

CHANGE ORDER NO. 2 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) 949-2300**

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 provide/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 12 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 **August 5, 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 5th day of August 2026, between the **Beck PMI, JV** 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 Owner Controlled Contingency to allow the execution of 12 additional services required for the completion of construction and renovation of North Fulton HHS Center located at 4700 North Point Parkway, Alpharetta, GA 30022, and to add an additional 60 days to the initial 270 calendar days to accommodate lead-times for the completion of 12 total additional services associated with this Change Order No. 2.

The additional Owner Controlled Contingency costs covering the 12 PCOs are shown in the following table:

Project Change Order	Description of Change Order	Amount
PCO #32	Add a new drywall partition and door to Developmental Disabilities Room #1402	\$9,498.00
PCO #33	Repair the smoke door at the elevator lobby area	\$41,557.38
PCO #34	Additional non-wayfinding signage	\$3,564.00
PCO #35	Add additional electrical outlets for 2 nd floor BOH	\$56,612.00
PCO #38	Additional furniture requested by Developmental Disabilities and Senior Services, and Adult Behavioral Health	\$37,961.00
PCO #40	Remove and replace damages window	\$2,943.00
PCO #42	Provide additional signage	\$5,356.00
PCO #43	Provide privacy locks at exam room 2628/1416	\$1,612.00
PCO #44	Provide additional software for server migration	\$1,666.00
PCO #45	Add partition and card readers to commissioner's corridor	\$9,420.53
PCO #46	Add additional electrical/data outlet to relocate the network printer for Senior Services MFD	\$6,220.00
PCO #47	Add additional paint at accent walls on FCO markup	\$1,483.00
	Owner Controlled Contingency	\$10,500.00
	Total	\$188,392.91
	Contingency Balance	-\$1,950.00
	Total Cost of Change Order No. 2	\$186,442.91

2. **COMPENSATION:** The services described under Scope of Work herein shall be performed by Contractor for a total amount not to exceed **\$186,442.91** (One Hundred Eighty-Six Thousand Four Hundred Forty-Two Dollars and Ninety-One 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:

FULTON COUNTY, GEORGIA

CONSULTANT:

BECK PMI, JV

Robert L. Pitts, Chairman
Fulton County Board of Commissioners

Ben Watkins,
Regional Director

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