



**FULTON
COUNTY**

**CHANGE ORDER #2
FORM TO CONTRACT**

**#21RFP22421K-DB
CONSTRUCTION MANAGEMENT AT
RISK SERVICES FOR THE NEW FULTON
COUNTY ANIMAL SHELTER FACILITY**

**DEPARTMENT OF REAL ESTATE AND ASSET
MANAGEMENT**

CHANGE ORDER NO. 2 TO FORM OF CONTRACT

Contractor: **Winter Johnson Group**

Contract No. **21RFP224211K-DB, Construction Management at Risk Services
for the New Fulton County Animal Shelter Facility**

Address: **5616 Peachtree Road**
City, State **Chamblee, Georgia 30341**

Telephone: **(404) 790-8985**

E-mail: breid@wintercompanies.com and ajohnson@winterjohnsongroup.com

Contact: **Brent Reid, Managing Member**
Artis L. Johnson, Managing Member

WITNESSETH

WHEREAS, Fulton County ("County") entered into a Contract with **Winter Johnson Group**, to provide/perform Construction Management at Risk Services for the New Fulton County Animal Shelter Facility, dated August 5, 2021, 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 cover the costs that's associated with the Punch List items and final Close-Out documentation for the newly constructed Fulton County Animal Shelter Facility (FCAS).

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 **March 06, 2024, BOC Item #24-0143**.

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

This Change Order No. 2 to Form of Contract is effective as of the 6th day of March 2024, between the Winter Johnson Group, 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.

SCOPE OF WORK TO BE PERFORMED: Modify the existing Contract for additional funding to cover costs that's associated with final Close-Out of the newly constructed Fulton

County Animal Shelter Facility. The Contractor is currently completing Punch List items and providing Close Out documentation.

The Project experienced several unforeseen design revisions/omissions, government mandated requirements and service delays, and unfavorable site conditions whose costs to correct depleted the remaining project contingency and exceeded the current Contract Sum. Receipt of the Facility's Certificate of Occupancy was contingent upon correction of the government mandated requirements and most of the remaining items.

Details of the additional costs prompting this Change Request are shown in the following:

	Change Request Item	Cost	Description of Work
1	Remaining Contingency Balance	\$1,216	Remaining Contingency Balance as of 11/1/23
2	Electrical Revision	\$17,814	Upgraded Circuitry required on User Requested Automatic Gate Operators
3	ADA Changes at Main Entry Intersection	\$5,868	Changes to Crosswalk Ramps & Sidewalk Rails because of Field Grade Conditions necessary to meet ADA Standards
4	Canopy Value Engineering Reconciliation	\$29,049	Additional Canopy Footers required in previously accepted Value Engineering item
5	Exterior Columns at Front Entrance	\$27,824	Design Revisions to paint Exterior Columns at Front Entrance omitted in Construction Documents
6	Traffic Signalization	\$7,869	Alternative Traffic Signalization Radar required by GDOT at Main Entry Intersection onto Fulton Industrial Blvd
7	Additional Chiller Bypass Installation & Flushing	\$27,027	Water & HydroVac Trucks required to operate Building Chiller because of COA delays in accepting Domestic Water Service
8	Construction Management Fee Reconciliation	\$72,761	Final Reconciliation of Construction Management Fees on Project Contingencies & Additional Costs as provided in Construction Contract
Total Change Order No. 2		\$186,996.00	

2. **COMPENSATION:** The services described under Scope of Work herein shall be performed by Contractor for a total amount not to exceed **\$186,996.00** (One Hundred and Eighty-Six Thousand Nine Hundred Ninety-Six Dollars and No 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

WINTER JOHNSON GROUP

DocuSigned by:

Robert L. Pitts

Robert L. Pitts, Chairman
Fulton County Board of Commissioners

DocuSigned by:

Brent Reid

Brent Reid, Managing Member

Artis Johnson
Artis Johnson, Managing Member

ATTEST:

ATTEST:

DocuSigned by:

Tonya R. Grier

Tonya R. Grier
Chief Deputy Clerk to the Commission
(Affix County Seal)

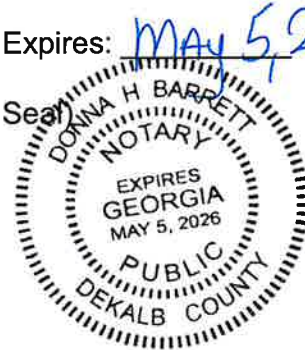


Notary Public

County: DeKalb

Commission Expires: MAY 5, 2026

(Affix Notary Seal)



APPROVED AS TO FORM:

DocuSigned by:

Patrick O'Connor

Patrick O'Connor
Office of the County Attorney

APPROVED AS TO CONTENT:

DocuSigned by:

Joseph N. Davis

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

ITEM#: _____ RCS: _____
RECESS MEETING

ITEM#: 24-0143 RM: 3/6/2024
REGULAR MEETING



