



Work Order Signature Document

EZIQC Contract No.: GA-ST01-040820-FHP

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New Work Order

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Modify an Existing Work Order

Work Order Number: 125188.02

Work Order Date: 05/07/2025

Work Order Title: DC Maloof Annex Auditorium- Renovation - Foundation & Wall Repair Supplemental

Owner Name: DeKalb County Facilities Management

Contractor Name: F.H. Paschen, S.N. Nielsen & Assoc., LLC

Contact: Rodney Reese

Contact: Wayne Thompson

Phone: 4708148283

Phone: 404-942-1307

Work to be Performed

Work to be performed as per the Final Detailed Scope of Work Attached and as per the terms and conditions of EZIQC Contract No GA-ST01-040820-FHP.

Brief Work Order Description:

Foundation & Wall Repairs

Time of Performance

See Schedule Section of the Detailed Scope of Work

Liquidated Damages

Will apply:

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Will not apply:

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Work Order Firm Fixed Price: \$77,064.00

Owner Purchase Order Number:

Approvals

Owner

Date

Contractor

Date

Detailed Scope of Work

To: Wayne Thompson
F.H. Paschen, S.N. Nielsen & Assoc., LLC
739 Trabert Ave NW, Suite A
Atlanta, Ga 30318
404-942-1307

From: Rodney Reese
DeKalb County Facilities Management
1300 Commerce Drive
Decatur, GA 30030
4708148283

Date Printed: May 07, 2025

Work Order Number: 125188.02

Work Order Title: DC Maloof Annex Auditorium- Renovation - Foundation & Wall Repair Supplemental

Brief Scope: Foundation & Wall Repairs

☐

Preliminary

☐

Revised

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Final

The following items detail the scope of work as discussed at the site. All requirements necessary to accomplish the items set forth below shall be considered part of this scope of work.

Please see attached detailed scope of work (DSOW)

Contractor

Date

Owner

Date

Contractor's Price Proposal - Summary

Date:	May 07, 2025
IQC Master Contract #:	GA-ST01-040820-FHP
Work Order Number:	125188.02
Owner PO #:	
Work Order Title:	DC Maloof Annex Auditorium- Renovation - Foundation & Wall Repair Supplemental
Contractor:	F.H. Paschen, S.N. Nielsen & Assoc., LLC
Proposal Name:	DeKalb County - Maloof Annex Auditorium - Supplemental 2 - Foundation & Wall Repair
Proposal Value:	\$77,064.00

Concrete Crack Sealing	\$10,776.00
Demolition of Drywall/Insulation (Throughout)	\$10,273.00
Installation of New Drywall/Insulation (Auditorium)	\$56,015.00
Proposal Total	\$77,064.00

This total represents the correct total for the proposal. Any discrepancy between line totals, sub-totals and the proposal total is due to rounding.

The Percentage of NPP on this Proposal: %

Contractor's Price Proposal - Detail

Date: May 07, 2025

IQC Master Contract #: GA-ST01-040820-FHP

Work Order Number: 125188.02

Owner PO #:

Work Order Title: DC Maloof Annex Auditorium- Renovation - Foundation & Wall Repair Supplemental

Contractor: F.H. Paschen, S.N. Nielsen & Assoc., LLC

Proposal Name: DeKalb County - Maloof Annex Auditorium - Supplemental 2 - Foundation & Wall Repair

Proposal Value: \$77,064.00

Sect.	Item	Modifier	UOM	Description	Line Total
Labor	Equip.	Material	(Excluded if marked with an X)		

Concrete Crack Sealing

1	01 22 16 00 0002	EA	Reimbursable Fees Reimbursable Fees will be paid to the contractor for eligible costs as directed by Owner. Insert the appropriate quantity to adjust the base cost to the actual Reimbursable Fee. If there are multiple Reimbursable Fees, list each one separately and add a comment in the "note" block to identify the Reimbursable Fee (e.g. sidewalk closure, road cut, various permits, extended warranty, expedited shipping costs, etc.). A copy of each receipt, invoice, or proof of payment shall be submitted with the Price Proposal.					-\$0.71
		Installation	Quantity		Unit Price		Factor	Total
			-0.71	x	1.00	x	1.0000	-0.71
		Round						
2	03 01 30 71 0023	SF	Grinding Cured, Warped, Or Rough Concete SlabsUp to 1/8" of material per pass					\$836.19
		Installation	Quantity		Unit Price		Factor	Total
			1,300.00	x	0.58	x	1.1090	836.19
		Hand Grinding						
3	03 01 30 71 0057	LF	Up To 1/4" Wide, Low Viscosity, High Strength Epoxy Resin, Structural Crack Repair For Concrete, Installed With Automated Injection Equipment (Sikadur® 35)					\$9,940.52
		Installation	Quantity		Unit Price		Factor	Total
			650.00	x	13.79	x	1.1090	9,940.52
		Crack Sealing						

Subtotal for Concrete Crack Sealing \$10,776.00

Demolition of Drywall/Insulation (Throughout)

4	01 22 16 00 0002	EA	Reimbursable Fees Reimbursable Fees will be paid to the contractor for eligible costs as directed by Owner. Insert the appropriate quantity to adjust the base cost to the actual Reimbursable Fee. If there are multiple Reimbursable Fees, list each one separately and add a comment in the "note" block to identify the Reimbursable Fee (e.g. sidewalk closure, road cut, various permits, extended warranty, expedited shipping costs, etc.). A copy of each receipt, invoice, or proof of payment shall be submitted with the Price Proposal.					-\$0.78
		Installation	Quantity		Unit Price		Factor	Total
			-0.78	x	1.00	x	1.0000	= -0.78
		Round						
5	01 74 19 00 0016	EA	40 CY Dumpster (6 Ton) "Construction Debris" Includes delivery of dumpster, rental cost, pick-up cost, hauling, and disposal fee. Non-hazardous material.					\$1,397.34
		Installation	Quantity		Unit Price		Factor	Total
			2.00	x	630.00	x	1.1090	= 1,397.34
		Wall Demolition						
6	02 41 16 13 0003	GSF	Up To 2,000 SF Commercial Building Interior Demolition, Gutting And Placing Into Dumpster Or Truck					\$8,876.44
		Installation	Quantity		Unit Price		Factor	Total
			1,200.00	x	6.67	x	1.1090	= 8,876.44
		Wall Demolition						

Contractor's Price Proposal - Detail Continues..

Work Order Number: 125188.02

Work Order Title: DC Maloof Annex Auditorium- Renovation - Foundation & Wall Repair Supplemental

Proposal Name: DeKalb County - Maloof Annex Auditorium - Supplemental 2 - Foundation & Wall Repair

Proposal Value: \$77,064.00

Sect.	Item	Modifier	UOM	Description	Line Total
Labor	Equip.	Material	(Excluded If marked with an X)		
Subtotal for Demolition of Drywall/Insulation (Throughout)					\$10,273.00
Installation of New Drywall/Insulation (Auditorium)					
7	01 22 16 00 0002		EA	Reimbursable FeesReimbursable Fees will be paid to the contractor for eligible costs as directed by Owner. Insert the appropriate quantity to adjust the base cost to the actual Reimbursable Fee. If there are multiple Reimbursable Fees, list each one separately and add a comment in the "note" block to identify the Reimbursable Fee (e.g. sidewalk closure, road cut, various permits, extended warranty, expedited shipping costs, etc.). A copy of each receipt, invoice, or proof of payment shall be submitted with the Price Proposal.	-\$0.87
			Installation	Quantity -0.87 x Unit Price 1.00 x Factor 1.0000 = Total -0.87	
			Round		
8	01 22 23 00 0068		WK	40' Electric, Scissor Platform Lift	\$2,360.35
			Installation	Quantity 2.00 x Unit Price 1,064.18 x Factor 1.1090 = Total 2,360.35	
			Equipment		
9	01 71 13 00 0002		EA	Equipment Delivery, Pickup, Mobilization And Demobilization Using A Rollback Flatbed TruckIncludes loading, tie-down of equipment, delivery of equipment, off loading on site, rigging, dlsmantling, loading for return and transporting away. For equipment such as trenchers, skid-steer loaders (bobcats), industrial warehouse forklifts, sweepers, scissor platform lifts, telescoping and articulating boom man lifts with up to 40' boom lengths, etc.	\$374.71
			Installation	Quantity 1.00 x Unit Price 337.88 x Factor 1.1090 = Total 374.71	
			Equipment Delivery		
10	07 21 16 00 0046		SF	5-1/2", R-21 UltraTouch™ Natural Cotton Insulation	\$7,918.26
			Installation	Quantity 3,500.00 x Unit Price 2.04 x Factor 1.1090 = Total 7,918.26	
			Insulation		
11	07 21 16 00 0046 0368			For >1,600, Deduct	-\$1,280.90
			Installation	Quantity 3,500.00 x Unit Price -0.33 x Factor 1.1090 = Total -1,280.90	
12	07 21 29 00 0005		SF	1" Thick, Spray-on Cellulose Insulation	\$17,932.53
			Installation	Quantity 7,000.00 x Unit Price 2.31 x Factor 1.1090 = Total 17,932.53	
			Spray-On Insulation		
13	09 23 13 00 0014		SF	Skim Coat One Coat Gypsum Plaster On Walls	\$3,105.20
			Installation	Quantity 3,500.00 x Unit Price 0.80 x Factor 1.1090 = Total 3,105.20	
			Finish Gypsum Board		
14	09 23 13 00 0014 0024			For Walls >10' High, Add	\$232.89
			Installation	Quantity 3,500.00 x Unit Price 0.06 x Factor 1.1090 = Total 232.89	

Contractor's Price Proposal - Detail Continues..

Work Order Number: 125188.02

Work Order Title: DC Maloof Annex Auditorium- Renovation - Foundation & Wall Repair Supplemental

Proposal Name: DeKalb County - Maloof Annex Auditorium - Supplemental 2 - Foundation & Wall Repair

Proposal Value: \$77,064.00

Sect.	Item	Modifier	UOM	Description	Line Total
Labor	Equip.	Material	(Excluded if marked with an X)		
Installation of New Drywall/Insulation (Auditorium)					
15	09 23 13 00 0017		SF	Smooth Finish Two Coats Gypsum Plaster On Walls	\$14,089.85
				Quantity Unit Price Factor = Total	
			Installation	3,500.00 x 3.63 x 1.1090 = 14,089.85	
				Finish Gypsum Board	
16	09 23 13 00 0017 0024			For Walls >10' High, Add	\$1,280.90
				Quantity Unit Price Factor = Total	
			Installation	3,500.00 x 0.33 x 1.1090 = 1,280.90	
17	09 29 10 00 0028		SF	5/8" Fire Rated, Mesh Reinforced, Moisture And Mold Resistant Gypsum Board (Georgia-Pacific ToughRock® Fireguard X® Mold-Guard™)	\$8,189.97
				Quantity Unit Price Factor = Total	
			Installation	3,500.00 x 2.11 x 1.1090 = 8,189.97	
				Moisture & Mold Resistant Gypsum Board	
18	09 29 10 00 0028 0055			For >1,536, Deduct	-\$931.56
				Quantity Unit Price Factor = Total	
			Installation	3,500.00 x -0.24 x 1.1090 = -931.56	
19	09 29 10 00 0039		SF	>10' High, Walls, Tape, Spackle And Finish Gypsum BoardUse this task for the entire wall area when the wall is >10' high.	\$2,406.53
				Quantity Unit Price Factor = Total	
			Installation	3,500.00 x 0.62 x 1.1090 = 2,406.53	
				Finish Gypsum Board	
20	09 29 10 00 0044		LF	Up To 10' High, Vertical Corners, Tape, Spackle And Finish Gypsum Board	\$337.14
				Quantity Unit Price Factor = Total	
			Installation	320.00 x 0.95 x 1.1090 = 337.14	
				Finish Gypsum Board	

Subtotal for Installation of New Drywall/Insulation (Auditorium) \$56,015.00

Proposal Total \$77,064.00

This total represents the correct total for the proposal. Any discrepancy between line totals, sub-totals and the proposal total is due to rounding.

The Percentage of NPP on this Proposal: %

Client - Dekalb County

Detailed Scope of Work

Print Date: May 07, 2025
Work Order Number: 125188.02
Work Order Title: DC Maloof Annex Auditorium- Renovation - Foundation & Wall Repair Supplemental
Contractor: GA-ST01-040820-FHP - F.H. Paschen, S.N. Nielsen & Assoc., LLC
Brief Scope: Foundation & Wall Repairs

To: Wayne Thompson F.H. Paschen, S.N. Nielsen & Assoc., LLC 739 Trabert Ave NW, Suite A Atlanta, Ga 30318 404-942-1307	From: Rodney Reese DeKalb County Facilities Management 1300 Commerce Drive Decatur, GA 30030 4708148283
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The following items detail the scope of work as discussed at the site. All requirements necessary to accomplish the items set forth below shall be considered part of this scope of work.

Detailed Scope:

Please see attached detailed scope of work (DSOW)

_____	_____
Owner	Date

_____	_____
Contractor	Date

Scope of Work
DeKalb County - Maloof Annex Auditorium Renovation
Supplemental 2 - Foundation & Wall Repair
1300 Commerce Drive, Decatur, GA 30030
May 7, 2025

Summary Scope

Supplemental work to install new insulation/mold-resistant gypsum board walls for the Maloof Annex Building Auditorium Renovation project.

Detailed Scope of Work

The Contractor shall furnish the material, equipment, labor, supervision, etc., required to provide and install the work as described below.

Wall Demolition & Repair

- Furnish and install new spray-on wall insulation and mold-resistant gypsum board at the exterior walls at locations where gypsum board was removed during demolition. All new drywall shall be installed from floor to ceiling, finished, and prepped for painting. The new sprayed-on wall insulation will be installed at the walls of the auditorium space.
- Rented equipment will be provided as needed for wall installation.

Concrete Crack Sealing

- Clean and prepare existing concrete flooring where foundation cracks are present in the Auditorium
and Lobby area; Sawcut and clear debris out of existing foundation cracks
- Grind concrete flooring at cracks to create a uniform surface before applying crack sealer
- Apply Sikadur high-strength crack sealer at existing foundation cracks in Auditorium and Lobby area

Exclusions:

Scope of Work does not include the following

- Demolition of exterior and interior walls to include walls at the lobby or restrooms
- Mold remediation
- Testing or air monitoring
- Hazard waste disposal; all debris will be treated as typical construction debris
- Containment area setup/removal
-

Details that Apply to All Work Areas:

1. Contractor shall utilize the latest issue of the Sourcewell Specifications for all work.
2. Submittals are to be provided to the Owner as part of the submittal process prior to installation by the contractor.
3. Maintain clean work areas at all times. Remove and dispose of all demolished materials and construction debris. Site must be cleaned every day at the completion of work. Contractor shall take extra precautions to pick up all debris, nails and fasteners from the ground and all surrounding area and finishing with magnetic pickup to ensure safety and cleanliness.
4. All measurements and quantities supplied in this scope of work are approximate in nature and are supplied as a convenience for the contractor. The contractor is responsible for field verification of all measurements and quantities.
5. Contractor shall verify all new and existing conditions and dimensions at job site prior to the proposed process start of construction, and during construction.
6. The Contractor shall perform all work, make all deliveries and have access to work areas between 7:30 A.M. and 5:00 P.M. Monday through Friday and, upon written permission of the Owner, may make deliveries and have access to work areas at any hour of any day, but shall bear without any contribution from the Owner, any extra expense and responsibility for doing so, including, without limitation, its own overtime expense. Contractor shall coordinate inspections as required.
8. Contractor shall obtain approvals in advance for all lay down and storage areas.
9. All salvageable materials remain the property of the Owner.
10. Contractor shall coordinate inspections as required.
11. The Contractor shall keep at the site one copy of all drawings and specifications in good order with all addenda and change orders noted thereon and available to the owner & Architect and to his representative(s).
12. Prior to any shut-down of any system (electrical, mechanical, etc.), Contractor shall supply, not less than five (5) working days' notice to the Architect with a copy to the Owner. No shutdown of any system shall occur until the Contractor has received permission from the Owner in writing.
13. Contractor is responsible for protection of all surfaces including those not in the scope of work from construction dust, debris, or damage during construction up until final acceptance. The methods of protection including plastic, paper, sealing doors or windows, etc.
14. Final clean up and disposal: Remove debris, rubbish, and waste material from the property of the Owner on a daily basis. Upon completion of work, all construction areas shall be left clean and free from debris. Clean all dust, dirt, stains, hand marks, paint spots, droppings, and other blemishes.
15. Contractor shall not be required to pay Davis Bacon Wage Rates.

Submittals:

1. Contractor shall submit submittals to Owner for approval

Permitting:

At the time of issuance of a Purchase Order for this Work, it is understood that permits are not required for this Work. If this changes, the Contractor will be responsible for obtaining such applicable permits and the Owner will be responsible for compensating the Contractor for permit fees and any design necessary to obtain such permits or related approvals as described in the EZIQC master contract documents (i.e. permit fees are dollar for dollar reimbursable and professional design and engineering fees are paid for at hourly rates published in the Construction Task Catalog).

Project Schedule

1. All work shall be completed during normal working hours (7:30am to 5pm) as directed by Owner.
2. Contractor to propose a detailed construction schedule and submit with proposal package.
3. Project construction will be scheduled upon receipt of the PO.
4. The work shall be completed within **60 calendar days** from date of the Purchase Order issuance. The Contractor will coordinate a specific schedule for on-site activities with the Owner's representative.

Owner Responsibilities

1. Coordinate any inspections/approvals as necessary.
2. All furniture or stored materials are to be moved out of the way for construction activities while work is on-going.