

CHANGE ORDER NO. 1 TO FORM OF CONTRACT

Contractor: **H.J. Russell & Company**

Contract No. **20RFP011320K-DB, Construction Management at Risk Services for the Renovation and Refurbishment of the Restrooms and Common Areas in the Fulton County Government and Judicial Center Complexes – Phase I**

Address: **171 17th Street, Suite 1600**
City, State **Atlanta, Georgia 30363**

Telephone: **(404) 330-1000**

E-mail: [**mswick@hjrussell.com**](mailto:mswick@hjrussell.com)

Contact: **Michael Swick, Vice President, Operations**

W I T N E S S E T H

WHEREAS, Fulton County ("County") entered into a Contract with **H.J. Russell & Company** 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 October 20, 2020, 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; and

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 _____, **BOC Item #22-** _____.

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

This Change Order No. 1 to Form of Contract is effective as of the _____, 2022, between the H.J Russell & Company, 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 Scope of Work to perform additional restrooms modifications and common areas improvements because of unforeseen existing conditions for the Fulton County Judicial and Government Center Complexes- Phase I Project.

This Project includes the renovation and refurbishment of designated public accessible restrooms and common areas in the Fulton County Judicial and Government Center Complexes making them compliant with the 2010 Americans with Disabilities Act (ADA) and applicable building codes and is fully funded by FCURA Urban Redevelopment Bond proceeds.

This Change Order is necessary to complete the designated restrooms modifications and common areas improvements of these conditions will continue to impact the project budget and schedule coupled with rising construction costs and materials delivery impacts industry wide, this Change Order is merited.

Detailed Breakdown Costs for Change Order No. 1:

	Item Description	Change Order Costs
1	Plumbing Issues	\$225,306.97
2	Electrical Issues	\$23,700.00
3	Setting Bed & Existing Tile Floor	\$19,379.43
4	Miscellaneous Modifications	\$80,838.17
5	Metal Studs Deterioration	\$67,002.05
6	Support Steel for Toilet Partitions	\$30,000.00
7	COVID Driven Changes	\$19,205.00
	Subtotal	\$465,431.16
8	Contingency/Materials Costs Escalation	\$46,543.16
9	Insurance & Bonds	\$23,427.67
10	General Conditions	\$124,500.00
11	Credit: GCT4 Scope/Value Engineer	(\$123,092.00)
12	Credit: MRB Scope/Value Engineer	(\$63,046.00)
	Total Change Order Cost	\$473,764.45

2. **COMPENSATION:** The services described under Scope of Work herein shall be performed by Contractor for a total amount not to exceed **\$473,764.45** (Four Hundred and Seventy-Three Thousand Seven Hundred Sixty-Four Dollars and Forty-Five 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:

H.J. RUSSELL & COMPANY

Robert L. Pitts, Chairman
Fulton County Board of Commissioners

Michael Russell, CEO

ATTEST:

ATTEST:

Tonya R. Grier
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#: _____ RCS: _____ RECESS MEETING	ITEM#: _____ RM: _____ REGULAR MEETING
--	--