



# DeKalb County Government

Manuel J. Maloof Center  
1300 Commerce Drive  
Decatur, Georgia 30030

## Legislation Details (With Text)

**File #:** 2021-3197    **Version:** 1    **Name:**  
**Type:** Resolution    **Status:** Preliminary Item  
**File created:** 10/1/2021    **In control:** Board of Commissioners  
**On agenda:** 10/26/2021    **Final action:**  
**Title:** Commission District(s): ALL  
CO - Change Order No. 1 to Contract No. 1217880 for the Renovation and Development of the 178 Sams Street Facility: for use by the Department of Facilities Management (FM). This contract consists of the renovation and development of the buildings located at the 178 Sams Street Facility. Awarded to Hogan Construction Group, LLC. Amount Not To Exceed: \$316,678.98.

### Indexes:

**Attachments:** 1. Agenda Notes, 2. UD Change Request - 2021-3197, 3. Quotes

Date	Ver.	Action By	Action	Result
10/26/2021	1	Board of Commissioners		
10/19/2021	1	OPS-County Operations Committee	recommended for approval.	Pass
10/19/2021	1	Committee of the Whole	Accepted to the BOC agenda and assigned	

**Purchasing Type:** Change Order (CO)

**Public Hearing:** YES ☐ NO ☒

**Department:** Purchasing & Contracting

### AGENDA ITEM:

**Commission District(s):** ALL

CO - Change Order No. 1 to Contract No. 1217880 for the Renovation and Development of the 178 Sams Street Facility: for use by the Department of Facilities Management (FM). This contract consists of the renovation and development of the buildings located at the 178 Sams Street Facility. Awarded to Hogan Construction Group, LLC. Amount Not To Exceed: \$316,678.98.

**Information Contact:** Cathryn G. Horner, Director

**Phone Number:** (404) 371-6334

### PURPOSE:

Awarded by the BOC on May 25, 2021 for an amount not to exceed \$6,102,336.00. This contract consists of the interior renovation of all interior building systems including mechanical, electrical, plumbing, fire protection, telecom, security, audio-visual, architectural systems and finishes of the facility which consists of two (2) buildings with a connector between the 178 and 180 Sams Street buildings. This facility will allow County Departments to transition from leased facilities to County-owned property for a central location of interdependent government services. This request is for funding due to scope changes and additional requests made by user departments. These changes include additional offices, shower and changing rooms, a unisex bathroom, a meeting room, security monitoring office and build-out of additional space to accommodate building support staff such as IT, Human Resources and Risk Management. In addition, there was a

discrepancy in the plans regarding door heights facilitating the need to purchase the correct sized doors. Finally, during the work, it was determined that additional wall repairs are needed due to the discovery of mold upon removal of the existing tile. The existing gyp wallboard was damaged and will not support the tile work to be completed.

**RECOMMENDATION:**

Recommend approval of Change Order No. 1 with:

Hogan Construction Group, LLC, 5075 Avalon Ridge Parkway, Norcross, GA 30071

Amount Not To Exceed: \$316,678.98

and authorize the Chief Executive Officer to execute the change order and all associated documents.

**ADDITIONAL INFORMATION:**

- |                              |                |
|------------------------------|----------------|
| 1. LSBE Participation:       | 14%            |
| 2. Contract Effective Date:  | May 25, 2021   |
| 3. Contract Expiration Date: | March 31, 2022 |
| 4. Funding:                  | CIP (FM)       |