



4800 Ashford Dunwoody Road  
Dunwoody, Georgia 30338  
dunwoodyga.gov | 678.382.6700

## **MEMORANDUM**

**To:** Mayor and City Council

**From:** Jessica Guinn

**Date:** July 9, 2018

**Subject:** Amendment to BM&K Contract for City Hall Construction Management

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### **ITEM DESCRIPTION**

Amendment to the BM&K contract for City Hall Construction Management Services

### **BACKGROUND**

On June 12, 2017, City Council approved an amendment to the City Hall construction management contract for BM&K in the amount of \$3,377,569.00, based on the Guaranteed Maximum Price (GMP) for the City Hall project. In addition to the GMP amount, \$100,000.00 was included in the City Hall construction budget as Owner Contingency to account for any change orders and other items beyond the initial scope that may be required by the City. This request is to amend the BM&K contract to include an increase of \$69,167.64 (total contract amount \$3,446,736.64), to be taken from the \$100,000 budgeted Owner Contingency, to account for additional scope items.

### **RECOMMENDED ACTION**

Staff recommends approval of the amendment to the BM&K contract for construction management services, increasing the contract amount by \$69,167.64 to \$3,446,736.64.



June 12, 2018

Mrs. Jessica Guinn  
Assistant City Manager  
**City of Dunwoody**  
4800 Ashford Dunwoody Road  
Dunwoody, GA 30338

**Re: City of Dunwoody, GA**  
**Dunwoody City Hall Project**  
**BM&K Invoice No. 18-04**

Dear Mrs. Guinn:

Please find attached BM&K's Invoice No. 18-04 for final payment of \$69,167.64 for work completed on the above referenced project through the month of May 2018. I have also attached their back up documents as reviewed during the 6/11/18 meeting. We have reviewed this invoice and would recommend payment to BM&K in the amount of \$69,167.64 and to move forward to close this project. Any future punch list items will be addressed as warranty items.

If you should have any questions, please feel free to call.

Sincerely,

**Comprehensive Program Services, Inc.**

Kurt Johansen, PE  
Program Manager

CC: Eric Linton, City of Dunwoody  
Eric Johnson, CPS



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 www.bmandk.com

# INVOICE

DATE: May 25, 2018  
 INVOICE #: DCH-18-04

## CONTRACT INFORMATION

Project Info: Dunwoody City Hall

## BILL TO

Dunwoody City Hall  
 4800 Ashford Dunwoody Rd  
 Atlanta, GA 30338

	Amount Due	
Additional money owed on completed change orders above the GMP	\$	35,584.58
Fee @ 4.75%	\$	1,690.26
General Conditions for 1 month	\$	31,892.80
<b>Total</b>	<b>\$</b>	<b>69,167.64</b>


[www.bmandk.com](http://www.bmandk.com)

**Contingency**  
**DUNWOODY CITY HALL**

Electrical Drawing Revisions *	\$	10,593.00
MRI Electrical Changes	\$	3,904.00
Remove Soffit & Supports RM 102	\$	310.00
Remove Wallpaper not shown to be removed on demo drawings	\$	475.00
Remove additional ceilings in RM. 263,264,268,271,272,273,275 & 277	\$	688.00
Remove ceiling in evidence storage plan change	\$	336.00
Labor for concrete demo at night	\$	1,200.00
Demo of concrete around exterior safe	\$	680.00
Areas of VCT & Tile covered by carpet	\$	1,250.00
Remove conduit from existing ceiling grid	\$	9,210.00
Repair rain leader	\$	260.00
Replace sump pump for breakroom and lab	\$	900.00
Replace 10 gallon heater for existing break room	\$	900.00
Elevator bulb replacement	\$	45.00
<b>Millwork changes in room 204 *</b>	<b>\$</b>	<b>2,762.00</b>
<b>Cabinet material change in room 204 *</b>	<b>\$</b>	<b>12,113.00</b>
<b>Council Chamber Add*</b>	<b>\$</b>	<b>7,600.00</b>
<b>Display Case*</b>	<b>\$</b>	<b>2,250.00</b>
<b>Garage restroom*</b>	<b>\$</b>	<b>18,443.00</b>
<b>Managers Closet*</b>	<b>\$</b>	<b>7,294.00</b>
<b>Pressure wash &amp; seal precast*</b>	<b>\$</b>	<b>25,491.00</b>
<b>Add generator circuits*</b>	<b>\$</b>	<b>775.00</b>
<b>Blinds*</b>	<b>\$</b>	<b>13,380.86</b>
<b>Change Rubber Base to 6"</b>	<b>\$</b>	<b>9,523.05</b>
<b>Replace Bulbs to UL Approved</b>	<b>\$</b>	<b>37,714.00</b>
<b>Reception Desk*</b>	<b>\$</b>	<b>8,700.00</b>
<b>Crown &amp; Base*</b>	<b>\$</b>	<b>7,807.00</b>
<b>Locks on cabinets*</b>	<b>\$</b>	<b>4,320.00</b>
<b>Wood base in corridors</b>	<b>\$</b>	<b>15,252.00</b>
<b>Elevator Lobby cabinet</b>	<b>\$</b>	<b>2,960.00</b>
<b>Flooring Changes, Carpet, LVT Stairwells</b>	<b>\$</b>	<b>100,594.99</b>
<b>AV &amp; TA drawing revisions</b>	<b>\$</b>	<b>25,886.10</b>
<b>Decommissioning of old panels@ old facility and adding mics in the interview rooms</b>	<b>\$</b>	<b>2,366.00</b>
<b>Change Exterior Glass</b>	<b>\$</b>	<b>2,325.00</b>
<b>Provide connections and water drain for icemaker</b>	<b>\$</b>	<b>325.00</b>
<b>Provide water supply for fridge icemaker</b>	<b>\$</b>	<b>125.00</b>
<b>Add receptacle for microphone in room 178</b>	<b>\$</b>	<b>95.00</b>
<b>Add circuit for copier in room 178</b>	<b>\$</b>	<b>350.00</b>
<b>Demo and haul off old server cabinets</b>	<b>\$</b>	<b>500.00</b>
<b>Add 2 above counter receptacles in room 238</b>	<b>\$</b>	<b>150.00</b>
<b>Add receptacles in the Mayor's office</b>	<b>\$</b>	<b>150.00</b>
<b>Replace existing with new GFCI in police breakroom</b>	<b>\$</b>	<b>65.00</b>
<b>Recessed receptacle for mini fridge in conference 278</b>	<b>\$</b>	<b>45.00</b>
<b>Add ceiling OC sensor in city managers conference room</b>	<b>\$</b>	<b>450.00</b>
<b>Add OC wall sensors in 4 existing offices</b>	<b>\$</b>	<b>420.00</b>
<b>Purchase ice maker</b>	<b>\$</b>	<b>2,049.04</b>
<b>Entrance mat</b>	<b>\$</b>	<b>2,150.00</b>
<b>Relocate 3 circuits and add 3 circuits in the IT room</b>	<b>\$</b>	<b>1,265.00</b>
<b>Install new OC in purchasing office</b>	<b>\$</b>	<b>105.00</b>
<b>Emergency circuit in IT closet. Receptacle was existing</b>	<b>\$</b>	<b>1,200.00</b>
<b>Front door intercom</b>	<b>\$</b>	<b>4,105.00</b>
<b>Change card readers on second floor after they were installed</b>	<b>\$</b>	<b>2,703.56</b>
<b>Paint wood Base</b>	<b>\$</b>	<b>5,119.00</b>
<b>Change Accent Colors after they had been painted</b>	<b>\$</b>	<b>1,134.00</b>
<b>Replace condensate drains on roof</b>	<b>\$</b>	<b>926.00</b>
<b>Paint existing mens restroom ceiling not in scope</b>	<b>\$</b>	<b>250.00</b>
 <b>Subtotal Cost of Changes</b>	 <b>\$</b>	 <b>361,989.60</b>
<b>Contractor Contingency</b>	<b>\$</b>	<b>(144,000.00)</b>
 <b>Difference</b>	 <b>\$</b>	 <b>217,989.60</b>