #15	Ceiling and Ducts Modifications	\$3,235.00
COP #16	Revise Showers, Walls and Tile	\$15,236.00
COP #17	Decon Laundry Equipment- Dryer & Washer	\$18,096.00
COP #18	Exercise Room Equipment- Treadmill, Benches, etc.	\$19,121.00
COP #19	Refrigerators, Dishwasher, Washer & Dryer	\$18,302.00
COP #20	Update Low Voltage CCTY Access Control	\$42,865.00
COP #21	Low Voltage Wi-Fi per FC Standards	\$23,331.00
COP #22	Electrical Panel due to Missing Hardware	\$10,992.00
COP #23	Tile Restroom & Skim Coat Tile Mortar in Bay	\$6,657.00
COP #24	Delete Foam Tank Storage per EMA	-\$6,469.00
COP #25	Contractor Credit due to Concrete Delays	-\$1,109.00
COP #26	Add Carpet to Main Lobby	\$2,577.00
COP #27	Infill CMU above Door	\$1,538.00
COP #28	Add Lights to Existing Stairs per Fire Marshall	\$1,085.00
COP #29	Vehicle Exhaust Filter per EMA	\$43,092.00
COP #30	Station Alert System	\$25,003.00
COP #31	Lower-Level Fire Alarm System	\$6,787.00

COP #32	Seal Existing Stairs per Fire Marshall	\$5,816.00
COP #33	Addition of Chase Wall and EF-1	\$742.00
COP #34	Kitchen Appliance and Layout Revision	\$7,271.00
COP #35	Unit Heater to Stairwell per Fire Marshall	\$3,336.00
COP #36	Apparatus Bay Lights	\$12,408.00
COP #37	Owner Requested Lights	\$32,903.00
COP #38	Add AV System per FC IT Standard	\$13,574.00
COP #39	EMA Requested Flooring Finishes	\$2,613.00
COP #40	Fire Marshall Requested Doors at Exist Stairs	\$2,711.00
COP #41	Encountered Rock Removal	\$26,272.00
COP #42	Add Outlets for Shore Electric System	\$3,109.00
COP #43	Credit for Millwork and Blind Changes	-\$1,115.00
Total Change Order Requests 9 - 43		\$353,572.00

As requested, an **additional 84 total calendar days** to be added to initial 300 calendar days; made up of **56-days** caused by detection of underground water at the inception of the project as noted in Change Order No. 1, and additional **28-days** to accommodate lead-times for the execution of additional work associated with Phase 3 specified in this Change Order No. 2.

2. **COMPENSATION:** The services described under Scope of Work herein shall be performed by Contractor for a total amount not to exceed **\$353,572.00** (Three Hundred and Fifty-Three Thousand Five Hundred Seventy-Two Dollars and Zero Cents).
3. **LIABILITY OF COUNTY:** This Change Order No. 2 to Form of Contract shall not become binding on the County and the County shall incur no liability upon same until such agreement has been executed by the Chair to the Commission, attested to by the Clerk to the Commission and delivered to Contractor.
4. **EFFECT OF CHANGE ORDER NO. 2 TO FORM OF CONTRACT:** Except as modified by this Change Order No. 2 to Form of Contract, the Contract, and all Contract Documents, remain in full force and effect.

[INTENTIONALLY LEFT BLANK]

IN WITNESS THEREOF, the Parties hereto have caused this Contract to be executed by their duly authorized representatives as attested and witnessed and their corporate seals to be hereunto affixed as of the day and year date first above written.

OWNER:

CONSULTANT:

FULTON COUNTY, GEORGIA

SOVEREIGN COOPER, INC.

Robert L. Pitts, Chairman
Fulton County Board of Commissioners

Ray Neal,
President

ATTEST:

ATTEST:

Tonya R. Grier
Chief Deputy Clerk to the Commission

Secretary/
Assistant Secretary

(Affix County Seal)

(Affix Corporate Seal)

APPROVED AS TO FORM:

ATTEST:

Office of the County Attorney

Notary Public

APPROVED AS TO CONTENT:

County: _____

Joseph N. Davis, Director
Department of Real Estate and Asset
Management

Commission Expires: _____

(Affix Notary Seal)

ITEM #: _____ RM: _____ FIRST REGULAR MEETING	ITEM #: _____ 2nd RM: _____ SECOND REGULAR MEETING
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