

CHANGE ORDER NO. 2 TO FORM OF CONTRACT

Contractor: **Hogan Construction Group, LLC/The Collaborative Firm, LLC**

Contract No. **23RFP120423K-JAJ, Design-Build Services for Developmental Disability Programing and Services**

Address: **5075 Avalon Ridge Parkway**
City, State **Norcross, Georgia 30071**

Telephone: **(770) 242-8588**

E-mail: [**pHogan@hoganconstructiongroup.com**](mailto:pHogan@hoganconstructiongroup.com)

Contact: **Paul Hogan, President**

W I T N E S S E T H

WHEREAS, Fulton County ("County") entered into a Contract with Hogan Construction Group, LLC/The Collaborative Firm, LLC, to provide Design-Build Services for Developmental Disability Programing and Services, dated September 18, 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 the Developmental Disability Programming and Services for additional funding to allow the execution of two (2) additional services for the completion of design/build services and the construction and renovation at the South Training Center located at 475 Fairburn Road, SW Atlanta, GA 30331.

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 December 17, 2024, BOC Item #25-.

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

This Change Order No. 2 to Form of Contract is effective as of the 17th day of December 2025, between the Hogan Construction Group, LLC/The Collaborative Firm, LLC who agree that all Services specified will be performed in accordance with this 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 two (2) additional services mentioned below for the continue construction and renovation at the South Training Center

located at 475 Fairburn Road, SW Atlanta, GA 30331:

(a) Mold Testing, Abatement and Re-Build: The General Contractor discovered during the renovation process mold within 475 Fairburn Road building and has recommended mold remediation/clean-up of all affected areas. If not treated can be considered an OSHA violation.

(b) Redesign of Fireline System: The City of Atlanta office of Fire & Safety has required the existing facility located at 475 Fairburn Rd SW, Atlanta, GA 30331 to meet the City's fire and safety codes requirements by redesigning of the fire-line system to supply the building.

2. **COMPENSATION:** The services described under Scope of Work herein shall be performed by Contractor for a total amount not to exceed **\$330,367.00** (Three Hundred Thirty Thousand Three Hundred Sixty-Seven Dollars and No Cents).

The additional costs are detailed below:

1. **Change Order Project -01 for Mold Testing, Abatement and Re-Build:**

	Description of Services	Sub-Total
1	Mold Testing	\$2,800.00
2	Mold Abatement and Encapsulation	\$67,450.00
3	Post-Abatement Mold Clearance Air Testing	\$850.00
4	Rebuild all Affected Areas	\$91,390.00
5	GC's Extended Schedule	\$71,050.00
6	Contractor's Insurance and Bond	\$4,671.00
7	Contractor's Fee	\$18,683.00
Total Change Order Request - 01		
\$256,894.00		

2. **Change Order Project -02 for Redesign of Fireline System:**

	Description of Services	Sub-Total
1	Upsized Fire Service to include 8-inch Line and Hydrant	\$16,230.00
2	100-foot Asphalt Mill and Pave each side of Trench	\$45,810.00
3	General Conditions	\$4,314.00
4	Contractor's Insurance and Bond	\$1,676.00
5	Contractor's Fee	\$5,443.00

Total Order Change Request -02	\$73,473.00
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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:

FULTON COUNTY, GEORGIA

CONSULTANT:

**HOGAN CONSTRUCTION GROUP,
LLC/THE COLLABORATIVE FIRM,
LLC**

Robert L. Pitts, Chairman
Fulton County Board of Commissioners

Paul Hogan,
President

ATTEST:

Tonya R. Grier
Chief Deputy Clerk to the Commission

(Affix County Seal)

APPROVED AS TO FORM:

Office of the County Attorney

APPROVED AS TO CONTENT:

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

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