



27 April 2026

Mr. Tré Wilkins, PE, Project Manager – Capital Improvement Projects
EFFINGHAM COUNTY BOARD OF COMMISSIONERS
804 S Laurel Street
Springfield, GA 31329

RE: CENTRAL HIGH SCHOOL RENOVATION – CHANGE ORDER #10 ANALYSIS

Dear Mr. Wilkins:

Hussey Gay Bell is pleased to present to you our review of the attached Proposed Change Order #10 regarding revised civil drawings.

Following the procurement phase for the Effingham County Central School Renovation project, County representatives identified items on the civil engineer's construction drawings that they wanted revised. Because these requests were made after the construction documents were submitted for building permit approval and included services outside the scope of the original owner-architect agreement, Hussey Gay Bell issued an Additional Services Fee Proposal to the County on August 22, 2025 (attached). The included items were:

- Move the east driveway to the west to get the new drive entirely into the property.
- Design and grading on entrance road driveway pipe
- Regrade parking lot between entrance road and buildings 6 and 9
- Movement and redesign of storm drainage along building 6
- Provide asphalt paving on the entire perimeter road
- Plan and profile for 1000' Watermain extension down Wallace Drive
- Plan and profile for 950' Sewer main extension down Wallace Drive

Hussey Gay Bell received the County's approval for these additional services on September 30, 2025. While these additional services were underway, the County continued to identify further requested revisions to the civil engineering drawings. To cover these changes, Hussey Gay Bell issued another Additional Services Fee Proposal on January 16, 2026 (attached). The included items were:

- Add water lines loop
- Evaluate existing well system, water analysis and report
- Adjust manhole in parking lot
- Remove landscape islands in parking leaving (3) independent landscaped islands to allow for unencumbered sheet draining
- Add inlet in mechanical yard
- Portion of sidewalk leading to Building 1 from Buildings 4 and 5 to be removed, civil engineers to design swale to divert rainwater

Hussey Gay Bell received the County's approval for these additional services on February 13, 2026. The latest set of revised civil drawings was issued to the County on February 24, 2026. Akins General Contractors issued Proposed Change Order #10 on March 27, 2026. This PCO reflects the additional costs to complete the revised civil work and requests an extension of 121 calendar days to the General Conditions due to the time that was required to reach the latest iteration of civil plans.

HUSSEY GAY BELL

— Established 1958 —

Hussey Gay Bell and its consulting civil engineer have reviewed PCO #10 and agree that it represents an accurate assessment of material units and time associated with the cumulative changes to the civil plans. We recommend its approval.

Sincerely,

HUSSEY GAY BELL & DEYOUNG INTERNATIONAL, INC.

Thomas Keane, AIA

Thomas Keane, AIA

cc: Robert Armstrong, AIA

Change Order Proposal

Project: Central School Renovation

Proposal Number: 10

Description: Revised Civil Dwgs. Received 2.24.26

Date: 3/27/26



A	B	C	D	E
Item No.	Description	Subcontractor or Direct Cost	Akins OH&P	Item Total (C+D)
1	ADD - Civil scope revisions per plans dated 2.24.26	\$ 478,479.58	\$ 71,771.94	\$ 550,251.52
2	ADD - Prepare and pour back existing sidewalk areas that will be removed to put in utilities	\$ 4,250.00	\$ 637.50	\$ 4,887.50
3	ADD - Extended General Conditions due to delay caused by civil revisions (121 Calendar Days @ \$678/day)	\$ 82,000.00	N/A	\$ 82,000.00

Subtotal \$ 637,139.02

P&P Bond \$ 12,742.78

Grand Total \$ 649,881.80

Notes

1. See attached backup for this proposal
2. Excludes any Tap/Permit Fees from City of Springfield
3. A contract extension of 121 Calendar Days is required for this work with a new Substantial Completion Date of January 2, 2027.

Proposal Submitted By:

A handwritten signature in blue ink, appearing to read "Jarrod Akins", is written over a horizontal line.

Jarrod Akins

Vice President

Paul S. Akins Company, Inc.



From: Sims Paving and Construction, LLC.
 298 New Town Road
 Pembroke, GA 31321 USA
 Contact: Shane Grizzard
 Phone: (912) 581-7139
 Email: estimator@simpavingga.com

Project: CENTRAL SCHOOL
 IMPROVEMENTS
Description: Change Order #2 - Additional
 Costs
Bid Date:
Contract #:
Additional Info:

To: Paul S Akins Co, Inc
 Contact: Jarrod Akins / Jacob Schofill

ITEM	DESCRIPTION	BID QTY	U/M	AMOUNT
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I. Site Preparation Section

1.01	Construction Staking	1.000	Ls	
1.02	Demo Existing Asphalt Pavement	1,585.000	Sy	
1.03	Take Down Existing Silt Fence	1,180.000	Lf	
1.04	Sawcut Asphalt Pavement	108.000	Lf	
1.05	Remove Existing Trees	2.000	Ea	
1.06	Silt Fence, Type "A"	1,935.000	Lf	
1.07	Haybale Check Dam	10.000	Ea	
1.08	Sd2-F Inlet Barrier	1.000	Ea	
1.09	Temporary Grassing, by Seeding Method	5,775.000	Sy	

I. Site Preparation Section				Section Total:	\$44,586.10
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II. Earthwork Section

2.01	Rough Grade Site	5,775.000	Sy	
2.02	Fine Grade Site	1,770.000	Sy	

II. Earthwork Section				Section Total:	\$16,380.75
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III. Site Paving Section

3.01	8" GAB for Asphalt Pavement	1,770.000	Sy	
3.02	Clip Stone Base	1,770.000	Sy	
3.03	2" of 9.5mm GDOT Surface	1,770.000	Sy	

III. Site Paving Section				Section Total:	\$103,633.50
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IV. Storm Drainage Section

4.01	12" RCP Pipe	117.000	Lf	
4.02	8" HDPE Pipe	62.000	Lf	
4.03	Adjust Existing Grate Inlet	2.000	Ea	
4.04	Connect to Existing Storm	1.000	Ea	
4.05	Storm Manhole	1.000	Ea	
4.06	Nyloplast Drain	1.000	Ea	

IV. Storm Drainage Section				Section Total:	\$20,683.57
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V. Sanitary Sewer Section

ITEM	DESCRIPTION	BID QTY	U/M	AMOUNT
5.01	4" SDR-26 PVC Sewer Pipe	240.000	Lf	
5.02	6" SDR-26 PVC Sewer Pipe	-144.000	Lf	
5.03	8" SDR-26 PVC Sewer Pipe	356.000	Lf	
5.04	Sewer Clean Out	2.000	Ea	
5.05	Sanitary Sewer Manhole	1.000	Ea	
5.06	Raise Top / Fix Broken	1.000	Ea	
5.07	Adjust Existing Cleanout in Road	2.000	Ea	
5.08	Building Connections	-3.000	Ea	
5.09	4" Saddle Connection	1.000	Ea	

V. Sanitary Sewer Section

Section Total:

\$72,808.56

VI. Water Distribution Section

6.01	4" Tie to Well	1.000	Ea	
6.02	4" Fittings and Restraints	1.000	Ls	
6.03	4" Gate Valve	7.000	Ea	
6.04	4" C-900 PVC Water Pipe	2,235.000	Lf	
6.05	4" x 2" Tap Tee	8.000	Ea	
6.06	2" Gate Valve	8.000	Ea	
6.07	2" HDPE Water Pipe	255.000	Lf	
6.08	Building Connections	8.000	Ea	
6.09	Tie to Existing 8" Gate Valve	1.000	Ea	
6.10	8" Gate Valve	2.000	Ea	
6.11	Fire Hydrant Assembly	2.000	Ea	
6.12	8" C-900 PVC Water Pipe	780.000	Lf	
6.13	8" Plug	1.000	Ea	
6.14	8" Fittings and Restraints	1.000	Ls	

VI. Water Distribution Section

Section Total:

\$220,387.10

TOTAL BID:

\$478,479.58

Project Comments

Exclusions:

- Payment and/or Performance Bonds / Permits / Fees / Special Insurance
- Permanent Grassing / Sodding / Landscaping / Irrigation / Hardscaping / Etc
- NOI and/or NPDES Storm Water Monitoring / Testing / Reporting
- Removal or Relocation of Any Existing Underground Utilities / Provision for Utility Conflicts, if they Exist
- **Removing and/or Replacing of Any Unsuitable or Unstable Subgrade Material**
- Construction Testing / Geotechnical Testing (**To Be By GC**)
- Tap Fees / Impact Fees / Meter Fees / Sewer Fees / Service User Fees / Etc (**To Be By GC / Owner**)
- Meters of Any Size
- Utility Sleeves / Conduits
- Responsibility for Perched Groundwater / Dewatering of Site / Subgrade Drains / Subsurface Drains / Drain Tiles
- Concrete Washout
- Prime Coat / Sanding of Prime Coat

Please Note:

1. Our proposal is for the above work only. All other work to be done by others.
2. Sims Paving is **NOT** responsible for damage to any unmarked, underground utilities.
3. Grading is based on a one time operation. We are **NOT** responsible for damage to established subgrades.
4. All quotes and prices are based on the civil plans referenced above.
5. Sims Paving is **NOT** responsible for cleaning up and/or hauling off of any debris, materials, spoils, etc generated by others. These items, **IF** generated, are to be removed and disposed of by others.
6. No stabilization fabric, or geo-grid, included in our proposal.
7. Maintenance of erosion control measures items above are for natural causes only.
8. **All asphalt work shall be done during normal working hours 7:00 AM to 5:00 PM, Monday through Friday ONLY. Any requests for asphalt work to be done outside normal working hours will require an adjustment to our prices.**
9. Our proposal is based on today's material rates. Sims Paving cannot control material costs, trucking, fuel, or sub-contractors. **IF** any increase has occurred at the time of placement, this will be passed directly to the Owner/GC.
10. No dewatering included in our proposal.
11. Utility installation is based on backfilling entire trench with onsite excavated materials. No select backfill included.
12. All utilities to within +/- 5' of building; connections by others.
13. No meters of any size. Owner/GC to purchase meters, we will install them.
14. **This proposal is contingent on the GDOT Asphalt Index Pricing at the time of the above referenced date. Any increase in the Asphalt Index will be passed along to the customer.**
15. Sims Paving is **NOT** responsible for drainage on projects that include areas less than 1%.

All material is guaranteed to be as specified and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner. Any increase in scope of the work performed will result in a proportional increase in the price for this contract. This quote is valid for 30 days, at which time may then be subject to review or change.

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified.

OWNER / GC

SIGNATURE OF ACCEPTANCE _____

DATE _____

SIMS PAVING AND CONSTRUCTION, LLC

SIGNATURE OF ACCEPTANCE _____

DATE _____

Change Order #2 Breakdown - Central School

Site Preparation Section

	Unit	Old Quantity	New Quantity	Old Price	New Price	Difference
1. Construction Staking	Ls		1		\$ 3,680.00	\$ 3,680.00
2. Demo Existing Asphalt Pavement	Sy	1585		\$ 11.65		\$ 18,465.25
3. Take Down Existing Silt Fence	Ft	1180		\$ 0.95		\$ 1,121.00
4. Sawcut Asphalt Pavement	Ft	108		\$ 3.95		\$ 426.60
5. Remove Existing Trees	Ea	2		\$ 1,705.00		\$ 3,410.00
6. Silt Fence, Type "A"	Ft	1935		\$ 3.45		\$ 6,675.75
7. Haybale Check Dam	Ea	10		\$ 90.00		\$ 900.00
8. Sd2-F Inlet Barrier	Ea	1		\$ 90.00		\$ 90.00
9. Temporary Grassing, by Seeding Method	Sy	5775		\$ 1.70		\$ 9,817.50
Site Preparation Total:						\$ 44,586.10

Grading Section

	Unit	Old Quantity	New Quantity	Old Price	New Price	Difference
1. Rough Grade Site	Sy		5775		\$ 1.41	\$ 8,150.25
2. Fine Grade Site	Sy		1770		\$ 4.65	\$ 8,230.50
Grading Total:						\$ 16,380.75

Site Paving Section

	Unit	Old Quantity	New Quantity	Old Price	New Price	Difference
1. 8" GAB for Asphalt Pavement	Sy		1770		\$ 29.85	\$ 52,834.50
2. Clip Stone Base	Sy		1770		\$ 4.65	\$ 8,230.50
3. 2" of 9.5mm GDOT Surface	Sy		1770		\$ 24.05	\$ 42,568.50
Site Paving Total:						\$ 103,633.50

Storm Drainage Section

	Unit	Old Quantity	New Quantity	Old Price	New Price	Difference
1. 12" RCP Pipe	Ft	180	297	\$ 69.00	\$ 75.00	\$ 9,855.00
2. 18" RCP Pipe	Ft	40	40	\$ 100.00	\$ 106.00	\$ 240.00
3. 24" RCP Pipe	Ft	21	21	\$ 110.00	\$ 125.00	\$ 315.00
4. 12" FES	Ea		1		\$ 950.00	\$ 950.00
5. 18" FES	Ea	2	2	\$ 1,300.00	\$ 1,500.00	\$ 400.00
6. 24" FES	Ea	2	2	\$ 1,537.50	\$ 2,100.00	\$ 1,125.00
7. Storm Manhole	Ea	1	1	\$ 3,880.00	\$ 4,000.00	\$ 120.00
8. Grate Inlet	Ea	5	5	\$ 4,100.00	\$ 4,300.00	\$ 1,000.00
9. Adjust Existing Grate Inlet	Ea	1	2	\$ 1,510.00	\$ 1,600.00	\$ 1,690.00
10. Demo Storm Pipe and Headwall	Ea	1		\$ 4,800.00		\$ (4,800.00)
11. Connect to Existing	Ea		2		\$ 2,850.00	\$ 5,700.00
12. 8" HDPE Pipe	Ft		62		\$ 30.00	\$ 1,860.00
13. Nyloplast Inlet	Ea		1		\$ 2,078.57	\$ 2,078.57
14. Rip - Rap @ FES Only	Sy	10	10	\$ 180.00	\$ 195.00	\$ 150.00
Storm Drainage Total:						\$ 20,683.57

Sanitary Sewer Section

	Unit	Old Quantity	New Quantity	Old Price	New Price	Difference
1. 4" PVC Pipe	Ft	200	440	\$ 26.03	\$ 31.00	\$ 8,434.00
2. 6" PVC Pipe	Ft	462	318	\$ 53.24	\$ 58.00	\$ (6,152.88)
3. 8" PVC Pipe - Onsite	Ft	578	188	\$ 74.98	\$ 79.00	\$ (28,486.44)
4. 8" PVC Pipe - Offsite	Ft		746		\$ 100.00	\$ 74,600.00
5. Sewer Pipe Fittings	Ls	1	1	\$ 4,043.60	\$ 4,650.00	\$ 606.40
6. Sewer Clean Out	Ea	15	17	\$ 368.50	\$ 650.00	\$ 5,522.50
7. Doghouse Manhole	Ea	1	1	\$ 6,473.50	\$ 6,600.00	\$ 126.50
8. Sanitary Sewer MH - Onsite	Ea	4	2	\$ 5,074.30	\$ 5,500.00	\$ (9,297.20)
9. Sanitary Sewer MH - Offsite	Ea		3		\$ 7,800.00	\$ 23,400.00
10. Core Drill Existing	Ea	1	1		\$ 4,350.00	\$ 4,350.00
11. Core Drill Existing & Raise Top	Ea	1		\$ 3,722.40		\$ (3,722.40)
12. Raise Top / Fix Broken Top	Ea		2		\$ 1,950.00	\$ 3,900.00
13. Lower Top on Existing	Ea	1	1	\$ 1,508.10	\$ 1,508.10	\$ -
14. Adjust Clean Out in Road	Ea		2		\$ 550.00	\$ 1,100.00
15. Building Connection	Ea	9	4	\$ 271.70	\$ 275.00	\$ (1,345.30)
16. 4" Saddle Connection	Ea		1		\$ 1,600.46	\$ 1,600.46
17. Tie to Building	Ea	1		\$ 1,827.08		\$ (1,827.08)
Sanitary Sewer Total:						\$ 72,808.56

Water Distribution Section

	Unit	Old Quantity	New Quantity	Old Price	New Price	Difference
1. 4" Tie to Well	Ea		1		\$ 2,473.76	\$ 2,473.76
2. 4" Fittings and Restraints	Ls		1		\$ 16,491.76	\$ 16,491.76
3. 4" Valves	Ea		7		\$ 2,688.82	\$ 18,821.74
4. 4" C-900 PVC Pipe	Ft		2235		\$ 28.26	\$ 63,161.10
5. 4" x 2" Tap Tee	Ea		8		\$ 553.00	\$ 4,424.00
6. 2" Valve	Ea		8		\$ 1,892.50	\$ 15,140.00
7. 2" HDPE Pipe	Ft		255		\$ 19.15	\$ 4,883.25
8. Building Connection	Ea		8		\$ 430.11	\$ 3,440.88
9. Tie to Existing 8" Gate Valve	Ea		1		\$ 798.78	\$ 798.78
10. 8" Valve	Ea		2		\$ 4,612.04	\$ 9,224.08
11. Fire Hydrant	Ea		1		\$ 9,734.07	\$ 9,734.07
12. 8" C-900 PVC	Ft		780		\$ 83.82	\$ 65,379.60
13. 8" Plug	Ea		1		\$ 522.28	\$ 522.28
14. 8" Fittings and Restraints	Ls		1		\$ 5,891.80	\$ 5,891.80
Water Distribution Total:						\$ 220,387.10

Total Cost for Change Order #2: \$ 478,479.58



21 August 2025

Mr. Tim Callanan, County Manager
EFFINGHAM COUNTY BOARD OF COMMISSIONERS
804 S Laurel Street
Springfield, GA 31329

**RE: CENTRAL HIGH SCHOOL RENOVATION – ADDITIONAL SITE DESIGN
ADDITIONAL DESIGN SERVICES FEE PROPOSAL**

Dear Mr. Callanan:

Hussey Gay Bell is pleased to present to you our additional design services fee proposal for the proposed additional site design at the Central High School. Per our previous correspondence the additional scope of work includes the following.

- Moving the east driveway to the west to get the new drive entirely into the property.
- Design and grading on entrance road driveway pipe
- Regrade parking lot between entrance road and buildings 6 and 9
- Movement and redesign of storm drainage along building 6
- Provide asphalt paving on the entire perimeter road
- Plan and profile for 1000' Watermain extension down Wallace Drive
- Plan and profile for 950' Sewer main extension down Wallace Drive

Per the Design Services Agreement this scope of work constitutes additional services. Our proposed fee for this scope of work will be fixed at **\$26,400.00** and breaks down as follows.

Coastline Civil Engineering:	\$20,900.00
<u>HGB Survey:</u>	<u>\$5,500.00</u>
Total:	\$26,400.00

I trust you will find this proposal acceptable, if so, please sign and date below. If you have any questions, please give me a call.

Sincerely,
HUSSEY GAY BELL & DEYOUNG INTERNATIONAL, INC.

Robert Armstrong, AIA

Robert Armstrong, AIA
Vice President

cc: G. Holmes Bell, IV, PE
C J Chance, PE
Warren Law, PE
File

ACCEPTED BY _____ DATE _____



16 January 2026

Mr. Tim Callanan, County Manager
EFFINGHAM COUNTY BOARD OF COMMISSIONERS
804 S Laurel Street
Springfield, GA 31329

**RE: CENTRAL HIGH SCHOOL RENOVATION – ADDITIONAL SITE DESIGN
ADDITIONAL DESIGN SERVICES FEE PROPOSAL-R1**

Dear Mr. Callanan:

Hussey Gay Bell is pleased to present to you our revised additional design services fee proposal for the proposed additional site design at the Central High School. Per our site redesign meeting on 12-16-2025 the additional scope of work includes the following,

- Add water lines loop
- Evaluate existing well system, water analysis and report
- Adjust manhole in parking lot
- Remove landscape islands in parking leaving (3) independent landscaped islands to allow for unencumbered sheet draining
- Add inlet in mechanical yard
- Portion of sidewalk leading to Building 1 from Buildings 4 and 5 to be removed, civil engineers to design swale to divert rainwater

Per the Design Services Agreement this scope of work constitutes additional services. Our proposed fee for this scope of work will be fixed at **\$6,000.00**.

I trust you will find this proposal acceptable, if so, please sign and date below. If you have any questions, please give me a call.

Sincerely,
HUSSEY GAY BELL & DEYOUNG INTERNATIONAL, INC.

Robert Armstrong, AIA

Robert Armstrong, AIA
Vice President

cc: Thomas Keane, AIA
Chace Holloway, PE
File

ACCEPTED BY

DATE