

Bowen & Watson Inc
2802 HIGHWAY 17 ALT
Toccoa, Georgia 30577-7440
Phone: 7068863197

Project: 561 - Dacula City Core
2506 Sanjo Street
Dacula, Georgia 30019

Prime Contract Potential Change Order #003: CE #CE - 003 - Asbestos #2

TO:	City of Dacula	FROM:	Bowen & Watson Inc 2802 HIGHWAY 17 ALT Toccoa, Georgia 30577-7440
PCO NUMBER/REVISION:	003 / 0	CONTRACT:	561 - Dacula City Core
REQUEST RECEIVED FROM:		CREATED BY:	Matthew Poole (Bowen & Watson Inc)
STATUS:	Pending - In Review	CREATED DATE:	8/20/2025
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	None
FIELD CHANGE:	No		
LOCATION:		ACCOUNTING METHOD:	Amount Based
SCHEDULE IMPACT:	0 days	PAID IN FULL:	No
EXECUTED:	No	SIGNED CHANGE ORDER RECEIVED DATE:	
		TOTAL AMOUNT:	\$20,908.29

POTENTIAL CHANGE ORDER TITLE: CE #CE - 003 - Asbestos #2

CHANGE REASON: Client Request

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*

CE #CE - 003 - Asbestos #2

The following is the cost for the last existing home that are to be demo'd, that have been tested for Asbestos materials by GeoHydro.

ATTACHMENTS:

#	Budget Code	Description	Amount
1	17-002.S ASBESTOS ABATEMENT.Subcontract	426 McMillian Rd Abatement	\$19,257.00
Subtotal:			\$19,257.00
		Sales Tax (6.00%):	\$0.00
		Labor Burden (45.00%):	\$0.00
		Fee (B&W Work) (20.00%):	\$0.00
		Fee (Sub Work) (7.50%):	\$1,444.28
		P&P Bond (1.00%):	\$207.01
		Grand Total:	\$20,908.29

Margaret Beaty (Lindsay Pope Brayfield
& Assoc)

City of Dacula

Bowen & Watson Inc

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Toccoa, Georgia 30577-7440



8-20-2025

SIGNATURE DATE

SIGNATURE DATE

SIGNATURE DATE



3692 McElroy Road
Atlanta, GA 30340
678.699.6627
dylanfrost@tiusa.net

Dacula City Core Abatement & Demolition

Dacula, GA 30019

Bowen & Watson, Inc

Scope of Work

- TIS to abate all ACM per GEO-Hydro surveys.
- TIS to demolish all structures, slab and foundations.
- TIS to remove all driveways, sidewalks & site features.
- All LBP to be TCLP tested and demolished in place. No LBP Abatement included in this proposal.

OWNER / GC RESPONSIBILITY:

Owner/GC shall be responsible for the following (to the extent necessary): adequate source of power, water, permits, street closures and barricades, utilities being disconnected or "safed off" prior to TIS's mobilization on site, reasonable estimate/survey of any materials sought to be abated and/or removed, including but not limited to: asbestos, hazardous or toxic materials ("Toxic Materials").

CLARIFICATIONS / EXCLUSIONS:

Unless expressly set forth above in the scope of work, the following items shall apply to this proposal:

- 1) Proposal is based upon free and clear access to the work prior to new construction. TIS shall be entitled to an equitable adjustment of time and sum if (a) all utilities have not been disconnected or "safed off" prior to the start of demolition; i.e., turned off or otherwise no longer available for use, (b) access is restricted or impeded by way of new construction, (c) areas have not been properly identified for demolition; i.e., areas required to remain not identified, or (d) underground/subsurface conditions are discovered that impact work.
- 2) TIS shall have full discretion to choose the trucking company and landfill for disposal of Project waste.
- 3) While demolition activities are ongoing, no other trades will be allowed in the demolition work area without prior written agreement.
- 4) Stabilization or temporary support of existing or created conditions is not included in services. Any professional engineering services required to address stabilizing any areas during demolition shall be an added service.
- 5) Excluded from scope of work: Patching and repair, relocation or other demolition to run conduit, pvc or other utilities; site work or earth movement; lay-out, lead abatement; protection, grinding, concrete cutting or other work associated with concrete floors; disposal of toxic materials; demolition or disposal of non-construction waste; erosion control; furniture removal; and building fall protection.
- 6) TIS shall have complete control over its means and methods for its Scope of Work; any desired change shall require a mutually agreeable change order.
- 7) TIS is entitled to rely upon existing estimates, surveys and other measurements of Toxic Materials contained



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within the Contract Documents or otherwise provided by the Owner or GC. If Toxic Material removal onsite exceeds 10% of the existing estimate/measurement, Subcontractor shall receive an equitable adjustment for amounts in excess of such 10%.

8) TIS shall be permitted, at its sole discretion, to salvage and/or sell all materials present at the time of the start of the project and retain all proceeds from any such sale.

9) All work to be performed in accordance with a mutually agreeable Subcontract, which shall include a mutually developed and agreed upon schedule for TIS's work.

10) Bond is not included in this proposal. If bond is needed there will be 3.5% added to contract.

11) Any dispute resolution procedures shall be in Georgia and/or the County where the Project is located.

12) TIS has not priced underground USTs, Grease Traps, Unsuitable/Hazardous Soils removal.

13) No Freon removal in this proposal.

14) No traffic control in this proposal.

15) All footers are priced as standard 2'x3' down to 4'

16) Compaction/proctor testing for backfill to be performed by others

PROCEDURES:

Contractor is a certified asbestos abatement and demolition contractor in Georgia, License ASBRN-668. All local, state and federal EPA and OSHA codes regarding removal and disposal of asbestos materials shall be strictly adhered to. Prior to commencement of work, the Owner/GC and TIS shall mutually agree upon project procedures and desired phasing, set-up and scheduling.

DISPOSAL:

All demolition debris will be handled, transported and disposed of at an approved landfill (chosen by TIS) in accordance with federal, state and local regulations. TIS will assist in manifest preparation but is not liable for any errors or inaccuracies.

SCHEDULING:

TIS proposes completion of the listed scope of work within 20 unimpeded working days TIS would like the options of working 5 eight-hour shifts per week with Saturdays as make up days if the schedule is impacted. Contractor and Owner to mutually agree upon scheduling.

PRICING:

All pricing is based on **1 mobilization** and uninterrupted access to the building for the purposes of Demolition as to expedite the project for TIS. Subcontractor's pricing is based on current market pricing. In the case of multi-year phasing, subcontractor's pricing is subject to change in conjunction with any market pricing changes. If Subcontractor's original scope of work is pushed out or otherwise delayed, Subcontractor shall be entitled to an equitable adjustment based on current market pricing. Payment terms **10%** mobilization paid day of arrival; Progress payments made every 2 weeks until complete. Retainage to be fully released 90 days after our scope of work has been fully executed.

Cost of 426 McMillain House: \$ 19,257.00