



**FULTON  
COUNTY**

**CHANGE ORDER #1  
FOR**

**#20RFP127341K-DB**

**JUDGE ROMAE T. POWELL-FULTON COUNTY  
JUVENILE JUSTICE FACILITY**

**BUILDING AUTOMATION SYSTEM UPGRADES, AIR  
HANDLING UNIT REPAIRS & CHILLER  
REPLACEMENTS**

**DEPARTMENT OF REAL ESTATE AND ASSET MANAGEMENT**

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

Contractor: Trane U.S., Inc.

Contract No. 20RFP127341K-DB, Judge Romae T. Powell-Fulton County Juvenile Justice Facility Building Automation System Upgrades, Air Handling Unit Repairs & Chiller Replacements

Address: 400 DeKalb Technology Parkway  
City, State Atlanta, Georgia 30240

Telephone: (404) 747-4010

E-mail: ThomasG.Brown@trane.com

Contact: Thomas Brown,  
Energy Services Account Executive

### **WITNESSETH**

WHEREAS, Fulton County ("County") entered into a Contract with **Trane U.S., Inc.** to provide/perform Construction Management at Risk Services for the Renovation and Refurbishment of the Restrooms and Common Areas in the Fulton County Government Judicial Center Complexes, dated June 30, 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 Scope of Work to provide additional restrooms modifications and common area improvements because of unforeseen existing conditions for the Fulton County Judicial and Government Center Complexes, Phase I Project for Fulton County.

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 **June 1<sup>st</sup>, 2022; BOC Item #22-0384**.

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

This Change Order No. 1 to Form of Contract is effective as of the 1<sup>st</sup> day of June, 2022, between the Cooper Carry, 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 and extend the existing contract for an additional four (4) month period in order to complete the work through October 31, 2022.

**SCOPE OF WORK TO BE PERFORMED:** Modify the existing Scope of Work to perform additional services to provide repairs and replacement of primary and secondary chiller pumps which was discovered during the upgrade renovation project of the BAS Controls, AHU and Chillers at the Fulton County Judge Romae T. Powell Juvenile Justice Center.

It was discovered during a recent investigation, three (3) Primary and two (2) Secondary Chiller Pumps during the Juvenile Justice Center BAS Controls, Chillers & AHUs Project, extensive, unexpected damaged and deteriorating components requiring repair and/or replacement to return to operating condition. The investigation also shows deficiencies of this work goes beyond the project scope and will incur additional costs depleting the original project contingency and exceeding the total approved authority of \$1,802,591.00.

These Pumps supply chilled water from the Chillers to building AHUs and return it from the Cooling Tower. Their function is essential to the successful operation of the HVAC system and the delivery of conditioned air throughout the facility.

Pumps Existing Conditions and Costs to Repair/Replace:

<b>Pumps</b>	<b>Condition</b>	<b>Completion</b>	<b>Costs</b>
Primary P-1	Damaged impeller and shaft from bearing failure.	2 <sup>nd</sup> Qtr. 2022	\$25,222.00
Primary P-2	Damaged impeller and shaft from bearing failure.	3 <sup>rd</sup> Qtr. 2022	\$25,222.00
Primary P-3	Leaking grease. Idle for many years. Likely bearing failure.	2 <sup>nd</sup> Qtr. 2022	\$31,860.00
Secondary SP-1	Bearing failure resulted in damaged impeller, sleeve, and shaft.	2 <sup>nd</sup> Qtr. 2022	\$14,790.00
Secondary SP-2	Bearing failure resulted in damaged impeller, sleeve, and shaft.	3 <sup>rd</sup> Qtr. 2022	\$14,790.00
Contingency (10%)			\$11,189.00
<b>Total Costs</b>			<b>\$123,073.00</b>

This Change Order is necessary to complete the Building Automation System Upgrades, Air Handling Unit Repairs and Chiller Replacements Project. These Primary and Secondary Chiller Pumps are approximately twenty (20) years old and original to the building. Deferred maintenance and repair have shortened their useful life and now requires this additional capital investment to make the Pumps fully operational once again. Major repairs and replacements of the Pumps are not part of the project scope of work. Coupled with rising construction pricing, scarcity of replacement parts, and scheduling impacts, we believe this Change Request #1 is merited.

2. **COMPENSATION:** The services described under Scope of Work herein shall be performed by Contractor for a total amount not to exceed **\$123,073.00** (One Hundred Twenty-Three Thousand Seventy-Three Dollars and No 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**

DocuSigned by:

Robert L. Pitts

1000 MARTA

Robert L. Pitts, Chairman  
Fulton County Board of Commissioners

ATTEST:

DocuSigned by:

Tonya R. Grier

1000 MARTA

Tonya R. Grier  
Clerk to the Commission  
DocuSigned by:

(Affix County Seal)



APPROVED AS TO FORM:

DocuSigned by:

Deonai Stewart

227 MARTA

Office of the County Attorney

APPROVED AS TO CONTENT:

DocuSigned by:

Joseph Davis

1000 MARTA

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

CONSULTANT:

**TRANE U.S., INC.**

DocuSigned by:

Janice Ferina

700 MARTA

Janice Ferina,  
Contract Analyst

ATTEST:

Laura Bost Morris

Notary Public

County: Jefferson

Commission Expires: 3/11/23

(Affix Notary Seal) DocuSigned by:



ITEM#:	RCS:
RECESS MEETING	

ITEM#:	2022-0384	RM:	6/1/2022
REGULAR MEETING			



# CERTIFICATE OF LIABILITY INSURANCE

 DATE (MM/DD/YYYY)  
 4/23/2022

**THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERs NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.**

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER  MARSH & MCLENNAN COMPANIES 1166 Avenue of the Americas New York NY 10036 ATTN: 212-345-6000	CONTACT NAME: Michaela Grasshoff, ARM
	PHONE (A/C, No. Ext): 212-345-2794
INSURED  Trane U.S. Inc. 4000 Dekalb Technology Parkway Building 100 Atlanta, GA 30340 United States	E-MAIL ADDRESS: Michaela.Grasshoff@marsh.com
	INSURER(S) AFFORDING COVERAGE COMPANY A: National Union Fire Insurance Company of Pittsburgh, PA
COMPANY B: Travelers Indemnity Co of America	25666
COMPANY C: Travelers Property Casualty Co of Amer	25674

**COVERAGEs****CERTIFICATE NUMBER:** 643823**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS			
A	COMMERCIAL GENERAL LIABILITY			GL 6547064	4/17/2022	4/17/2023	EACH OCCURRENCE	\$10,000,000.00		
	CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	\$1,000,000.00		
	TIME ELEMENT POLLUTION LIABILITY						MED EXP (Any one person)	\$10,000.00		
	CONTRACTUAL LIABILITY						PERSONAL & ADV INJURY	\$10,000,000.00		
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	\$10,000,000.00		
	POLICY <input checked="" type="checkbox"/> PROJECT <input checked="" type="checkbox"/> LOC						PRODUCTS - COMP/OP AGG policy aggregate	\$10,000,000.00		
OTHER:				\$20,000,000.00						
A A A	AUTOMOBILE LIABILITY			CA 6890217 (AOS) CA 7030880 (VA) CA 7030879 (MA)  APD - Self Insured	4/17/2022 4/17/2022 4/17/2023 4/17/2022	4/17/2023 4/17/2023 4/17/2023 4/17/2023	COMBINED SINGLE LIMIT (Ea accident)	\$10,000,000.00		
	ANY AUTO						BODILY INJURY (Per person)			
	OWNED AUTOS ONLY	<input checked="" type="checkbox"/>	SCHEDULED AUTOS				BODILY INJURY (Per accident)			
	Hired AUTOS ONLY	<input checked="" type="checkbox"/>	NON-OWNED AUTOS ONLY				PROPERTY DAMAGE (Per accident)			
	PHYSICAL DAMAGE/SFI F							\$		
	UMBRELLA LIAB		OCCUR				EACH OCCURRENCE			
EXCESS LIAB		CLAIMS-MADE	AGGREGATE							
DED		RETENTION \$		\$						
B B C C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY	Y / N  <input checked="" type="checkbox"/> N	N / A	UB-8M35413A-22-51-K (AOS) UB-9L048059-22-51-D (MN) UB-8M370386-22-51-R (AZ,MA,OR,WI) TWXJ-UB-7434L45A-22 (OH)	4/17/2022 4/17/2022 4/17/2023 4/17/2022	4/17/2023 4/17/2023 4/17/2023 4/17/2023	<input checked="" type="checkbox"/> PER STATUTE	OTH-ER	\$3,000,000.00	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)							E.L. EACH ACCIDENT		
	If yes, describe under DESCRIPTION OF OPERATIONS below							E.L. DISEASE - EA EMPLOYEE		
								E.L. DISEASE - POLICY LIMIT		

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Please see page 2 for additional information.

**CERTIFICATE HOLDER**

Fulton County Government  
Purchasing Department  
130 Peachtree Street S.W.  
Suite 1168  
Atlanta, GA 30303-3459  
United States

**CANCELLATION**

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE  
Marsh USA, Inc.  
BY: Michaela Grasshoff, ARM

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## ADDITIONAL REMARKS SCHEDULE

AGENCY	<b>NAMED INSURED</b> Trane U.S. Inc. 4000 Dekalb Technology Parkway Building 100 Atlanta, GA 30340 United States
	<b>EFFECTIVE DATE:</b>

### ADDITIONAL REMARKS

**THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,**

**FORM NUMBER: \_\_\_\_\_ FORM TITLE: \_\_\_\_\_**

Fulton County Government Purchasing Department , its officials, officers, and employees are included as Additional Insured where required by contract with respect to General Liability pursuant to applicable endorsement.

Fulton County Government Purchasing Department , its officials, officers, and employees are included as Additional Insured where required by contract with respect to Automobile Liability pursuant to applicable endorsement.

Waiver of Subrogation is applicable where required by written contract, but only to the extent of the Named Insured's negligence.

This insurance is Primary & Non-Contributory over any existing insurance where required by written contract.

Job Description: Bid Proposal 181TB113834C-GS-Preventive & Predictive Maint Svcs for Chillers

For questions regarding this certificate of insurance contact: LaBeatrix Tatum Email: [bea.tatum@trane.com](mailto:bea.tatum@trane.com) Phone: 2057474010

**ENDORSEMENT # MAN001**

This endorsement, effective 12: 01 A.M. 04/17/2022 forms a part of  
policy No. 654-70-64 issued to TRANE TECHNOLOGIES COMPANY LLC  
BY NATIONAL UNION FIRE INSURANCE COMPANY OF PITTSBURGH, PA

**ADDITIONAL INSURED - WHERE REQUIRED UNDER CONTRACT OR AGREEMENT**

*This endorsement modifies insurance provided under the following:*

COMMERCIAL GENERAL LIABILITY COVERAGE FORM

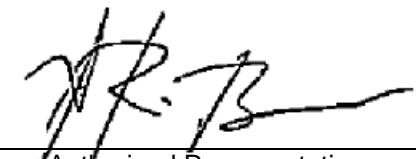
**SECTION II – WHO IS AN INSURED**, is amended to include as an additional insured:

- (1) Any person or organization to whom you become obligated to include as an additional insured under this policy, as a result of any written contract or agreement you enter into which requires you to furnish insurance to that person or organization of the type provided by this policy, but only with respect to liability to the extent caused by you and arising out of your operations, including both continuing and completed operations, or premises owned by or rented to you; or
- (2) Any designated person or organization, designated by you in writing to us, but only with respect to liability to the extent caused by you and arising out of your operations or premises owned by or rented to you and provided the "bodily injury", "property damage" or "personal and advertising injury" occurs subsequent to your written request to designate such person or organization as additional insured.

However, the insurance provided will not exceed the lesser of:

- The coverage and/or limits of this policy, or
- The coverage and/or limits required by said contract or agreement.

All other terms and conditions remain unchanged.



\_\_\_\_\_  
Authorized Representative