

This Single Source request results from a solicitation conducted in 2021 for ITB 21-101358, Renovation and Development of the 178 Sams Street Facility. Awarded by the BOC on May 25, 2021 for an amount not to exceed \$6,102,336.00, Change Order No. 1 was approved on October 26, 2021 for an amount not to exceed \$316,678.98 for a total awarded contract of \$6,419,014.98 with a contract expiration date of March 31, 2022. Time was of the essence to complete the facility to move departments into the new location in order to satisfy the terms of an expiring lease.

Additional work was and is required in order to complete the facility. This request is for a single source approval to continue the work, as it was previously publicly solicited and awarded to the lowest, responsive and responsible bidder and to approve Change Order No. 2 for an amount not to exceed \$1,720,784.10. This amount reflects charges associated with Pay App 9 and 10, an outstanding change order request in the amount of \$60,000.00 and for additional work to repair the existing HVAC system, changes to an office and to increase the amount staff on-site completing the work. In addition, the request is to authorize the completion of the work to be completed by December 31, 2022 to complete the outstanding work, additional work requested and to complete any additional punch list items as determined by final inspection.

As the contract was publicly solicited and the lowest, responsive and responsible bidder was chosen, I would recommend approval of the single source. If DeKalb County was to attempt to resolicit for the remaining work, it would invalidate any warranty provided by the current general contractor and would delay the project further and would be of a significant cost to the County.

Agenda Item 2022-1851, will be submitted for BOC approval.



Department of Purchasing and Contracting NON-COMPETITIVE PROCUREMENT REQUEST FORM

Requesting Department: Facilities Management
 Department Contact Person: David M. Asbell Telephone: 678.283.2974
 Email: dasbell@dekalbcountyga.gov

Requisition Number: _____ Suggested Supplier: Hogan Construction Group
 Estimated Amount of Purchase: \$1,720,784.10
 Detailed Description of the Goods or Services to be purchased: _____
Completion of work by Hogan Construction from 178 Sams Street Renovation plus required change order work.

Emergency (For Emergency Requests, Please check this box and answer all questions below.)

1. Date and Time of Emergency Occurrence: _____

2. Please state the nature of the emergency posing a risk to public health, welfare, safety or resources:

3. State how the Estimated Amount was determined to be Fair and Reasonable (attach supporting documentation):

See attached supporting documentation. An independent cost estimator was retained to determine appropriate pricing.

Sole Source (Please check box and answer all of the following completely.)

1. Provide an explanation why the product, service or supplier requested is the only method that can satisfy the requirements. Please explain why alternatives are unacceptable. Be specific with regard to specification, features, characteristics, requirements, capabilities and compatibility. (Attach additional documents, if necessary):

These are expenses related to the completion of and additional work determined necessary to accommodate staffing increases. This work should be completed by the general contractor of record utilizing the subcontractors who built the project.

2. Will this purchase obligate us to a particular vendor for future purchases? (Either in terms of maintenance that only this vendor will be able to perform and/or if we purchase this item, will we need more "like" items in the future to match this one?) Explain in detail.

No.

3. Explain the impact to the County or Public if this request is not approved.

1. Would have to go through a lengthy bid process to obtain a new contractor. 2. Would require an expensive mobilization effort where we now have a contractor on site. 3. Modifications would be made by others who are not familiar with the project.

I hereby request that this non-competitive procurement request be approved for the purchase of the above stated work, material, equipment, commodity, or service.

Department Director (Typed/Printed Name) Clyde Stovall Signature: *Clyde Stovall* Date: June 24, 2022

Do Not Write Below – for the Department of Purchasing and Contracting Use Only

Procurement Agent (Typed/Printed Name) Jennifer Schofield Signature *Jennifer Schofield* Date 6.24.2022

Procurement Manager (Typed/Printed Name) Delois Robinson Signature *Delois Robinson* Date: Jun 24, 2022

Approved Not Approved

Signature: *Cathryn Hoover* Director, Department of Purchasing and Contracting Date: Jun 27, 2022

(Additional information, attach pages if required):

Remaining Due (as of 06-21-2022...):

Pay App #09:	\$501,941.27
Pay App #10:	\$109,534.42
Balance to Finish (includes Retainage...):	\$336,586.41

Outstanding CORs:

(NOT already incl. in Pay Apps 01 - 10...): \$60,000.00

Estimate for Repair to Existing HVAC	\$70,000.00
Estimate for Staffing increases:	\$592,722.00
Estimate for Andrew Baker's Office:	\$50,000.00

Estimated Total Remaining: \$1,720,784.10

TO OWNER/CLIENT:
DeKalb County FAME Division
1300 Commerce Drive
Decatur, Georgia 30030

PROJECT:
DeKalb Sams Street Facility
178 Sams Street
Decatur, Georgia

APPLICATION NO: 9
INVOICE NO: 9
PERIOD: 04/01/22 - 04/30/22
PROJECT NO: 1217880
CONTRACT DATE: //

DISTRIBUTION TO:

FROM CONTRACTOR:
Hogan Construction Group - Norcross
5075 Avalon Ridge Parkway
Norcross, Georgia 30071

VIA ARCHITECT/ENGINEER:
Vernell Barnes (Vernell Barnes Architect)

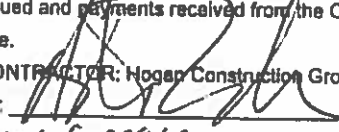
**CONTRACT FOR: DeKalb Sams Street Facility Contract 1217880
CONTRACTOR'S APPLICATION FOR PAYMENT**

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet is attached.

1. Original Contract Sum		\$ 6,102,336.00
2. Net change by change orders		\$ 404,396.27
3. Contract sum to date (line 1 ± 2)		\$ 6,506,732.27
4. Total completed and stored to date (Column G on G703)	412,754.80 6,515,090.80 6,493,967.75	\$ 6,485,609.22
5. Retainage:		
a. 5.00% of completed work:		\$ 324,280.43
b. 0.00% of stored material:		\$ 0.00
Total retainage (Line 5a + 5b or total in column I of G702)		\$ 324,280.43
6. Total earned less retainage (Line 4 less Line 5 Total)	6,169,269.36	\$ 6,161,328.79
7. Less previous certificates for payment (Line 6 from prior certificate)		\$ 5,667,328.08
8. Current payment due:	501,941.37	\$ 494,000.71
9. Balance to finish, including retainage (Line 3 less Line 6)	345,821.48	\$ 345,403.48

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner/Client:	\$ 375,820.92	(\$32,887.26)
Total approved this Month:	69,821.48 \$ 61,462.61	\$ 0.00
Totals:	445,642.05 \$ 437,283.53	(\$32,887.26)
Net change by change orders:	\$ 404,396.27	

The undersigned certifies that to the best of the Contractor's knowledge, information and belief, the Work covered by this Application for Payment has been completed in accordance with the Contract documents, that all amounts have been paid by the Contractor for Work which previous Certificates for payment were issued and payments received from the Owner/Client, and that current payments shown herein is now due.

CONTRACTOR: Hogan Construction Group - Norcross
By: 
State of: Georgia
County of: Forsyth
Subscribed and sworn to before me this 23 day of May, 2022

Notary Public: 

Abbie Hart Tischer
NOTARY PUBLIC
Forsyth County, GEORGIA
My Commission Expires 05/23/2025

ARCHITECT'S/ENGINEER'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on the on-site observations and the data comprising this application, the Architect/Engineer certifies to the Owner/Client that to the best of the Architect's/Engineer's knowledge, information and belief that Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED: 501,941.37 \$ 494,000.71

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this Application and on the Continuation Sheet that are changed to confirm to the amount certified)

ARCHITECT/ENGINEER:
By: 
Date: 23 May 2022

This certificate is not negotiable. The amount certified is payable only to the contract named herein. Issuance, payment and acceptance of payment are without prejudice to the rights of the Owner/Client or Contractor under this Contract.

Document SUMMARY SHEET, APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification is attached.
 See Column I on Contracts where variable retainage for line items apply.

APPLICATION NUMBER: 9

APPLICATION DATE: 05/09/2022

PERIOD: 04/01/22 - 04/30/22

ARCHITECTS/ENGINEERS PROJECT NO:

Contract Lines

ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G / C)	BALANCE TO FINISH (C - G)	RETAINAGE
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
1	GCs and Contractor Fee	\$ 521,525.00	\$ 496,421.75	\$ 25,103.25	\$ 0.00	\$ 521,525.00	100.00%	\$ 0.00	\$ 26,076.2
2	Structural System	\$ 36,600.00	\$ 36,600.00	\$ 0.00	\$ 0.00	\$ 36,600.00	100.00%	\$ 0.00	\$ 1,830.0
3	Roofing System	\$ 15,000.00	\$ 15,000.00	\$ 0.00	\$ 0.00	\$ 15,000.00	100.00%	\$ 0.00	\$ 750.0
4	Interior Doors and Openings	\$ 448,811.00	\$ 448,811.00	\$ 0.00	\$ 0.00	\$ 448,811.00	100.00%	\$ 0.00	\$ 22,440.5
5	Ceiling Grid and Acoustical Ceiling	\$ 660,270.00	\$ 660,270.00	\$ 0.00	\$ 0.00	\$ 660,270.00	100.00%	\$ 0.00	\$ 33,013.5
6	Interior Partitions	\$ 783,826.00	\$ 783,826.00	\$ 0.00	\$ 0.00	\$ 783,826.00	100.00%	\$ 0.00	\$ 39,191.2
7	Wall Finishes	\$ 203,883.00	\$ 197,523.95	\$ 2,000.00	\$ 0.00	\$ 199,523.95	97.86%	\$ 4,359.05	\$ 9,976.2
8	Floor and Base	\$ 502,191.00	\$ 496,205.05	\$ 5,985.95	\$ 0.00	\$ 502,191.00	100.00%	\$ 0.00	\$ 25,109.5
9	Fire Extinguisher and Cabinets	\$ 13,706.00	\$ 13,706.00	\$ 0.00	\$ 0.00	\$ 13,706.00	100.00%	\$ 0.00	\$ 685.3
10	Rewrap Operable Partition	\$ 33,081.00	\$ 33,081.00	\$ 0.00	\$ 0.00	\$ 33,081.00	100.00%	\$ 0.00	\$ 1,654.0
11	Signage	\$ 41,764.00	\$ 5,000.00	\$ 20,000.00	\$ 0.00	\$ 25,000.00	59.86%	\$ 16,764.00	\$ 1,250.0
12	Final Cleaning	\$ 26,812.00	\$ 23,500.00	\$ 3,312.00	\$ 0.00	\$ 26,812.00	100.00%	\$ 0.00	\$ 1,340.6
13	Toilet Partition and Accessories	\$ 74,158.00	\$ 68,000.00	\$ 6,158.00	\$ 0.00	\$ 74,158.00	100.00%	\$ 0.00	\$ 3,707.5
14	Casework and Millwork	\$ 307,017.00	\$ 304,508.50	\$ 2,508.50	\$ 0.00	\$ 307,017.00	100.00%	\$ 0.00	\$ 15,350.8
15	Loose Equipment and Furnishings	\$ 18,036.00	\$ 18,036.00	\$ 0.00	\$ 0.00	\$ 18,036.00	100.00%	\$ 0.00	\$ 901.8
16	Plumbing	\$ 198,300.00	\$ 196,225.00	\$ 2,075.00	\$ 0.00	\$ 198,300.00	100.00%	\$ 0.00	\$ 9,915.0
17	Fire Protection	\$ 32,722.00	\$ 31,133.20	\$ 1,588.80	\$ 0.00	\$ 32,722.00	100.00%	\$ 0.00	\$ 1,636.1
18	HVAC System	\$ 827,500.00	\$ 782,000.00	\$ 45,500.00	\$ 0.00	\$ 827,500.00	100.00%	\$ 0.00	\$ 41,375.0
19	Electrical Power	\$ 530,603.00	\$ 519,482.40	\$ 11,120.60	\$ 0.00	\$ 530,603.00	100.00%	\$ 0.00	\$ 26,530.1
20	Lighting	\$ 56,090.00	\$ 56,090.00	\$ 0.00	\$ 0.00	\$ 56,090.00	100.00%	\$ 0.00	\$ 2,804.5
21	Low Voltage	\$ 284,829.00	\$ 284,829.00	\$ 0.00	\$ 0.00	\$ 284,829.00	100.00%	\$ 0.00	\$ 14,241.4
22	Emergency Responder	\$ 49,211.00	\$ 47,447.70	\$ 1,763.30	\$ 0.00	\$ 49,211.00	100.00%	\$ 0.00	\$ 2,460.5
23	Special Systems and Communications	\$ 284,829.00	\$ 284,829.00	\$ 0.00	\$ 0.00	\$ 284,829.00	100.00%	\$ 0.00	\$ 14,241.4
24	Demolition	\$ 116,477.00	\$ 116,477.00	\$ 0.00	\$ 0.00	\$ 116,477.00	100.00%	\$ 0.00	\$ 5,823.8
25	Permit Fees	\$ 35,095.00	\$ 35,095.00	\$ 0.00	\$ 0.00	\$ 35,095.00	100.00%	\$ 0.00	\$ 1,754.7
TOTALS:		\$ 6,102,336.00	\$ 5,954,097.55	\$ 127,115.40	\$ 0.00	\$ 6,081,212.95	99.65%	\$ 21,123.05	\$ 304,060.8

hole Change Order Packages

DOCUMENT DETAIL SHEET

CONTINUATION SHEET

ITEM NO.	DESCRIPTION OF WORK	C	D		F	G	H	I	RETAINAGE				
			WORK COMPLETED							MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G / C)	BALANCE TO FINISH (C - G)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD									
2.1.1.1	11-1004 COR-12	\$ 322.38	\$ 322.38	\$ 0.00	\$ 0.00	\$ 322.38	100.00%	\$ 0.00	\$ 16.1				
3	PCCO#008 COR-13 - Furr Out C-3 Columns												
3.1	COR#008 COR-13 - Furr Out C-3 Columns												
3.1.1	PCO#008 COR-13 - Furr Out C-3 Columns												
3.1.1.1	11-1004 COR-13 Furr Out C-3 Columns	\$ 1,133.08	\$ 1,133.08	\$ 0.00	\$ 0.00	\$ 1,133.08	100.00%	\$ 0.00	\$ 56.6				
4	PCCO#009 COR-14 Demo Existing Room												
4.1	COR#009 COR-14 Demo Existing Room												
4.1.1	PCO#009 COR-14 Demo Existing Room												
4.1.1.1	02 COR-14 Demo Existing Room	\$ 623.70	\$ 623.70	\$ 0.00	\$ 0.00	\$ 623.70	100.00%	\$ 0.00	\$ 31.1				
5	PCCO#010 COR 9, COR 11, COR 15, COR 16												
5.1	COR#010 COR 9, COR 11, COR 15, COR 16												
5.1.1	PCO#010 COR 9, COR 11, COR 15, COR 16												
5.1.1.1	COR 9	\$ 18,808.02	\$ 18,808.02	\$ 0.00	\$ 0.00	\$ 18,808.02	100.00%	\$ 0.00	\$ 940.4				
5.1.1.2	COR 11	\$ 7,794.86	\$ 7,794.86	\$ 0.00	\$ 0.00	\$ 7,794.86	100.00%	\$ 0.00	\$ 389.7				
5.1.1.3	COR 15	\$ 1,234.93	\$ 1,234.93	\$ 0.00	\$ 0.00	\$ 1,234.93	100.00%	\$ 0.00	\$ 61.7				
5.1.1.4	COR 16	\$ 17,088.23	\$ 17,088.23	\$ 0.00	\$ 0.00	\$ 17,088.23	100.00%	\$ 0.00	\$ 854.6				
6	PCCO#011 COR 21, 22, 23, 24, 25, 27, 29, 32, & 35												
6.1	COR#011 COR 21, 22, 23, 24, 25, 27, 29, 32, & 35												
6.1.1	PCO#011 COR 21, 22, 23, 24, 25, 27, 29, 32, & 35	69,821.14 \$ 61,462.61	\$ 0.00	\$ 61,462.61	\$ 0.00	69,821.14 \$ 61,462.61	100.00%	\$ 0.00	\$ 3,073.				
6.1.1.1	change order # 11	69,821.14 \$ 404,396.27	\$ 342,933.66	\$ 61,462.61	\$ 0.00	69,821.14 \$ 404,396.27	100.00%	\$ 0.00	\$ 20,219				
TOTALS:		<u>412,754.80</u>				<u>412,754.80</u>							

rand Totals

A	B	C	D	E	F	G	H		I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G / C)	BALANCE TO FINISH (C - G)	RETAINAGE
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
	GRAND TOTALS:	\$ 6,506,732.27	\$ 6,297,031.21	\$ 188,578.01	\$ 0.00	\$ 6,485,609.22	99.68%	\$ 21,123.05	\$ 324,280.4

6,515,090.80

6,493,967.75

DOCUMENT DETAIL SHEET - APPLICATION AND CERTIFICATE FOR PAYMENT

**WAIVER AND RELEASE OF LIEN
AND PAYMENT BOND RIGHTS UPON INTERIM PAYMENT**

STATE OF GEORGIA
COUNTY OF DeKalb

The undersigned mechanic and/or materialman has been employed by Hogan Construction Group, LLC., to perform General Construction for the construction of improvements known as, Renovation and Development of 178 Sams Street Facility (Project Number 1217880), which is located in the city of Decatur, county of DeKalb, and is owned by DeKalb County and more particularly described as follows:

**DeKalb County
1300 Commerce Drive, Suite 300
Decatur, GA 30030**

Upon the receipt of the sum of \$ 494,000.71, the mechanic and/or materialman waives and releases any and all liens or claims of liens it has upon the foregoing described property or any rights against any labor and/or material bond through the date of April 30th, 2022 and excepting those rights and liens that the mechanic and/or materialman might have in any retained amounts, on account of labor or materials, or both, furnished by the undersigned to or on account of said contractor for said building or premises.

GIVEN UNDER HAND SEAL THIS 12th DAY OF May, 2022.

Witness

Hogan Construction Group
Company Name

By: ITS AUTHORIZED REPRESENTATIVE


[Signature] (SEAL)

NAME: Adam Killa

TITLE: Vice President

Sworn to and subscribed before me

this the 23 day of May, 2022.


Notary Public for Georgia
My Commission Expires:
5-23-25

Abbie Hart Tischer
NOTARY PUBLIC
Forsyth County, GEORGIA
My Commission Expires 05/23/2025

NOTICE: WHEN YOU EXECUTE AND SUBMIT THIS DOCUMENT, YOU SHALL BE CONCLUSIVELY DEEMED TO HAVE WAIVED AND RELEASED ANY AND ALL LIENS AND CLAIMS OF LIENS UPON THE FOREGOING DESCRIBED PROPERTY AND ANY RIGHTS REGARDING ANY LABOR OR MATERIAL BOND REGARDING THE SAID PROPERTY TO THE EXTENT (AND ONLY TO THE EXTENT) SET FORTH ABOVE, EVEN IF YOU HAVE NOT ACTUALLY RECEIVED SUCH PAYMENT, 90 DAYS AFTER THE DATE STATED ABOVE UNLESS YOU FILE AN AFFIDAVIT OF NONPAYMENT PRIOR TO THE EXPIRATION OF SUCH 90 DAY PERIOD. THE FAILURE TO INCLUDE THIS NOTICE LANGUAGE ON THE FORM SHALL RENDER THE FORM UNENFORCEABLE AND INVALID AS A WAIVER AND RELEASE UNDER O.C.G.A. § 44-14-366.

APPLICATION AND CERTIFICATE FOR PAYMENT

DOCUMENT SUMMARY SHEET

OWNER/CLIENT:
DeKalb County FAME Division
100 Commerce Drive
Decatur, Georgia 30030

PROJECT:
DeKalb Sams Street Facility
178 Sams Street
Decatur, Georgia

APPLICATION NO: 10
INVOICE NO: 10
PERIOD: 05/01/22 - 05/31/22
PROJECT NO: 1217880
CONTRACT DATE: //

DISTRIBUTION TO:

CONTRACTOR:
Hogan Construction Group - Norcross
175 Avalon Ridge Parkway
Norcross, Georgia 30071

VIA ARCHITECT/ENGINEER:
Vernell Barnes (Vernell Barnes Architect)

CONTRACT FOR: DeKalb Sams Street Facility Contract 1217880
CONTRACTOR'S APPLICATION FOR PAYMENT

This application is made for payment, as shown below, in connection with the Contract. Continuation Sheet is attached.

The undersigned certifies that to the best of the Contractor's knowledge, information and belief, the Work covered by this Application for Payment has been completed in accordance with the Contract documents, that all amounts have been paid by the Contractor for Work which previous Certificates for payment were issued and payments received from the Owner/Client, and that current payments shown herein is now due.

Original Contract Sum		\$ 6,102,336.00
Net change by change orders		\$ 508,009.75
Contract sum to date (line 1 ± 2)	513,054.19	\$ 6,610,345.75
Total completed and stored to date (Column G on G703)	6,615,390.19	\$ 6,604,222.70
Retainage:		
a. 5.09% of completed work:	336,141.78 ← 330,463.36	\$ 336,141.78
b. 0.00% of stored material:	\$ 0.00	\$ 0.00
Total retainage (Line 5a + 5b or total in column I of G702)		\$ 336,141.78
Total earned less retainage (Line 4 less Line 5 Total)	6,278,803.79	\$ 6,268,080.92
Less previous certificates for payment (Line 6 from prior certificate)	6,169,269.36	\$ 6,161,328.79
Current payment due:	109,534.42	\$ 106,752.13
Balance to finish, including retainage (Line 3 less Line 6)	336,586.41	\$ 342,264.83

CONTRACTOR: Hogan Construction Group - Norcross

By:

Date: 06.02.2022

State of: Georgia
County of: Forsyth

Subscribed and sworn to before me this

2 day of June, 2022

Notary Public:

Abbie Hart Tischer
NOTARY PUBLIC
Forsyth County, GEORGIA
My Commission Expires 05/23/2025

ARCHITECT'S/ENGINEER'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on the on-site observations and the data comprising this application, the Architect/Engineer certifies to the Owner/Client that to the best of the Architect's/Engineer's knowledge, information and belief that Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED:

109,534.42 \$ 106,752.13

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this Application and on the Continuation Sheet that are changed to confirm to the amount certified)

ARCHITECT/ENGINEER
By:

Date: 08 June 2022

This certificate is not negotiable. The amount certified is payable only to the contract named herein. Issuance, payment and acceptance of payment are without prejudice to the rights of the Owner/Client or Contractor under this Contract.

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner/Client:	445,642.06 \$ 437,283.53	(\$32,887.26)
Total approved this Month:	100,299.39 \$ 103,613.48	\$ 0.00
Totals:	545,941.45 \$ 540,897.01	(\$32,887.26)
Net change by change orders:	\$ 508,009.75	

513,054.19

DOCUMENT DETAIL SHEET

CONTINUATION SHEET

Document SUMMARY SHEET, APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification is attached.
 See Column I on Contracts where variable retainage for line items apply.

APPLICATION NUMBER: 10
 APPLICATION DATE: 05/31/2022
 PERIOD: 05/01/22 - 05/31/22
 ARCHITECTS/ENGINEERS PROJECT NO:

Contract Lines

ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G / C)	BALANCE TO FINISH (C - G)	RETAINAGE
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
1	GCs and Contractor Fee	\$ 521,525.00	\$ 521,525.00	\$ 0.00	\$ 0.00	\$ 521,525.00	100.00%	\$ 0.00	\$ 26,076.2
2	Structural System	\$ 36,600.00	\$ 36,600.00	\$ 0.00	\$ 0.00	\$ 36,600.00	100.00%	\$ 0.00	\$ 1,830.0
3	Roofing System	\$ 15,000.00	\$ 15,000.00	\$ 0.00	\$ 0.00	\$ 15,000.00	100.00%	\$ 0.00	\$ 750.0
4	Interior Doors and Openings	\$ 448,811.00	\$ 448,811.00	\$ 0.00	\$ 0.00	\$ 448,811.00	100.00%	\$ 0.00	\$ 22,440.5
5	Ceiling Grid and Acoustical Ceiling	\$ 660,270.00	\$ 660,270.00	\$ 0.00	\$ 0.00	\$ 660,270.00	100.00%	\$ 0.00	\$ 33,013.5
6	Interior Partitions	\$ 783,826.00	\$ 783,826.00	\$ 0.00	\$ 0.00	\$ 783,826.00	100.00%	\$ 0.00	\$ 39,191.3
7	Wall Finishes	\$ 203,883.00	\$ 199,523.95	\$ 0.00	\$ 0.00	\$ 199,523.95	97.86%	\$ 4,359.05	\$ 9,976.2
8	Floor and Base	\$ 502,191.00	\$ 502,191.00	\$ 0.00	\$ 0.00	\$ 502,191.00	100.00%	\$ 0.00	\$ 25,109.5
9	Fire Extinguisher and Cabinets	\$ 13,706.00	\$ 13,706.00	\$ 0.00	\$ 0.00	\$ 13,706.00	100.00%	\$ 0.00	\$ 685.5
10	Rewrap Operable Partition	\$ 33,081.00	\$ 33,081.00	\$ 0.00	\$ 0.00	\$ 33,081.00	100.00%	\$ 0.00	\$ 1,654.0
11	Signage	\$ 41,764.00	\$ 25,000.00	\$ 15,000.00	\$ 0.00	\$ 40,000.00	95.78%	\$ 1,764.00	\$ 2,750.0
12	Final Cleaning	\$ 26,812.00	\$ 26,812.00	\$ 0.00	\$ 0.00	\$ 26,812.00	100.00%	\$ 0.00	\$ 1,340.0
13	Toilet Partition and Accessories	\$ 74,158.00	\$ 74,158.00	\$ 0.00	\$ 0.00	\$ 74,158.00	100.00%	\$ 0.00	\$ 3,707.5
14	Casework and Millwork	\$ 307,017.00	\$ 307,017.00	\$ 0.00	\$ 0.00	\$ 307,017.00	100.00%	\$ 0.00	\$ 15,350.5
15	Loose Equipment and Furnishings	\$ 18,036.00	\$ 18,036.00	\$ 0.00	\$ 0.00	\$ 18,036.00	100.00%	\$ 0.00	\$ 901.5
16	Plumbing	\$ 198,300.00	\$ 198,300.00	\$ 0.00	\$ 0.00	\$ 198,300.00	100.00%	\$ 0.00	\$ 9,915.0
17	Fire Protection	\$ 32,722.00	\$ 32,722.00	\$ 0.00	\$ 0.00	\$ 32,722.00	100.00%	\$ 0.00	\$ 1,636.1
18	HVAC System	\$ 827,500.00	\$ 827,500.00	\$ 0.00	\$ 0.00	\$ 827,500.00	100.00%	\$ 0.00	\$ 41,375.0
19	Electrical Power	\$ 530,603.00	\$ 530,603.00	\$ 0.00	\$ 0.00	\$ 530,603.00	100.00%	\$ 0.00	\$ 26,530.1
20	Lighting	\$ 56,090.00	\$ 56,090.00	\$ 0.00	\$ 0.00	\$ 56,090.00	100.00%	\$ 0.00	\$ 2,804.5
21	Low Voltage	\$ 284,829.00	\$ 284,829.00	\$ 0.00	\$ 0.00	\$ 284,829.00	100.00%	\$ 0.00	\$ 14,241.4
22	Emergency Responder	\$ 49,211.00	\$ 49,211.00	\$ 0.00	\$ 0.00	\$ 49,211.00	100.00%	\$ 0.00	\$ 2,460.5
23	Special Systems and Communications	\$ 284,829.00	\$ 284,829.00	\$ 0.00	\$ 0.00	\$ 284,829.00	100.00%	\$ 0.00	\$ 14,241.4
24	Demolition	\$ 116,477.00	\$ 116,477.00	\$ 0.00	\$ 0.00	\$ 116,477.00	100.00%	\$ 0.00	\$ 5,823.5
25	Permit Fees	\$ 35,095.00	\$ 35,095.00	\$ 0.00	\$ 0.00	\$ 35,095.00	100.00%	\$ 0.00	\$ 1,754.7
TOTALS:		\$ 6,102,336.00	\$ 6,081,212.95	\$ 15,000.00	\$ 0.00	\$ 6,096,212.95	99.90%	\$ 6,123.05	\$ 305,560.5

hole Change Order Packages

DOCUMENT DETAIL SHEET

CONTINUATION SHEET

ITEM NO.	DESCRIPTION OF WORK	C	D		F	G	H	I	RETAINAGE			
			WORK COMPLETED							MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	BALANCE TO FINISH (C - G)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD								
2.1.1.1	11-1004 COR-12	\$ 322.38	\$ 322.38	\$ 0.00	\$ 0.00	\$ 322.38	100.00%	\$ 0.00	\$ 16.1			
3	PCCO#008 COR-13 - Furr Out C-3 Columns											
3.1	COR#008 COR-13 - Furr Out C-3 Columns											
3.1.1	PCO#008 COR-13 - Furr Out C-3 Columns											
3.1.1.1	11-1004 COR-13 Furr Out C-3 Columns	\$ 1,133.08	\$ 1,133.08	\$ 0.00	\$ 0.00	\$ 1,133.08	100.00%	\$ 0.00	\$ 56.8			
4	PCCO#009 COR-14 Demo Existing Room											
4.1	COR#009 COR-14 Demo Existing Room											
4.1.1	PCO#009 COR-14 Demo Existing Room											
4.1.1.1	02 COR-14 Demo Existing Room	\$ 623.70	\$ 623.70	\$ 0.00	\$ 0.00	\$ 623.70	100.00%	\$ 0.00	\$ 31.1			
5	PCCO#010 COR 9, COR 11, COR 15, COR 16											
5.1	COR#010 COR 9, COR 11, COR 15, COR 16											
5.1.1	PCO#010 COR 9, COR 11, COR 15, COR 16											
5.1.1.1	COR 9	\$ 18,808.02	\$ 18,808.02	\$ 0.00	\$ 0.00	\$ 18,808.02	100.00%	\$ 0.00	\$ 940.4			
5.1.1.2	COR 11	\$ 7,794.86	\$ 7,794.86	\$ 0.00	\$ 0.00	\$ 7,794.86	100.00%	\$ 0.00	\$ 389.7			
5.1.1.3	COR 15	\$ 1,234.93	\$ 1,234.93	\$ 0.00	\$ 0.00	\$ 1,234.93	100.00%	\$ 0.00	\$ 61.7			
5.1.1.4	COR 16	\$ 17,088.23	\$ 17,088.23	\$ 0.00	\$ 0.00	\$ 17,088.23	100.00%	\$ 0.00	\$ 854.4			
6	PCCO#011 COR 21, 22, 23, 24, 25, 27, 29, 32, & 35											
6.1	COR#011 COR 21, 22, 23, 24, 25, 27, 29, 32, & 35											
6.1.1	PCO#011 COR 21, 22, 23, 24, 25, 27, 29, 32, & 35	<i>69,821.14</i>				<i>69,821.14</i>						
6.1.1.1	change order # 11	<i>\$ 61,462.61</i>	\$ 61,462.61	\$ 0.00	\$ 0.00	<i>\$ 61,462.61</i>	100.00%	\$ 0.00	\$ 3,073.1			
7	PCCO#012 CO # 12, 13, 14, 15, 17, 18R1, 19, 20, 26, 28, 30, 31, 33, 34, 36, 37, & 39.											
7.1	COR#012 Change Order # 12											
7.1.1	PCO#012 Change Order # 12	<i>100,299.39</i>				<i>100,299.39</i>						
7.1.1.1	Change Order # 12	<i>\$ 103,613.48</i>	\$ 0.00	\$ 103,613.48	\$ 0.00	<i>\$ 103,613.48</i>	100.00%	\$ 0.00	\$ 10,361.3			
TOTALS:		<i>\$ 508,009.75</i>	\$ 404,396.27	\$ 103,613.48	\$ 0.00	<i>\$ 508,009.75</i>	100.00%	\$ 0.00	\$ 30,581.1			

513,054.19

513,054.19

DOCUMENT DETAIL SHEET

CONTINUATION SHEET

A	B	C	D	E	F	G	H	I	
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G / C)	BALANCE TO FINISH (C - G)	RETAINAGE
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
	GRAND TOTALS:	\$ 6,610,345.75	\$ 6,485,609.22	\$ 118,613.48	\$ 0.00	\$ 6,604,222.70	99.91%	\$ 6,123.05	\$ 336,141.7

6,615,390.14

6,609,267.14

DOCUMENT DETAIL SHEET - APPLICATION AND CERTIFICATE FOR PAYMENT

**WAIVER AND RELEASE OF LIEN
AND PAYMENT BOND RIGHTS UPON INTERIM PAYMENT**

STATE OF GEORGIA
COUNTY OF DeKalb

The undersigned mechanic and/or materialman has been employed by Hogan Construction Group, LLC., to perform General Construction for the construction of improvements known as, Renovation and Development of 178 Sams Street Facility (Project Number 1217880), which is located in the city of Decatur, county of DeKalb, and is owned by DeKalb County and more particularly described as follows:

**DeKalb County
1300 Commerce Drive, Suite 300
Decatur, GA 30030**

Upon the receipt of the sum of \$ 106,752.13, the mechanic and/or materialman waives and releases any and all liens or claims of liens it has upon the foregoing described property or any rights against any labor and/or material bond through the date of May 31st, 2022 and excepting those rights and liens that the mechanic and/or materialman might have in any retained amounts, on account of labor or materials, or both, furnished by the undersigned to or on account of said contractor for said building or premises.

GIVEN UNDER HAND SEAL THIS 1st DAY OF June, 2022.

Witness

Hogan Construction Group
Company Name

By: ITS AUTHORIZED REPRESENTATIVE


Paul Hogan (SEAL)
H

NAME: Paul Hogan

TITLE: President

Sworn to and subscribed before me

this the 2 day of June, 2022.


Notary Public for Georgia
My Commission Expires:
5-13-25

Abbie Hart Tischer
NOTARY PUBLIC
Forsyth County, GEORGIA
My Commission Expires 05/13/2025

NOTICE: WHEN YOU EXECUTE AND SUBMIT THIS DOCUMENT, YOU SHALL BE CONCLUSIVELY DEEMED TO HAVE WAIVED AND RELEASED ANY AND ALL LIENS AND CLAIMS OF LIENS UPON THE FOREGOING DESCRIBED PROPERTY AND ANY RIGHTS REGARDING ANY LABOR OR MATERIAL BOND REGARDING THE SAID PROPERTY TO THE EXTENT (AND ONLY TO THE EXTENT) SET FORTH ABOVE, EVEN IF YOU HAVE NOT ACTUALLY RECEIVED SUCH PAYMENT, 90 DAYS AFTER THE DATE STATED ABOVE UNLESS YOU FILE AN AFFIDAVIT OF NONPAYMENT PRIOR TO THE EXPIRATION OF SUCH 90 DAY PERIOD. THE FAILURE TO INCLUDE THIS NOTICE LANGUAGE ON THE FORM SHALL RENDER THE FORM UNENFORCEABLE AND INVALID AS A WAIVER AND RELEASE UNDER O.C.G.A. § 44-14-366.

178 Sams St Facility Renovation
 178 Sams St
 Decatur, GA
 Attn: Vernell Barnes



CHANGE ORDER REQUEST

CHANGE PROPOSAL DATE: 9-May-22
 PROJECT: **178 Sams St Facility Renovation**
 HOGAN CONST. GROUP PROJ # 12108
 CHANGE REQUEST # 38
 TIME EXTENSION: 7 DAY(S)


DESCRIPTION OF CHANGE:

this change order is for the cost to add additional full glass walls and doors as per new request.

COST:

Description	Qty.	Unit	Unit Cost	Labor	Unit Cost	Material	Unit Cost	Subcontractor
Glass	1	LS					\$7,000.00	\$7,000.00
SUB TOTALS				\$0.00		\$0.00		\$7,000.00
PAYROLL TAXES & SALES TAX			39.00%	\$0.00	7.00%	\$0.00		
				\$0.00		\$0.00		\$7,000.00

SUBTOTAL \$7,000.00

ACCEPTED BY: 
 Vernell Barnes

Overhead 10.00% \$700.00
 Fee 5.00% \$385.00

ACCEPTED BY: _____
 David Asbell

TOTAL COST OF CHANGE \$8,085.00

Proposal

West Metro Glass Co., Inc.

1875 Jason Industrial Parkway
Winston, GA 30187

Office: (770) 407-9548 | Fax: (770) 949-8062

Email: rprice@westmetroglassco.com

Submitted **Hogan Construction Group**
to:

Date: 4/18/2022

5075 Avalon Ridge Parkway
Norcross, GA 30071

Job Name: DCGSC

Job 178 SAMS ST.

Location: DECATUR, GA 30030

Attn: SANDY AVILES

Phone: 732-895-9850

Email:

QUOTE TO FURNISH & INSTALL:

*****CHANGE ORDER REQUEST***REVISION REQUEST**

100SF OBE FG2000 1-3/4" X 4-1/2" (CLEAR ANODIZED)

:1/4" CLEAR TEMPERED

:SAME AS EXISTING SYSTEM

100SF LLUMAR FROSTED FILM

(3) 30" X 72" 1/4" CLEAR TEMPERED DOOR INSERTS

:DOORS AND STOPS BY OTHERS

TOTAL - \$7,000.00

Add 3% for Bonds

Note: West Metro Glass will provide standard warranty (1) years

*This pricing is based on estimator's best interpretation of specs and drawings. Verification of quantities and finishes listed on this proposal is the responsibility of the customer. Any changes will require a change in the quoted amount.

ACCEPTED:

This proposal is subject to acceptance for a period of 30 days and is limited to the quantities listed and subject to West Metro Glass Co., Inc. Terms and Conditions and to revision after stated period.

FIRM:

BY:

By: West Metro Glass Co., Inc.

DATE:

Raymond Price
470-895-5097

178 Sams St Facility Renovation
 178 Sams St
 Decatur, GA
 Attn: Vernell Barnes



CHANGE ORDER REQUEST

CHANGE PROPOSAL DATE: 2-Jun-22
 PROJECT: **178 Sams St Facility Renovation**
 HOGAN CONST. GROUP PROJ # 12108
 CHANGE REQUEST # 40 R1
 TIME EXTENSION: 5 DAY(S)


DESCRIPTION OF CHANGE:

this change order is for the cost to add additional walls to deck. Walls not called out on drawings. Additional 126 LF

COST:

Description	Qty.	Unit	Unit Cost	Labor	Unit Cost	Material	Unit Cost	Subcontractor
Drywall	1	LS					\$8,314.00	\$8,314.00
SUB TOTALS				\$0.00		\$0.00		\$8,314.00
PAYROLL TAXES & SALES TAX			39.00%	\$0.00	7.00%	\$0.00		
				\$0.00		\$0.00		\$8,314.00

SUBTOTAL \$8,314.00

ACCEPTED BY: 
 Vernell Barnes

Overhead 10.00% \$831.40
 Fee 5.00% \$457.27

ACCEPTED BY: _____
 David Asbell

TOTAL COST OF CHANGE \$9,602.67



JSL CONSTRUCTION
Commercial Drywall Specialist

2940 Horizon Park Dr, Suite E, Suwanee, GA 30024
Ph: 678. 288. 9330 | Fax: 678. 288. 9332
www.jslconstruction.com

CHANGE ORDER

Date: January 28, 2022 **Revised 5/31/2022-Revised 6/02/2022**

CO No.: 17

Project: 178 Sams St

CONTRACT NUMBER: 12108

TO: Hogan Construction
Omar Shafey

FROM: JSL CONSTRUCTION, INC.
2940 Horizon Park Dr., Suite E
Suwanee, Ga 30024

DESCRIPTION OF CHANGE

FURNISH AND INSTALL TOPING OUT AT THE BASEMENT, BUILDING 2, ROOMS B0031, B0042 and B0043

Item	Description	Quantity	Unit Price	Net Amount
1	Extend wall	126	\$ 50.00	\$ 6,300.00
2	Remove and reinstall ceiling tile, install wall mold on both sides of the wall	126	\$ 14.00	\$ 1,764.00
4	Materials delivery charge	1	\$ 250.00	\$ 250.00
5				
6				\$ -
7				\$ -
8				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ 8,314.00

The original contract sum was----- \$ **956,200.00**
 Net change by previously authorized request and changes ----- #N/A
 The contract sum prior to this Change Order was----- #N/A
 The contract sum will be increased----- \$ **8,314.00**
 The new contract sum including this change order----- #N/A
 The date of substantial completion as of this Change Order therefore is-----

Reason for Change Order **Change by Spin**

ACCEPTED:

JSL CONSTRUCTION, INC.

By: _____

By: _____
Agustin Salcedo

Date: _____

Date: _____

178 Sams St Facility Renovation
 178 Sams St
 Decatur, GA
 Attn: Vernell Barnes



CHANGE ORDER REQUEST

CHANGE PROPOSAL DATE: 23-May-22
 PROJECT: **178 Sams St Facility Renovation**
 HOGAN CONST. GROUP PROJ # 12108
 CHANGE REQUEST # 41
 TIME EXTENSION: 0 DAY(S)

DESCRIPTION OF CHANGE:

this change order is for the cost to add additional toilet accessories in Men's Shower RM B1111B and Women's Shower RM B1111C.

COST:

Description	Qty.	Unit	Unit Cost	Labor	Unit Cost	Material	Unit Cost	Subcontractor
Toilet	1	LS					\$1,588.00	\$1,588.00
SUB TOTALS				\$0.00		\$0.00		\$1,588.00
PAYROLL TAXES & SALES TAX			39.00%	\$0.00	7.00%	\$0.00		
				\$0.00		\$0.00		\$1,588.00

SUBTOTAL \$1,588.00

ACCEPTED BY: 
 Vernell Barnes

Overhead 10.00% \$158.80
 Fee 5.00% \$87.34

ACCEPTED BY: _____
 David Asbell

TOTAL COST OF CHANGE \$1,834.14

178 Sams Street (change order add request needed for toilet accessories added in Mens Shower Room B1111B and Womens Shower Room B1111C)

gregjward@jburtoncompany.com <gregjward@jburtoncompany.com>

Wed 3/9/2022 4:31 PM

To: Aviles, Sandy <SAviles@hoganconstructiongroup.com>

Job Name: 178 Sams Street (Decatur, Georgia)

Hello Sandy.

Attached is a change order add request for \$1,588.00 for toilet accessories that were added in Men's Shower Room B1111B and Women's Shower Room B1111C. These two rooms were added to the job after the fact. Please forward a change order add for this amount as soon as possible.

Greg Ward
Joe Burton Company
(770-938-2730)

178 Sams St Facility Renovation
 178 Sams St
 Decatur, GA
 Attn: Vernell Barnes



CHANGE ORDER REQUEST

CHANGE PROPOSAL DATE: 1-Jun-22
 PROJECT: **178 Sams St Facility Renovation**
 HOGAN CONST. GROUP PROJ # 12108
 CHANGE REQUEST # 42
 TIME EXTENSION: 5 DAY(S)

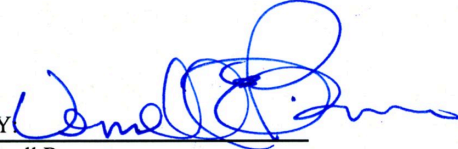
DESCRIPTION OF CHANGE:

This change order is for the cost of a price increase for wallcovering - Due to change of vendor price difference. VWC-1

COST:

Description	Qty.	Unit	Unit Cost	Labor	Unit Cost	Material	Unit Cost	Subcontractor
Wallcovering	1	LS					\$5,817.00	\$5,817.00
SUB TOTALS				\$0.00		\$0.00		\$5,817.00
PAYROLL TAXES & SALES TAX			39.00%	\$0.00	7.00%	\$0.00		
				\$0.00		\$0.00		\$5,817.00

SUBTOTAL \$5,817.00

ACCEPTED BY: 
 Vernell Barnes

Overhead 10.00% \$581.70
 Fee 5.00% \$319.94

ACCEPTED BY: _____
 David Asbell

TOTAL COST OF CHANGE \$6,718.64



Change Order Request #7

Project:

211185 - 178 Sams Street Reno
Contract #011
Contract Date: 5/18/2021

Customer:

Hogan Construction Group
5075 Avalon Ridge Parkway
Norcross GA 30071

Prepared By:

Eric Schaffer
eric@atlantaspaintdoctor.com
5/11/2022

This COR is for the pricing increase of the Digital Wallcovering VWC-1.

Total Price:	\$5,817.00
Original Contract Sum:	\$203,883.00
Net Change by Previously Authorized Change Orders:	\$24,897.00
Adjusted Contract Sum Prior to This Change Order:	\$228,780.00
Value of This Change Order:	\$5,817.00
Revised Contract Total:	\$234,597.00

Change Order Exclusions:

1. Evenings, Nights, Weekends or Holidays
2. Equipment Unless Specifically Identified in Work Description Above
3. This pricing is valid if performed while painters are on site performing base contract work.

Change Order Clarifications:

1. This pricing expires 30 days from the date of this Change Order Request.
2. Work will be scheduled for consecutive days while on site. Each additional mobilization will be charged at \$750 per.
3. Wallcoverings or special-order materials will not be ordered in advance unless written approval to bill for stored material is received.
4. Timeline – Billable Change Orders are due 30 days from completion of the work and cost backup provided to contractor."

We hereby agree to make the changes specified for Total Price listed above.

CONTRACTOR:

The Paint Doctor Inc

The above prices and specifications of this Change Order are satisfactory and are hereby accepted. All work shall be performed under the same terms and conditions as specified in the original contract unless otherwise stipulated.

ACCEPTED BY:

Hogan Construction Group

178 Sams St Facility Renovation
 178 Sams St
 Decatur, GA
 Attn: Vernell Barnes



CHANGE ORDER REQUEST

CHANGE PROPOSAL DATE: 6-Jun-22
 PROJECT: **178 Sams St Facility Renovation**
 HOGAN CONST. GROUP PROJ # 12108
 CHANGE REQUEST # 43
 TIME EXTENSION: 7 DAY(S)


DESCRIPTION OF CHANGE:

This change order is for the cost to repair 7 existing PIU's

COST:

Description	Qty.	Unit	Unit Cost	Labor	Unit Cost	Material	Unit Cost	Subcontractor
HVAC	1	LS					\$13,925.00	\$13,925.00
SUB TOTALS				\$0.00		\$0.00		\$13,925.00
PAYROLL TAXES & SALES TAX			39.00%	\$0.00	7.00%	\$0.00		
				\$0.00		\$0.00		\$13,925.00

SUBTOTAL \$13,925.00

ACCEPTED BY: 
 Vernell Barnes

Overhead 10.00% \$1,392.50
 Fee 5.00% \$765.88

ACCEPTED BY: _____
 David Asbell

TOTAL COST OF CHANGE \$16,083.38

5 SEASONS MECHANICAL

Dekalb County
 Re: Sam Street
 Date: 05/06/2022

Scope of Work:

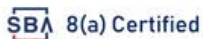
Item1 PIU-2-3 No main power. Needs new electrical pulled to unity	\$1500.00
Item2 PIU-2-8 This VAV is not on either loop Repaired	0
Item3 PIU-2-6 Primary Air Damper Searching in minimum position Failed module, no repair needs replacement, replacement cost plus controls by Trane (Price does not include controls)	\$2,475.00
Item 4 PIU 2-12 This VAV is not seen in either loop Broken Damper No repair needs replacement Replacement cost plus controls by Trane (Price does not include controls)	\$2,475.00
Item 5 PIU 2-7 Speed control not installed Adjusted damper Repaired	0
Item 6 PIU 2-14 Speed control switch not operating Damper needs calibrated during Test and Balance	0
Item 7 PIU 2-10 Fan speed set at lowest possible speed adjusted low speed	0
Item 8 PIU 2-11 Primary air damper searching in minimum position Damper failed needs replacement replacement cost plus controls by Trane (price does not include controls)	\$2475.00
Item 9 EF-5 Fan not operating Needs new electrical pulled to unit	\$2500.00
Item 10 EF-1 Fan not operating Needs new electrical pulled to fan.	\$2500.00
Total	\$13,925.00

Notes and Exclusions:

- NO ROOF PENETRATION, ROOF CUTTING, NO PAINTING, NO STRUCTURAL
- NO CUTTING, CORING AND PATCHING OF BUILDING WALLS CEILINGS OR FLOORS
- NO DOOR CUTTING, NO CEILING REMOVAL OR INSTALLATION. • NO BUILDING COMMISSIONING, NO DDC, NO EMS.
- DUE TO VOLATILITY OF THE CURRENT MARKET, THIS PRICE IS GUARANTEED FOR 30 DAYS FROM THE DATE OF THE PROPOSAL.
- NO RESPONSIBILITY FOR OPERATIONS OF UNAFFECTED EXISTING EQUIPMENT
- NO DEMOLITION DRAWING INCLUDED, NO DEMOLITION UNLESS SPECIFICALLY NOTED ABOVE
- THIS PROPOSAL WILL BECOME PART OF SUBCONTRACT. • NO FIRE PROTECTION, PLUMBING, GAS MAINS OR ELECTRICAL, FIRE SUPPRESSION BY OTHERS
- A 1 YEAR WARRANTY WILL BE PROVIDED ON ALL 5 SEASONS PROVIDED SYSTEMS, UNITS PROVIDED BY OR INSTALLED BY OTHERS WILL NOT BE INCLUDED IN THIS WARRANTY UNLESS SPECIFICALLY NOTED ABOVE.

Thank you,

Tonya Hall / Operations Manager
 5 Seasons Mechanical, LLC
 770-727-5000 x 106, tonya@5-sm.com
www.5seasonsmechanical.com



178 Sams St Facility Renovation
 178 Sams St
 Decatur, GA
 Attn: Vernell Barnes



CHANGE ORDER REQUEST

CHANGE PROPOSAL DATE: 8-Jun-22
 PROJECT: **178 Sams St Facility Renovation**
 HOGAN CONST. GROUP PROJ # 12108
 CHANGE REQUEST # 44
 TIME EXTENSION: 5 DAY(S)

DESCRIPTION OF CHANGE:

This change order is for the cost for Test and Balance 11 DOAS Units. Requested by owner

COST:

<i>Description</i>	<i>Qty.</i>	<i>Unit</i>	<i>Unit Cost</i>	<i>Labor</i>	<i>Unit Cost</i>	<i>Material</i>	<i>Unit Cost</i>	<i>Subcontractor</i>
HVAC	1	LS					\$6,265.00	\$6,265.00
SUB TOTALS				\$0.00		\$0.00		\$6,265.00
PAYROLL TAXES & SALES TAX			39.00%	\$0.00	7.00%	\$0.00		
				\$0.00		\$0.00		\$6,265.00

SUBTOTAL \$6,265.00

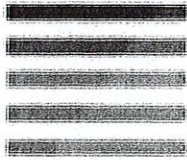
ACCEPTED BY: _____
 Vernell Barnes

Overhead 10.00% \$626.50
 Fee 5.00% \$344.58

ACCEPTED BY: _____
 David Asbell

TOTAL COST OF CHANGE \$7,236.08

5 SEASONS



MECHANICAL



Change Order #2

From:	5 Seasons Mechanical 6971 Peachtree Industrial Blvd. Norcross, GA 30092	To:	Hogan Construction Group 5075 Avalon Ridge Parkway Peachtree Corners, GA 30071 Attn: Sam Cole	ORDER #	7
				DATE:	5/06/2022
				Phase:	HVAC
Project:	Sams Street Remodel 178 Sams Street Decatur, GA 30090				

Item	Description	Unit Price	Extended Amount
1	Item 11 DOAS UNIT Unable to proportionately balance due to no manual volume dampers or stop blocks Found beam running through duct work restricting air flow Install 12' round in transition to 3 floor room with fire damper to meet air flow requirements		\$ 1,465.00
2	Test and Balance testing on the DOAS		\$ 1,200.00
3	Labor 30 man hours @ \$120.00 per hour		\$ 3,600.00
4			
5			
→ Change Order Subtotal			\$6,265.00 ←
ORIGINAL CONTRACT AMOUNT			\$841,986.00
Previous Change Orders			\$129,480.16
Revised Contract Amount			\$977,731.16

Please print two copies, sign both copies and return both copies to our office after emailing one colored copy to me for my records. We will return one fully executed copy to you for your files. THE UNIT PRICES SPECIFIED WILL APPLY TO ALL MATERIAL REQUIRED FOR THIS JOB SHOP DRAWINGS AND/OR BROCHURES AND SAMPLES (AS REQUIRED) TO BE SUBMITTED FOR APPROVAL WITHIN 10 DAYS FROM DATE OF THIS PURCHASE ORDER. ACCEPTANCE OF ABOVE ITEMS SUBJECT TO APPROVAL OF THE ARCHITECT OR HIS DESIGNATED REPRESENTATIVE.

Subcontractor is responsible for compliance to the General Contract and all Contract Documents.
Please address all questions to the Project Manager, Travis Riley, at (706) 601-0069 or Travis@5-sm.com

Sams Street DOAS unit

We installed an additional 12" fresh air intake in the room.

Installed damper stops on all 3 floors to adjust air flow for best all around flow.

See attached TAB report on outcome.

ATLANTA TEST & BALANCE INC
 3890 HIGHWAY 17 # 2495, CLARKESVILLE, GA 30523
 Tel 706-754-0065

Project: 178 SAMS STREET BLDG. 1

222061

AIR MOVING EQUIPMENT TEST SHEET

System	(N) DOAS-1-1	
Equipment Location	ROOF	
Area Served	SCU- RISERS	
Equipment Manufacturer	TRANE	
Model	OANE600E4-C4B300JR-D3	
Serial Number	OA319129-1-1	

	Specified	Actual	Specified	Actual
Total CFM-Fan	7950	8685		
Total CFM-Outlet	7950	7428		
R/A CFM	-	-		0
O/A CFM	7950	8685		
Total Static Press.(Total/Ext)	1.0	0.6 1.01		0 0
Inlet Pressure	-	0.1 0.51		
Discharge Pressure	-	0.50		
Fan RPM	-	D.D.		
EDB / EWB	95/78	62.5 / 44.9		
LDB / LWB	54.9/54.4	634 / 53.0		

	Specified	Actual	Specified	Actual
Motor Manufacturer	-	MARATHON		
Motor HP	-	7.5		
Phase	3	3		
Voltage	208-230/460	480/480/480		
Amperage	21.2-19.8/9.9	9.0/9.1/9.0		
Motor RPM	176	1615		
Motor Service Factor	-	1.15		
Starter Heater Elements	-	VFD @91.5%		

Motor Sheave & No. Grooves	D.D.	
Fan Sheave & No. Grooves	D.D.	
Belts	D.D.	

Remarks

ATLANTA TEST & BALANCE INC
 3890 HIGHWAY 17 #2495, CLARKESVILLE, GA 30523
 Tel. 706-754-0065

DUCT TRAVERSE SHEET
 ZONE TOTALS

Project: SAM STREET BLDG. 1 222061

Zone No.	Duct Size	Effective Area	Required Velocity	Actual Test Velocity	Required CFM	Actual Test CFM
SCU-1	12.5X15.5	1.34	2350	2116	3150	2835
SCU-2	12.5X15.5	1.34	1850	1702	2480	2280
SCU-3	12.5X15.5	1.34	1731	799	2320	1070
SCU-3	12"	0.785	-		-	1243
					TOTAL CFM	7428

Remarks: 12" ROUND CUT IN FOR RELIEF.
 MOTORIZED DAMPERS DO NO HAVE POWER. DAMPERS MOVED AND LOCKED IN PLACE.

178 Sams St Facility Renovation
 178 Sams St
 Decatur, GA
 Attn: Vernell Barnes

Hogan

CHANGE ORDER REQUEST

CHANGE PROPOSAL DATE: 15-Jun-22
 PROJECT: **178 Sams St Facility Renovation**
 HOGAN CONST. GROUP PROJ # 12108
 CHANGE REQUEST # 45
 TIME EXTENSION: DAY(S)

DESCRIPTION OF CHANGE:


This change order is for the cost to add 15 additional Grommets at the One Stop work stations

*This is at one stop shop. They avoid having exposed cabling for monitors to the customer side.
 IT is installing 2 monitors per station, which weren't originally accounted for.*

COST:

Description	Qty.	Unit	Unit Cost	Labor	Unit Cost	Material	Unit Cost	Subcontractor
Millwork	1	LS					\$520.00	\$520.00
SUB TOTALS				\$0.00		\$0.00		\$520.00
PAYROLL TAXES & SALES TAX			39.00%	\$0.00	7.00%	\$0.00		
				\$0.00		\$0.00		\$520.00


SUBTOTAL \$520.00

ACCEPTED BY: 
 Vernell Barnes

Overhead 10.00% \$52.00
 Fee 5.00% \$28.60

ACCEPTED BY: _____
 David Asbell

TOTAL COST OF CHANGE \$600.60

	CHANGE ORDER #9	JOB # 21057C DATE 5/25/22
	VIACON, INC. 70 BANKS ROAD STOCKBRIDGE GA. FAX - (770) 507- 9536	JOB NAME: Dekalb Government Services Building.

Site Address: 178 Sams Street.
Decatur, GA 30030

To: Sandy Aviles @ Hogan Construction.
Sam Cole @ Hogan Construction.

You have requested the following additional work items to be performed and completed in addition to your signed contract. These items will be transmitted as change order items in which you are to approve before work is started and completed.

RM #	DESCRIPTION AND ATTACHMENTS		\$ AMOUNT DUE
15 pcs	1-1/2" Black grommets ea.		
15	Holes cut in field.		
Total includes Taxes & Installation		Total	\$520.00
Project Manager: Daniel Maddux			
Approved By: ✓ canbill			

Project: Sam's Street Additional Work
Project No.: 22050
Client: DeKalb County

Phase: Construction Documents
Estimate Date: 22 June 2022
Revision Date:

SUMMARY

KEY COMPONENT DESCRIPTION ESTIMATE COST/SF

KEY	COMPONENT DESCRIPTION	ESTIMATE	COST/SF
	BUILDING 1	\$462,269	
	BUILDING 2	\$130,453	
	TOTAL	\$592,722	

Project: Sam's Street Additional Work
 Project No.: 22050
 Client: DeKalb County

Phase: Construction Documents
 Estimate Date: 22 June 2022
 Revision Date:

BUILDING 1			
KEY	COMPONENT DESCRIPTION	ESTIMATE	COST/SF
BUILDING COMPONENT ESTIMATE SUMMARY		Area:	6,500 SF
A	GENERAL CONDITIONS AND CONTRACTOR FEE	\$97,448	\$14.99
B	BUILDING FOUNDATIONS AND SLAB ON GRADE	0	0.00
C	STRUCTURAL SYSTEM	0	0.00
D	ROOFING SYSTEM	0	0.00
E	EXTERIOR WALL SYSTEM	0	0.00
F	EXTERIOR DOORS AND OPENINGS	0	0.00
G	INTERIOR DOORS AND OPENINGS	60,125	9.25
H	INTERIOR PARTITIONS	21,125	3.25
I	WALL FINISHES	19,500	3.00
J	FLOOR FINISHES AND BASE	14,625	2.25
K	CEILINGS AND SOFFITS	24,375	3.75
L	STAIRS AND RAILINGS	0	0.00
M	ACCESSORIES AND SPECIALTIES	1,625	0.25
N	FIXED EQUIPMENT	0	0.00
O	CASEWORK AND MILLWORK	0	0.00
P	LOOSE EQUIPMENT AND FURNISHINGS	0	0.00
Q	MECHANICAL CONVEYANCES	0	0.00
R	WATER SUPPLY AND TREATMENT	0	0.00
S	WASTE WATER DISPOSAL AND TREATMENT	0	0.00
T	PLUMBING	5,525	0.85
U	FIRE PROTECTION	19,500	3.00
V	HVAC SYSTEM	26,000	4.00
W	ELECTRICAL POWER	22,750	3.50
X	LIGHTING	16,250	2.50
Y	SPECIAL SYSTEMS AND COMMUNICATIONS	27,625	4.25
Z	SITE DEVELOPMENT	0	0.00
AA	SITE UTILITIES	0	0.00
BB	DEMOLITION	45,500	7.00
	Subtotal	\$401,973	\$61.84
	DETAILED DESIGN / MARKET CONDITIONS CONTINGENCY 15%	60,296	9.28
	CONSTRUCTION CONTRACT AWARD PRICE	\$462,269	\$71.12

Project: Sam's Street Additional Work
 Project No.: 22050
 Client: DeKalb County

Phase: Construction Documents
 Estimate Date: 22 June 2022
 Revision Date:

BUILDING 2		ESTIMATE	COST/SF
KEY	COMPONENT DESCRIPTION		
	BUILDING COMPONENT ESTIMATE SUMMARY	Area:	2,750 SF
A	GENERAL CONDITIONS AND CONTRACTOR FEE	\$27,500	\$10.00
B	BUILDING FOUNDATIONS AND SLAB ON GRADE	0	0.00
C	STRUCTURAL SYSTEM	0	0.00
D	ROOFING SYSTEM	0	0.00
E	EXTERIOR WALL SYSTEM	0	0.00
F	EXTERIOR DOORS AND OPENINGS	0	0.00
G	INTERIOR DOORS AND OPENINGS	0	0.00
H	INTERIOR PARTITIONS	0	0.00
I	WALL FINISHES	4,125	1.50
J	FLOOR FINISHES AND BASE	5,500	2.00
K	CEILING AND SOFFITS	15,125	5.50
L	STAIRS AND RAILINGS	0	0.00
M	ACCESSORIES AND SPECIALTIES	2,063	0.75
N	FIXED EQUIPMENT	0	0.00
O	CASEWORK AND MILLWORK	0	0.00
P	LOOSE EQUIPMENT AND FURNISHINGS	0	0.00
Q	MECHANICAL CONVEYANCES	0	0.00
R	WATER SUPPLY AND TREATMENT	0	0.00
S	WASTE WATER DISPOSAL AND TREATMENT	0	0.00
T	PLUMBING	20,625	7.50
U	FIRE PROTECTION	8,250	3.00
V	HVAC SYSTEM	5,500	2.00
W	ELECTRICAL POWER	5,500	2.00
X	LIGHTING	0	0.00
Y	SPECIAL SYSTEMS AND COMMUNICATIONS	0	0.00
Z	SITE DEVELOPMENT	0	0.00
AA	SITE UTILITIES	0	0.00
BB	DEMOLITION	19,250	7.00
	Subtotal	\$113,438	\$41.25
	DETAILED DESIGN / MARKET CONDITIONS CONTINGENCY	15% 17,016	6.19
	CONSTRUCTION CONTRACT AWARD PRICE	\$130,453	\$47.44









Single Source - 178 Sams, Hogan

Final Audit Report

2022-06-27

Created:	2022-06-24
By:	Jennifer Schofield (jjschofield@dekalbcountyga.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAA4PSb4YOeDyKNKjV61fH7iRoFMJZJPQQW

"Single Source - 178 Sams, Hogan" History

-  Document created by Jennifer Schofield (jjschofield@dekalbcountyga.gov)
2022-06-24 - 7:56:49 PM GMT- IP address: 50.237.148.4
-  Document emailed to Delois Robinson (drobinson@dekalbcountyga.gov) for signature
2022-06-24 - 7:58:05 PM GMT
-  Email viewed by Delois Robinson (drobinson@dekalbcountyga.gov)
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Signature Date: 2022-06-24 - 9:42:12 PM GMT - Time Source: server- IP address: 76.209.99.56
-  Document emailed to Cathryn Horner (cghorner@dekalbcountyga.gov) for signature
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Signature Date: 2022-06-27 - 1:32:44 PM GMT - Time Source: server- IP address: 50.237.148.4
-  Agreement completed.
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