

CHANGE ORDER

AIA DOCUMENT G701

OWNER |  
ARCHITECT |  
CONTRACTOR |  
FIELD |  
OTHER |

PROJECT: (name, address)	<b>Cartersville Water Dept Administration Building</b> <b>Douthit Ferry Road</b> <b>Cartersville, GA 30120</b>	CHANGE ORDER NUMBER: <b>001</b> INITIATION DATE: August 7, 2024 CONTRACTOR'S PROJECT NO: 23205 CONTRACT DATE: May 18, 2022 CONTRACT FOR: General Construction
TO CONTRACTOR: (name, address)	Reeves Young, LLC 45 Peachtree Industrial Boulevard, NW Suite 200 Sugar Hill, GA 30518	

The Contract is changed as follows:

Credit Gas Generator Allowance	\$	(170,000.00)
Credit IT Installation Allowance	\$	(222,000.00)
Credit Furniture Allowance	\$	(100,000.00)
Credit Specialty Equipment Allowance	\$	(20,000.00)
Credit Specialty Inspections Allowance	\$	(45,000.00)
Credit Culligan System Allowance	\$	(20,000.00)
Over run of Owner Changes against Split Savings	\$	13,181.43

Total Change to Contract Amount:	\$	(563,818.57)
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Not valid until signed by the General Contractor and Owner

The original Contract Sum was	\$	12,032,664.00
Net change by previously authorized Change Orders	\$	-
The Contract Sum prior to this Change Order was	\$	12,032,664.00
The Contract Sum will be amended by this Change Order in the amount of	\$	(563,818.57)
The new Contract Sum including this Change Order will be	\$	11,468,845.43

The Contract Time will be decreased by 0 days  
The date of Substantial Completion as of the date of this Change Order therefore is: May 10, 2024

CPL Architects ARCHITECT	City of Cartersville OWNER	Reeves Young, LLC CONTRACTOR
615 Molly Lane, Suite 100 Woodstock, GA 30189	1 North Erwin Street Cartersville, GA 30120	45 Peachtree Industrial Blvd NW, Ste 200 Sugar Hill, GA 30518
BY	BY	BY
DATE	DATE	DATE

## Tom Hornbaker

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**From:** Cody Winn  
**Sent:** Friday, May 17, 2024 5:00 PM  
**To:** Tom Hornbaker  
**Subject:** Fw: CWD - Updated Buyout Savings and Budget Tracker  
**Attachments:** CWD - Allowances, PCCOs, and Contingency Tracker.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Cody Winn**  
Project Manager

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T | M 678.993.4887  
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**From:** Cody Winn  
**Sent:** Friday, January 26, 2024 5:24 PM  
**To:** Freddy Morgan <[fmorgan@cityofcartersville.org](mailto:fmorgan@cityofcartersville.org)>; Brent Beck <[bbeck@cityofcartersville.org](mailto:bbeck@cityofcartersville.org)>  
**Cc:** Mike Iezzi <[Mlezzi@reevesyoung.com](mailto:Mlezzi@reevesyoung.com)>; Marco Donjuan <[MDonjuan@reevesyoung.com](mailto:MDonjuan@reevesyoung.com)>  
**Subject:** CWD - Updated Buyout Savings and Budget Tracker

Good Afternoon Freddy and Brent,

Please see the attached, updated buyout savings and budget tracker. I will have a couple more change orders coming in next week, and will send another update once those are all in.

Thank you,  
Cody

Description	Subcontractor	Purchase Amount	Estimated Amount	Variance	Remarks
Building Concrete	Full Circle Concrete	\$1,128,000	\$1,095,166	(\$32,834)	Add \$148,000 for rear equip pads
Masonry/Architectural Cast Stone	B&M Masonry	\$136,054	\$166,042	\$29,988	
Structural Steel	R&R Welding	\$52,524	\$133,550	\$81,026	
Rough Carpentry	SCA Installs LLC	\$0	\$3,788	\$3,788	Carried in Main Bid
Waterproofing	Chamblee Construction	\$30,350	\$35,084	\$4,734	
DFH Material	Engineered Openings	\$162,590	\$164,540	\$1,950	
DFH Install	Engineered Openings	\$19,152	\$23,500	\$4,348	
Overhead Doors	Miner, LTD.	\$61,110	\$64,110	\$3,000	
Aluminum Framed Window Systems	Clearvue	\$184,648	\$194,600	\$9,952	
Framing, Drywall, ACT	SCA Installs LLC	\$683,406	\$727,056	\$43,650	
Flooring	AAA Commercial Floors	\$93,875	\$115,671	\$21,796	
Resinous Flooring	Sillikal Floor	\$29,614	\$29,618	\$4	
Painting	Apex Painting	\$109,072	\$121,573	\$12,501	
Signage	Henry Graphics	\$9,129	\$43,038	\$33,909	
Interior Specialties	Accessories Unlimited	\$100,071	\$101,882	\$1,811	
Metal Storage Shelving	Accessories Unlimited	\$88,628	\$88,628	\$0	
Canopies	Softex Awnings	\$53,200	\$58,424	\$5,224	
Equipment - Residential Appliances	Sam Franklin	\$18,639	\$15,008	(\$3,631)	Updating OF vs CF items.
Blinds - Windows	Alliance	\$14,853	\$14,853	\$0	
Casework/Millwork	Artisan Millworks	\$263,840	\$281,340	\$17,500	
PEMB	L&G Metal Buildings	\$1,474,360	\$1,484,903	\$10,543	
Fire Suppression	Gainesville Fire	\$129,500	\$129,500	\$0	
Plumbing	Gilstrap Plumbing	\$544,903	\$584,040	\$39,137	
HVAC	Georgia Mechanical	\$510,850	\$494,700	(\$16,150)	
Electrical	Dean Electric	\$1,021,718	\$1,031,718	\$10,000	
Earthwork	Reeves Young	\$1,969,782	\$1,969,782	\$0	
Asphalt Paving	Ryal Brothers	\$419,800	\$449,183	\$29,383	
Concrete Paving	Full Circle Concrete	\$0	\$0	\$0	Included in concrete above
Curb & Gutter	Full Circle Concrete	\$0	\$0	\$0	Included in concrete above
Pavement Markings	Big Apple Services	\$16,000	\$19,650	\$3,650	
Fences & Gates	Accurate Fence	\$145,270	\$126,495	(\$18,775)	
Landscaping	McElreath	\$169,800	\$170,020	\$220	
Utilities	Reeves Young	\$0	\$0	\$0	Included in Earthwork
Contingency	Reeves Young	\$15,000	\$404,950	\$389,950	Additional Tree Removal
<b>TOTALS</b>		<b>\$9,655,737</b>	<b>\$10,342,412</b>	<b>\$686,675</b>	

Split Savings Owner Portion: \$343,337.50  
 Changes Applied against Owner Funds: (\$356,518.93)  
 Over Run: (\$13,181.43)

<b>Allowance Name</b>	<b>Budgeted Amount</b>	<b>Expenses to Date</b>	<b>Remaining Balance</b>
Gas Generator	\$ 170,000.00	\$ -	\$ 170,000.00
IT Installation	\$ 222,000.00	\$ -	\$ 222,000.00
Furniture	\$ 100,000.00	\$ -	\$ 100,000.00
Specialty Equipment	\$ 20,000.00	\$ -	\$ 20,000.00
Special Inspections	\$ 45,000.00	\$ -	\$ 45,000.00
Culligan System	\$ 20,000.00	\$ -	\$ 20,000.00
<b>Totals</b>	\$ 577,000.00	\$ -	\$ 577,000.00



Change Order Scope	Responsible Trade	Amount	Notes
Electrical - Addendum 01	Electrical	\$ 11,983.96	
HVAC - Addendum 01	HVAC	\$ 29,150.00	
Revised Civil Drawings	Heavy Civil	\$ 52,000.00	
Electrical RFI #4 Changes	Electrical	\$ 10,942.00	
Decon Tank Removal	Plumbing	\$ (5,056.20)	
Auto to Manual Flush and Faucets and ADA Toilets	Plumbing	\$ (4,213.33)	
Additional Water Line to Equipment Shed and Switch to Brass Pipe	Plumbing	\$ 3,819.00	
Copper to Galvanized Air Lines	Plumbing	\$ (2,960.00)	
HVAC ASI 02	HVAC	\$ 2,932.00	
Not Using Asphalt Prime Coat	Paving	\$ (26,174.50)	
Power to OH Doors	Electrical	\$ 13,179.42	
Solid Surface Change to Domoos	Millwork	\$ 6,315.00	
Additional Roof Curbs	PEMB	\$ 6,146.00	
Warehouse OSB Walls	Framing/Drywall	\$ 10,868.00	
Painting OSB Walls	Painting	\$ 7,264.82	
T-5 Tile on Accent Wall Outside Lobby	Tile	\$ 4,221.00	
Door Access Controls Update	D/F/H	\$ (876.00)	
Remove Electric Soap Dispensers	Accessories	\$ (5,653.61)	
Additional GAB Work by Equipment Shed	Heavy Civil	\$ 21,932.75	
Reduced Drywall to Deck Scope	Framing/Drywall	\$ (15,060.00)	
Lighting to Equipment Shed	Electrical	\$ 9,940.29	
Autoclave Power Requirements	Electrical	\$ 5,852.92	
Three (3) Additional Ext. Wall Packs	Electrical	\$ 4,299.76	
Not Installing Locks on Cabinets	Millwork	\$ (3,557.00)	
Dumpster Enclosure Removal	Masonry	\$ (18,831.00)	
Power to Air Compressor	Electrical	\$ 4,032.00	
Low-Volt J-Hooks	Electrical	N/A	Work not done by RY
Ice Makers & Vending Dedicated Circuits	Electrical	\$ 1,443.19	
Work Room 129 Additional Cabinets	Millwork	\$ 7,989.00	
Power to Building Sign	Electrical	\$ 1,659.96	
Welder Outlets in Warehouse	Electrical	\$ 10,124.44	
Gas Stubs in Warehouse and Stove	Plumbing	\$ 608.00	
Water Boxes for Fridge Ice Makers (3)	Plumbing	\$ 670.00	
Additional Grading and Rock at Sliding Gate	Heavy Civil	\$ 50,497.50	
John Deere Gator	Equipment	\$ 28,910.00	
Toyota Forklift	Equipment	\$ 23,754.00	
Golf Cart	Equipment	\$ 12,364.00	
Walkoff Carpet to LVT	Flooring	\$ 1,086.00	
Relocate F2 and F4 fixtures	Electrical	\$ 2,130.24	
Provide cords and plugs for ice machines	Electrical	\$ 271.98	
Add switch for EF-10	Electrical	\$ 635.73	
Connect BAF-1 and BAF-2 to fire alarm	Electrical	\$ 844.48	
Repair conduit damaged by Gas Co.	Electrical	\$ 3,389.87	
Add GFCI power for dishwasher	Electrical	\$ 1,752.21	
Add power for DW in Rm 127	Electrical	\$ 846.39	
Remove disposal power & add microwave power	Electrical	\$ 1,247.14	
Add relays for ice cube and add switch	Electrical	\$ 639.93	
Swap out security camera back boxes	Electrical	No Cost	
Add 4 lights in Conf Rm cloud	Electrical	\$ 1,956.21	
Add disconnect for autoclave in lab	Electrical	No Cost	
Add pedestal power at lab islands	Electrical	\$ 2,877.42	
Add 2X linear fixture over plotter	Electrical	No Cost	
Blocking for added signage in corridor	Framing/Drywall	\$ 185.00	
Blocking for added monitor in Rm 107	Framing/Drywall	\$ 185.00	
Change drywall ceilings to ACT	Framing/Drywall	\$ 2,411.00	Rooms 104B, 114, 119, 132, 134A and 142
Change call box to sliding window in lobby	Framing/Drywall	\$ 289.00	

Change Order Scope	Responsible Trade	Amount	Notes
Repair drywall in Lab to modify piping; add soffit for exhaust hood and add blocking for Culligan	Framing/Drywall	\$ 3,941.00	
Add drains between warehouse and covered parking	Plumbing/Conc	\$ 9,192.00	FC SCO has been issued.
Cut a/o paint flashing under windows	PEMB	No Cost	
Change locker room floors and base	Paint/Flooring	\$ 15,652.00	Includes flooring, base and plumbing removal/re-install
Added closet shelving & floating shelves in 104	Millwork	\$ 16,163.00	
Revised ADA appliances	Sam Franklin	No Cost	
4" purse shelf at sliding window in Lobby	Millwork	TBD	
Add toilet & lavatory in Rm 112	Plumbing	\$ 4,236.00	All rough-in work completed, no charge for fixtures.
Change lab faucets to longer gooseneck	Plumbing	\$ 1,365.00	
Change lab sinks	Plumbing	\$ (4,679.66)	
Modify Locker Rm aprons for trash cans	Millwork	No Cost	
Added bollards at equipment shed	R&R Welding	\$ 2,200.00	
Change gate A to double gate & add motor	Gates	\$ 9,240.00	
Delete 21 wheel stops	Paving	\$ (1,575.00)	
Replace paper towel dispensers	Frmg/Drywall/Tile	\$ 1,440.00	
New cabinet pulls	Millwork	\$ 3,411.00	
Replace exhaust fan EF-9 at ice maker	HVAC/Elec	\$ 3,869.00	Add'l \$60 for 2 week ship, \$120 for 1 week ship
Add closer and sweep to door	D/F/H	\$ 1,429.00	
Add power for oven in lab replace EF-10 power	Electrical	\$ 1,358.83	
Add lockable closer to door 134A	D/F/H	\$ 1,662.00	
Modify lab cabinets to fit scubber	Millwork	No Cost	
Add return grille at Training Rm	HVAC	TBD	
Install owner supplied lab equipment	Plumbing	\$ 5,275.15	
Add trench drain at storage bay	Plumbing	TBD	This work is pending receipt of revised plumbing and civil design information for pricing.
Add 2 lights in Waste Lab	Electrical	\$ 1,074.64	

**Sub-total:           \$    356,518.93**