



Built On A Solid Foundation

Contingency Authorization

PROJECT: Dekalb County Fire Station No. 7; 1712 Columbia Drive, Atlanta, GA 30032
OWNER: Dekalb County Government; 750 Commerce Drive, Suite 401, Decatur, GA 30030
ARCHITECT: Brown Design Group, LLC; 3099 Washington Road, East Point, GA 30344
CONTRACTOR: Lichty Commercial Construction, Inc.; 3445 Buffington Center, Atlanta, GA 30349

ARCHITECT'S PROJECT NUMBER: B1605-02
CONTINGENCY AUTHORIZATION REQUEST NUMBER: 03
CONTINGENCY AUTHORIZATION REQUEST DATE: 05.26.21

CONTRACT FOR: \$5,068,409.23
CONTRACT DATE: 12.17.2020

This contingency authorization represents the costs to complete the scope(s) of work listed below:

SCOPE

1. Sanitary Sewer @ Street

Ronny D. Jones	\$139,745.00
Surveying & as-built	\$2,050.00
Jet-cleaning & CCTV at end of project	\$2,100.00


2. Water @ Street (Domestic & Fire)

Ronny D. Jones	\$75,141.00
8" Fire Service - Dekalb tap fee	\$24,100.00
2" water meter material/install allowance	\$10,000.00
Sidewalk & curb repair	\$2,450.00
Seed & straw @ island	\$204.60

	Subtotal	\$255,790.60
General Contractor (OH&P) 15.0%		\$38,368.59
	Subtotal w/ Mark Up	\$294,159.19
	TOTAL	\$294,159.19

APPROVED BY:  **DATE:** 5.26.21
 Contractor: LCCI: Matt Ellis

APPROVED BY: _____ **DATE:** _____
 Architect: BDG: Coy Cooper

APPROVED BY:  **DATE:** 5/28/21
 Owner: Dekalb Co. Govt.:



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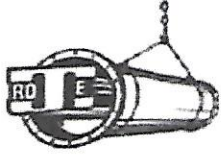
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This contingency authorization possesses the exclusions and terms and conditions listed below:

- * Allowance given for 2" water meter to be supplied and installed by Dekalb County.
- * No engineering included.
- * No stabilization stone included.
- * Trench rock excavation/blasting not included.
- * Extra fees charged for repair of damages casued by others (public, etc.).
- * Removal of unsuitable materials not included.
- * Removal of hazardous materials not included.
- * Additional stone bedding, if required, will be added at \$46.00 per ton
- * This contingency authorization is based upon one mobilization and the continuous uninterrupted progress for each utility. Should work be interrupted by the actions or inactions of others, additional costs for delays will occur.
- * This contingency authorization is based upon knowledge of conditions existing at the time of estimate.
- * Well point pumping is not included in the contingency authorization. If ground water is encountered, additional cost will be negotiated.
- * Because of the uncertain supply and the rapid increase of prices, material suppliers will hold quoted prices for no more than 30 days; therefore, this contingency authorization shall remain in effect for 30 days only, then shall be subject to re-evaluation.
- * No special inspections included.
- * Any additional items not listed in the above and attached proposals will incur additional costs.

Dekalb Fire Station #7 - Water & Sewer



RDJE, Inc.

679 Hwy 29 South, Suite A
Newnan, GA 30263

Contact: Joe Webb
Phone: 678-633-2632
Email: jwebb@rdjeinc.com

Quote To: Matt Ellis
Lichty Commercial Co

Job Name:
Date of Plans:
Revision Date: 5/20/2021
5/26/2021

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
1	8" DIP Sewer Main; 0 to 10' cut depth	309.00	LF	135.00	41,715.00
2	4' dia Precast Manhole Assembly; 0 - 6' deep	2.00	EA	4,800.00	9,600.00
3	Connect to Existing Manhole	1.00	EA	3,500.00	3,500.00
4	Remove & Replace Asphalt Roadway	230.00	SY	195.00	44,850.00
5	Traffic Control	1.00	LS	6,700.00	6,700.00
6	Air Test & Post CCTV	1.00	LS	3,000.00	3,000.00
7	Mobilization	1.00	LS	5,410.00	5,410.00
8	Remove & Dispose of Excavated material in road	275.00	CY	46.00	12,650.00
9	Stone Backfill in roadway	440.00	TN	28.00	12,320.00
Sanitary Sewer Total					\$139,745.00
1	8" CL51 DIP Fire Main	40.00	LF	225.00	9,000.00
2	2" Copper Tubing Domestic Main	20.00	LF	200.00	4,000.00
3	16" x 8" Tapping Sleeve & Valve	1.00	EA	12,000.00	12,000.00
4	8" x 2" Tapping Saddle & Valve	1.00	EA	4,500.00	4,500.00
5	8" DCDA Vault Assembly	1.00	EA	25,975.00	25,975.00
6	2" BFP Assembly	1.00	EA	6,400.00	6,400.00
7	Remove & Replace Asphalt Roadway	15.00	SY	195.00	2,925.00
8	Traffic Control	1.00	LS	2,525.00	2,525.00
9	Pressure Test & Chlorinate	1.00	LS	1,000.00	1,000.00
10	Mobilization	1.00	LS	5,000.00	5,000.00
11	Remove & Dispose of Excavated material in road	20.00	CY	46.00	920.00
12	Stone Backfill in roadway	32.00	TN	28.00	896.00
Water System Total					\$75,141.00

GRAND TOTAL

\$214,886.00



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Thursday, September 2, 2021

Overview

Lichty Commercial Construction, Inc. (LCCI) was the apparent low bidder on ITB No. 19-101146 for Construction of Fire Station No. 7 on August 26, 2020. We received Notice of Award October 28, 2020 and Contract was executed December 17, 2020. Notice to Proceed was executed February 12, 2020 and the Construction Kick Off Meeting was held February 19, 2020. After construction kick off, and throughout the submittal/review process, several design modifications were implemented to structural, mechanical electrical plumbing (MEP), and architectural elements of the project. Those design modifications are the basis of the attached change order and will be summarized first here, then detailed in later pages of the document.

Structural

After Contract execution and before Notice to Proceed, on December 28, 2020 LCCI requested access to the Architect to accelerate the submittal process but was advised to wait until the Construction Kick Off Meeting; Architect did advise they would accept critical Requests For Information (RFIs) that noted design inconsistencies before the Kick Off Meeting. The first RFI was submitted December 30, 2020 and response was received March 19, 2021. The first structural submittal was submitted February 18, 2021 and the review is still not complete (anticipated September 3, 2021). A full revision of the structural drawings was received June 23, 2021. The final (current) revision of the structural drawings was recently received August 6, 2021. Since receipt of the latest structural drawings, LCCI and its vendors have developed and provided new submittals which are currently under review (anticipated September 17, 2021).

Structural steel and reinforcing steel materials are ordered as packages, and so unit prices cannot be held when there are wholesale or substantial changes to the package. In this case there were substantial changes to both structural steel and reinforcing steel packages, and suppliers were forced to re-bid. Unfortunately, during this period there were significant increases in raw material cost (see attached steel price history). LCCI obtained bids from other vendors to ensure there was no price gouging, and in the case of reinforcing steel replaced the vendor. Concrete and masonry scopes increased, as did raw material cost, but original unit prices were held because these materials are ordered by the unit. To expand the example: if raw material costs for structural steel and reinforcing steel had lowered during the period, the bids on the new design would be lower; if concrete and CMU raw material costs had lowered, the unit prices would have remained the same (although quantity still would have increased).

3445 Buffington Center ♦ Atlanta, GA 30349
Phone (678) 732-9221



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Mechanical Electrical Plumbing

LCCI provided electrical submittals to the Architect March 3, 2021. LCCI received revised MEP drawings/specifications June 7th, 2021. LCCI provided new submittals for the new design and received approval September 1, 2021. The price difference for the new design is part of this change order and, like the structural steel and reinforcing steel, is ordered as a package and subject to raw material cost. That is, one cannot expect to purchase Generator B, specified in June 2021 for the same raw material cost as Generator A, specified in August 2020. LCCI has not pursued bids from other Mechanical and Electrical vendors because the project vendors are Local Small Business Enterprises and cannot be replaced. The plumbing change order is relatively small and reasonably priced.

Architectural

In addition to structural and MEP, there have been some architectural changes. These changes were not wholesale or substantial, and include changes to storefront systems, details about the clock tower, changing to lightweight Concrete Masonry Units (CMU), and addition of roof scuppers and roof penetrations associated with the MEP changes. The architectural changes have been incorporated into the change order document.

Summary

The purpose of the attached change order is to capture costs associated with design changes to date on the project. Those costs can be summarized as additional scopes of work, revision of package pricing due to wholesale and substantial changes to previously-bid scopes of work, and general conditions due to project delays caused by changes and the slow delivery of new designs, RFI responses, and submittal reviews. The following pages will contain the change order document and detailed backup for each line item.



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Change Order

PROJECT: Dekalb County Fire Station No. 7; 1712 Columbia Drive, Atlanta, GA 30032
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CONTRACTOR: Lichty Commercial Construction, Inc.; 3445 Buffington Center, Atlanta, GA 30349

ARCHITECT'S PROJECT NUMBER: B1605-02
CHANGE ORDER REQUEST NUMBER: 01
CHANGE ORDER REQUEST DATE: 09.02.21

CONTRACT FOR: \$5,068,409.23
CONTRACT DATE: 12.17.2020

This change order represents the costs to complete the scope(s) of work listed below:

SCOPE

1. Structural Revisions (06.20.21)

Additional concrete material (12CY @ \$127.63/CY)	\$1,531.50
Additional concrete pump (1 hour @ \$247.21)	\$247.21
Additional concrete labor (see pages 5-6)	\$1,727.00
Additional haul off - footing spoils (18CY @ \$35/CY)	\$630.00
Additional rebar (see pages 7-9)	\$51,187.49
Additional structural steel (see pages 10-16)	\$236,000.00
Additional grout material (18 @ \$17.66)	\$317.88
Additional masonry labor (see pages 17-18)	\$5,433.75
Additional special inspections (see pages 19-21)	\$975.00
Additional general conditions (see page 22)	\$31,915.12

2. Architectural Revisions (06.23.21)

Clock thickness/recessed mounting (see pages 23-24)	\$1,000.00
Additional roof penetrations (see pages 25, 27)	\$2,450.00
Additional roof scuppers (see pages 26, 27-29)	\$1,800.00
Lightweight CMU (see pages 30-33)	\$2,249.19
Storefront deduct in 'Laundry 218' (see pages 34, 36)	-\$960.00
Additional storefront mullions for clock (see pages 35-36)	\$2,240.00

3. MEP Revisions, CCD1, (05.28.21)

Additional mechanical (see pages 37-38)	\$67,534.50
Additional electrical (see pages 39-41)	\$91,010.63
Additional plumbing (see pages 42-43)	\$5,900.00



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Change Order

	Subtotal	\$503,189.27
General Contractor (OH&P)	15.0%	\$75,478.39
	Subtotal w/ Mark Up	\$578,667.66
	TOTAL	\$578,667.66

APPROVED BY: _____ **DATE:** _____
Contractor: LCCI: Matt Ellis

APPROVED BY: _____ **DATE:** _____
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