

## **CHANGE ORDER NO. 1 TO FORM OF CONTRACT**

Contractor: **Beck PMI, JV**

Contract No. **24RFP020124K-JA, Design-Build Services for  
North Fulton HHS Center**

Address: **3500 Lenox Road, Suite 250**  
City, State **Atlanta, Georgia 30326**

Telephone: **(404) 949-2301**

E-mail: **benwatkins@beckgroup.com**

Contact: **Ben Watkins, Regional Director**

### **W I T N E S S E T H**

WHEREAS, Fulton County ("County") entered into a Contract with Beck PMI, JV to perform design-Build Services for Fulton County North Fulton HHS Center, dated December 23, 2024, 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 increase the Owner Controlled Contingency which allows the execution of additional services for the completion of design services and construction project of approximately 108,000 sq. ft. of renovations and connected areas for the Fulton County North Fulton HHS Center, 4700 North Point Parkway, Alpharetta, GA 30022.

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 **January 21, 2026, BOC Item #26-\_\_\_\_\_**.

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

This Change Order No. 1 to Form of Contract is effective as of the 21st day of January 2026, between the Beck PMI, JV, comprised of The Beck Group and Peachtree Mechanical Inc. who agree that all Services specified will be performed in accordance with this Change Order No. 1 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 listed additional services for the

completion of design services and construction project of approximately 108,000 sq. ft. of renovations and connected areas for the Fulton County North Fulton HHS Center located at 4700 North Point Parkway, Alpharetta, GA 30022.

The additional Owner Controlled Contingency costs are detailed below:

Additional Owner Controlled Contingency Requested for Scope of Work Listed:	\$706,765.91
Shortfall Owner Controlled Contingency Needed	\$163,220.91
Furniture Fixtures & Equipment	
Additional Moving Services	
Coax Cable	
Duress Buttons	
W&A Testing/Investigation	\$ 9,718.00
Wet Seal & Elastomeric Coating	\$ 355,921.00
RAF Repair (DREAM Shop)	\$ 3,864.00
Commissioner Thorne Offices	\$ 30,838.00
Oral Health Mechanical, Electrical and Plumbing Additions	\$ 67,160.00
Walk Off Mat Concrete Repair	\$ 1,769.00
Monument sign refurbishment	\$ 9,900.00
Digital Displays (1st, 2nd floor)	\$ 14,282.00
Hose Bibbs added to roof	\$ 15,533.00
Exterior Signage	\$ 10,000.00
Interior Signage	\$ 24,560.00
Additional Finishes	\$ 9,718.00

The completion date for Construction Project will be **April 30, 2026**.

2. **COMPENSATION:** The services described under Scope of Work herein shall be performed by Contractor for a total amount not to exceed **\$706,765.91** (Seven Hundred Six Thousand Seven Hundred Sixty Five Dollars and Ninety One Cents).
3. **LIABILITY OF COUNTY:** This Change Order No. 1 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. 1 TO FORM OF CONTRACT:**  
Except as modified by this Change Order No. 1 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:

**FULTON COUNTY, GEORGIA**

CONSULTANT:

**BECK PMI, JV**

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Robert L. Pitts, Chairman  
Fulton County Board of Commissioners

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Ben Watkins,  
Regional Director

ATTEST:

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Tonya R. Grier  
Chief Deputy Clerk to the Commission

(Affix County Seal)

APPROVED AS TO FORM:

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Office of the County Attorney

APPROVED AS TO CONTENT:

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

ITEM#:_____ RCS:_____	ITEM#:_____ RM:_____
<b>RECESS MEETING</b>	<b>REGULAR MEETING</b>