

**Walton County
The Grove**

**Change Proposal #16 –
Building J – Storage Room and
Tools Closet Framing Change**

General Contractor:

**Reeves Young
45 Peachtree Industrial Boulevard N.W.
Sugar Hill, GA 30518
770-271-1159**



November 13, 2024

Walton County, GA
The Grove, a Walton County Parks & Recreation Facility

Attn: John Ward, County Manager
Jeff Prine, Capital Project Manager – Ascension Program Management

Change Proposal #16 – Storage Room and Tools Closet Framing Change

The below change proposal is for the material no cost change proposal to replace the wood framing to CF metal framing for the interior walls at the Storage Rooms (J06, J05, & J04) and Tools Closet room (J09). Please see the breakdown and supporting documentation for your reference.

Description	Qty	Unit	Unit Price	Total
DELETE WOOD FRAMING	1	LS	(\$0)	(\$0)
ADD CF METAL FRAMING	1	LS	(\$0)	(\$0)
TOTAL CREDIT				(\$0)

If you have any questions or require any additional information, please do not hesitate to contact us at (470) 725-0022 or via email at iarnold@reevesyoung.com.

Sincerely,
Reeves Young, LLC

Isaiah Arnold

Project Manager

45 Peachtree Industrial Blvd, Suite 200
Sugar Hill, GA 30518

770.271.1159
reevesyoung.com

Approval

Lose Design (Architect of Record) Signature:  Date: 11/14/2024

Ascension PM (Capital Project Manager) Signature: **Thomas J. Prine** Date: **11.14.2024**

Walton County Signature: _____ Date: _____

24104 - Walton County The Grove (24104-)

1089 Highway 81
Loganville, GA 30052

114 - Building J - Storage Room and Tools Closet Room Framing Material Change

Subject

Status

Building J - Storage Room and Tools Closet Room Framing Material Change

Open ●

Discipline
Architectural

Importance
Normal

Location
Building J - Maintenance Facility

Created On
11/7/2024

Due Date
11/14/2024

Date Resolved

Author
Jose Valerio
Reeves Young, LLC

Resolved By

QUESTION Jose Valerio on 11/7/2024 04:21 PM

Design Professional,

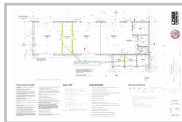
During the last OAC meeting on 10/23/24, RY discussed with Lose and Ascension if it was acceptable at Building J, to replace the wood framing to CF metal framing for the interior walls at the Storage Rooms (J06, J05, & J04) and Tools Closet room (J09). The material framing change would not implement any cost impacts and would allow us to completely enclose the structural beams above without having to box them out. Lose and Ascension had no exceptions to the change.

Please confirm this is acceptable. See the attached document for reference.



File

Re_Building J Fi...
Jose Valerio



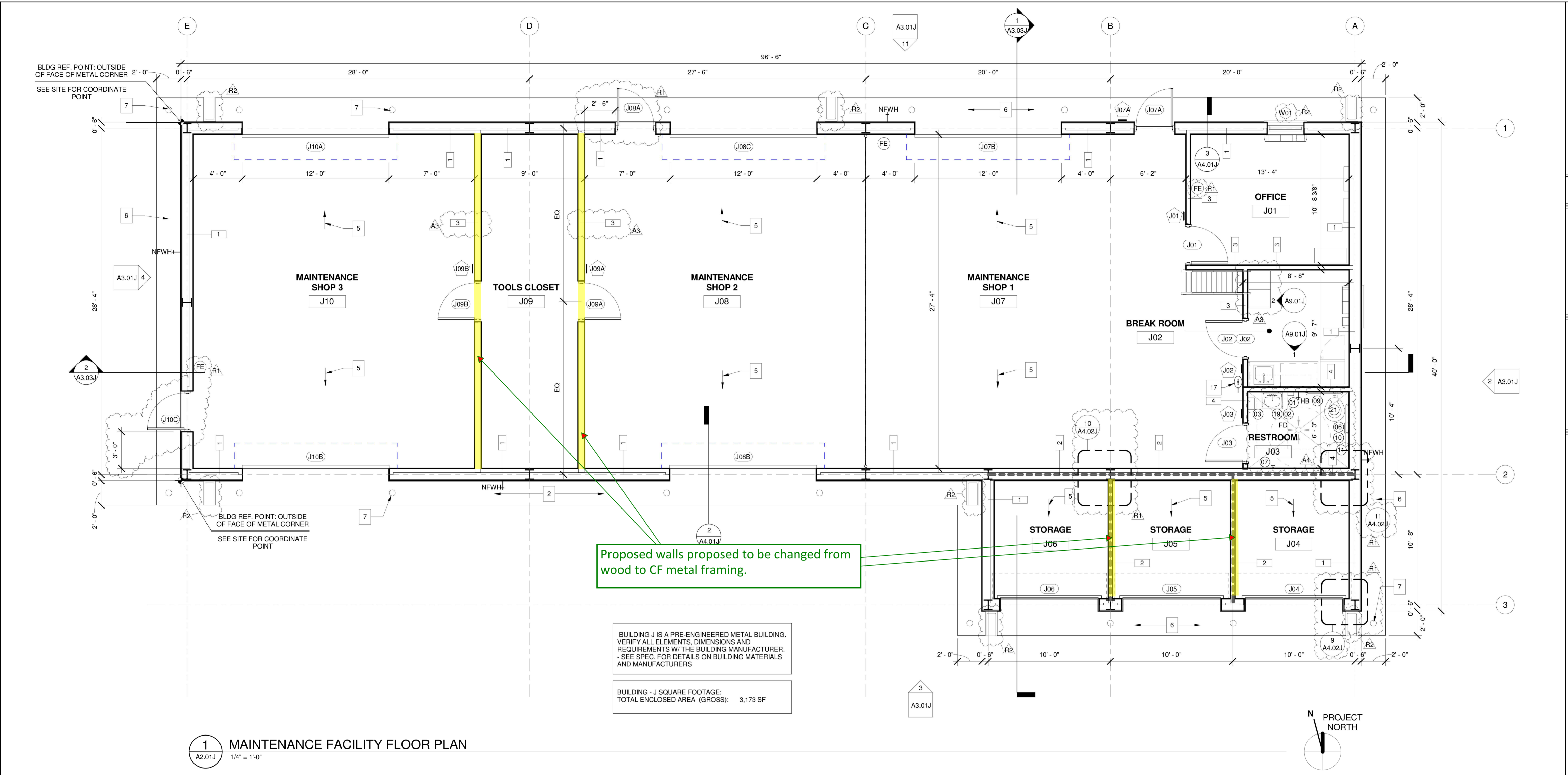
File

2.01J - MAINTENA..
Jose Valerio

ASSIGNMENTS

- Aaron St Pierre (Lose Design) Due On 11/14/2024
- Barbara Canuto (Lose Design) Due On 11/14/2024
- Macon Chapman (Lose Design) Due On 11/14/2024

Lose Design and Ascension agree to switch the fire-rated walls to metal stud framing instead of 2x4 wood, as this change would allow for complete enclosure of the structural beams above without requiring additional boxing. This change is approved as long as it does not result in any additional cost.



Proposed walls proposed to be changed from wood to CF metal framing.

BUILDING J IS A PRE-ENGINEERED METAL BUILDING. VERIFY ALL ELEMENTS, DIMENSIONS AND REQUIREMENTS W/ THE BUILDING MANUFACTURER. - SEE SPEC. FOR DETAILS ON BUILDING MATERIALS AND MANUFACTURERS

BUILDING - J SQUARE FOOTAGE:
TOTAL ENCLOSED AREA (GROSS): 3,173 SF

1 MAINTENANCE FACILITY FLOOR PLAN
A2.01J 1/4" = 1'-0"

PLAN GENERAL NOTES

- SEE ENLARGED PLAN AND DETAILS FOR ADDITIONAL INFORMATION.
- ALL FLOOR TO SLOPE AT 1/8" PER FOOT, UNO, COORDINATE W/ PLUMBING & STRUCTURAL.
- COORDINATE ALL CASEWORK AND OFCI ITEMS W/ OWNER.
- ALL ELECTRIC AND PLUMBING DEVICES ON EXT. WALLS TO BE "CENTERED" ON CMU VERTICALLY AND HORIZONTALLY (W.P. OUTLETS, HOSE BIBBS, ETC).
- SEAL ALL PENETRATIONS OF CONDUIT, MECHANICAL DUCT WORK, PIPING, IN ALL SUBSTRATES, INTERIOR AND EXTERIOR WALLS, CEILINGS FLOORS
- ARCHITECTURAL BUILDING FFE. LISTED AS 0'-0", COORDINATE ACTUAL W/ CIVIL.
- RUN ALL DOWN SPOUTS TO UNDERGROUND, COORDINATE W/ CIVIL, U.N.O.
- ALL EXPOSED STEEL TO BE SHOP PRIMED AND FIELD PAINTED.
- NOT USED
- INSTALL NECESSARY BLOCKING BEHIND DESIGNATED LOCATION OF SIGNAGE.
- HOSE-BIBB WITH LOCKABLE BOX, PROVIDE FREEZE-PROOF TYPE FOR EXTERIOR LOCATION, SEE PLUMBING.
- CAULK ALL DOOR & WINDOW FRAMES AT THE JOINT BETWEEN THE FRAME & THE ADJACENT SUBSTRATE.
- CAULK ALL JOINTS BETWEEN FIXED CASEWORK, PLUMBING FIXTURES, & BACKSLASH TO WALL TRANSITION JOINT.
- COORDINATE ANY EXPANSION/CONTROL/CONSTRUCTION JOINTS WITH EXISTING CONSTRUCTION. VERIFY W/ ARCH. AND STRUC. FOR ANY DISCREPANCIES THAT OCCUR DURING THE CONSTRUCTION PHASE.
- COORDINATE BUILDING SITE ORIENTATION/LAYOUT WITH CIVIL.
- FOR CONCRETE PAVING SEE SITE/CIVIL
- SEE SERIES SEE STRUCTURAL FOR ALL SLAB JOINT DETAILS.
- SEE STRUCTURAL FOR ALL FOOTING & SLAB REQUIREMENTS.
- SEE SHEET A3 SERIES FOR EXTERIOR ELEVATIONS AND BUILDING SECTIONS.
- SEE SHEET A4 SERIES FOR WALL SECTIONS & DETAILS.
- SEE SHEET A6 SERIES FOR RCP.
- SEE SHEET A7 SERIES FOR ROOF PLANS.
- SEE SHEET A8 SERIES FOR DOOR SCHEDULE & DETAILS.
- SEE SHEET A8 SERIES FOR WINDOW SCHEDULE & DETAILS.
- SEE SHEET A9 SERIES FOR ARCHITECTURAL WOODWORK, ROOM FINISH SCHEDULE AND FINISH LEGEND
- AS REQUIRED PROVIDE AND INSTALL KNOXBOX AT BUILDING ENTRANCE PER LOCAL CODE OFFICIAL DIRECTIONS AND REQUIREMENTS. MODEL OF KNOXBOX TO BE APPROVED BY LOCAL CODE OFFICIALS. KNOXBOX TO BE MODEL 3200 - 10 KEY CAPACITY - COLOR BLACK. VERIFY INSTALLATION LOCATION W/ ARCH. RECESSED MOUNTED ON BUILDING WITH FLASHING TO DRAIN. - PROVIDE BLOCKING BEHIND KNOXBOX AS REQUIRED FOR MOUNTING PER MANUFACTURER.
- MAIN DISCONNECT, SEE ELECTRICAL
- KWH METER, SEE ELECTRICAL
- ELECTRICAL PANEL, SEE ELECTRICAL
- SEE A0.02J FOR RESTROOM ACCESSORIES & PLUMBING FIXTURES LEGEND. SEE PLUMBING FOR FIXTURE SPEC.

WALL TYPE

- EXTERIOR WALL:
- PREFINISH GALV. STEEL METAL WALL PANEL SYSTEM, BY PEMB.
- STEEL FRAMING SYSTEM, BY PEMB.
- VINYL SCRIM WALL INSULATION, SEE SHEET A4.1J FOR DETAILS.
- 5/8" PLYWOOD UP TO 8'-0" AFF ON PEMB GIRT FRAMING SYSTEM.
- PROVIDE 5/8" GYP. BD. AT INTERIOR AT OFFICE, BREAKROOM, & RESTROOM. - SEE INTERIOR PARTITION FOR MORE INFORMATION.
 - INTERIOR PARTITION AT STORAGE (1 HR RATED):
- 2x4 WOOD FRAMING AT 16" OC
- 5/8" P.T. PLYWOOD PANEL OVER 5/8" TYPE X GYP BD. AT EACH SIDES
- WALL TO EXTEND TO BOT. OF ROOF STRUC.
- PROVIDE 3/4" DEFLECTION AT PARTITION HEAD
- SEE A4.01J / A4.02J FOR DETAILS.
 - INTERIOR PARTITION:
- 2x4 WOOD FRAMING AT 16" OC
- W/ 5/8" GYP. BD. AT EXPOSED SIDES
- WALL TO EXTEND 8'-0" AFF
- SEE A4.01J / A4.02J FOR DETAILS.
 - INTERIOR PARTITION AT WET AREA:
- 2x4 WOOD FRAMING AT 16" OC
- W/ 5/8" MOISTURE RESISTANT GYP. BD. PANEL AT EXPOSED SIDES
- PROVIDE SOUND BATT INSULATION AROUND RESTROOM.
- WALL TO EXTEND 8'-0" AFF
- SEE A4.01J / A4.02J FOR DETAILS.
- * WRAP CERAMIC TILE AROUND RESTROOM UP TO 6'-0"
- 1 HR U.L. WALL ASSEMBLY NO. U305, SEE SHEET A0.09J & A0.10J.

PLAN KEYNOTES

- SLOPE FLOOR SLAB TOWARD OH DOOR AT 1/8" PER FT. AS INDICATED- SEE STRUC.
- CONCRETE SLAB, BROOM FINISH - SEE STRUC.
- CONCRETE FILLED STEEL BOLLARD, TYP. SEE 3 / A4.02J
- SLOPE FLOOR AT 1/2" PER FT. AT ALL CORNER CONDITION AND COLUMN LOCATIONS
- WALL LOUVER FOR MECHANICAL SYSTEM - SEE MECH.
- THRU-WALL PTAC SYSTEM, SEE MECH.
- THRU-WALL EXHAUST FAN, SEE MECH.
- CONC. PAVING, TYP. - SEE SITE / CIVIL
- SUSPENDED UNIT HEATER, TYP. - SEE MECH.
- HOSE-BIBB WITH LOCKABLE BOX, PROVIDE FREEZE-PROOF TYPE - SEE PLUMBING
- 2" W X 1/2" H WITH MARBLE ADA TRANSITION THRESHOLD AT DOOR W/ 1/4" BEVELED EDGE
- ROOF EDGE, TYP. - SEE ROOF PLAN
- EMERGENCY EYE-WASH STATION - SEE PLUMB.
- BASE CABINET W/ PLAS. LAM. FIN. & SINK - SEE A9.01J
- TANKLESS WATER HEATER UNIT. PLACE ON A STAND. SEE MECH / PLUMB.
- REDUCED PRESSURE BACKFLOW PREVENTION UNIT - SEE PLUMBING
- ELECTRICAL PANELS, TERMINAL BOARDS AND CONTROLS - SEE ELECT.

SIGNAGE SCHEDULE

SIGN NUMBER	DOOR NUMBER	ROOM NUMBER	ROOM NAME	CHARACTER LINE 1	CHARACTER LINE 2	NOTES
J01	J01	J01	OFFICE	OFFICE		1, 2, 3, 5
J02	J02	J02	BREAK ROOM	BREAK ROOM		1, 2, 3, 5
J03	J03	J03	RESTROOM	RESTROOM		1, 2, 3, 4, 5
J07A	J07A	J07	MAINTENANCE SHOP 1	MAINTENANCE	SHOP	1, 2, 3, 5
J08A	J09A	J09	TOOLS CLOSET	TOOLS	CLOSET	1, 2, 3, 5

- NOTES:**
- PROVIDE SOLID BLOCKING BEHIND DESIGNATED LOCATION OF SIGNAGE
 - INSTALL SIGNAGE AT WALL BESIDE DOOR AT LATCH SIDE FOR SINGLE DOOR, INSTALL SIGNAGE AT SECONDARY DOOR LEAF FOR DOUBLE DOOR. SIGNAGE MUST COMPLY WITH ALL ADA REGULATIONS INCLUDING BUT NOT LIMITED TO:
3.1. HEIGHT ABOVE FINISH FLOOR (SEE DOOR SCHEDULE SHEET)
3.2. CHARACTERS
3.3. PICTOGRAMS
3.4. BRAILLE
3.5. FINISH
 - PROVIDE UNIVERSAL PICTOGRAM FIGURES FOR RESTROOM
4.1. MAN FIGURE AT MEN'S RESTROOMS
4.2. WOMAN FIGURE AT WOMEN'S RESTROOMS
4.3. MAN AND WOMAN FIGURE AT FAMILY UNISEX RESTROOMS
4.4. WHEELCHAIR / HANDICAP FIGURE AT ALL RESTROOMS
4.5. SHOWER SYMBOL AT ALL RESTROOMS WITH SHOWER
 - PROVIDE ALL MANUFACTURER DRAWINGS FOR APPROVAL PRIOR TO INSTALL.

SUBMITTALS / REVISIONS

NO	DATE	DESCRIPTION
A3	04/21/2023	Addendum 3
A4	04/28/2023	Addendum 4
R1	06/13/2023	Permit Revisions
R2	7/15/2024	VE Changes

CONFORMED SET

SHEET TITLE

MAINTENANCE FACILITY FLOOR PLAN

PROJECT NO. 22010	DATE 09/19/24
DRAWN BY STAFF	SCALE 1/4" = 1'-0"
CHECKED BY NR	SHEET NO.

A2.01J

Landon Parks

From: Isaiah Arnold
Sent: Wednesday, November 13, 2024 2:02 PM
To: Landon Parks
Cc: Marco Donjuan; Jose Valerio
Subject: FW: Building J Fire Rated walls

Landon,

Please draft Change Proposal #16 – Storage Room and Tools Closet Framing Change. This is a zero dollar change order to the owner.

Use RFI #114 and Aaron’s email below as supporting documentation.

Thank you,

Isaiah Arnold
Project Manager

iarnold@reevesyoung.com | reevesyoung.com
T 770.271.1159 | M 470.725.0022
45 Peachtree Industrial Boulevard, Sugar Hill, GA 30518



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From: Aaron StPierre <astpierre@lose.design>
Sent: Wednesday, November 6, 2024 1:14 PM
To: Brantley Williams <bwilliams@reevesyoung.com>; Barbara Canuto <bcanuto@lose.design>
Cc: Isaiah Arnold <iArnold@reevesyoung.com>; Jacob Pulliam <jpulliam@reevesyoung.com>; Jose Valerio <jvalerio@reevesyoung.com>; Marco Donjuan <MDonjuan@reevesyoung.com>
Subject: Re: Building J Fire Rated walls

Brantley,

I concur with that understanding.

Thanks,
Aaron



Aaron St. Pierre, RLA, ASLA, CID

Vice President

Lose Design

We've Moved! Check out our new address-

p: 770-338-0017 **m:** 504-210-5667

a: 3237 Satellite Blvd., Suite 450

Duluth, GA 30096

w: www.lose.design **e:** astpierre@lose.design

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From: Brantley Williams <bwilliams@reevesyoung.com>

Sent: Monday, November 4, 2024 9:32 AM

To: Aaron StPierre <astpierre@lose.design>; Barbara Canuto <bcanuto@lose.design>

Cc: Isaiah Arnold <IArnold@reevesyoung.com>; Jacob Pulliam <jpulliam@reevesyoung.com>; Jose Valerio <jvalerio@reevesyoung.com>; Marco Donjuan <MDonjuan@reevesyoung.com>

Subject: Building J Fire Rated walls

Aaron.

As discussed on site at our last OAC during our site walk, we would like to switch the fire rated walls to Metal stud framing instead of 2x4 wood. This would allow us to completely enclose the structural beams above without boxing them out. The switch from wood to metal would be a no cost change and would allow a better finish/application. Please let me know if this is acceptable. If I recall correctly Lose and Ascension had no exceptions to the change to metal as long as it was at no cost.

Thanks,

Brantley Williams
Superintendent

bwilliams@reevesyoung.com | reevesyoung.com

T 770.271.1159 M 678.495.7031

45 Peachtree Industrial Boulevard N.W., Suite 200, Sugar Hill, GA 30518



Brantley Williams
Superintendent

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