



# DeKalb County School District

DESIGN & CONSTRUCTION  
1780 Montreal Road  
Tucker, GA 30084-6705  
(678) 676-1345

Dr. Devon Q. Horton  
SUPERINTENDENT

## SP5FACCON .36235.ARCHITECT . Routing/Transmittal Form

Project: Dresden ES Total School Replacement Project No: 362-35  
 Contractor: Evergreen Construction Architect: BRPH  
 Originator: Atiba Nunnally Date: October 10, 2024

### DOCUMENT ATTACHED

#### Design/Construction Phase

- Contract Award Package: *(Reason Below)*
  - Notice of Award
  - Notice to Proceed
  - Original Contract
- Mandatory Addendum to Owner Architect Agreement - State Capital Outlay
- Work Authorization
- Request for Proposal/Invitation to Bid Package
  - Review
  - Signature
- Design Contract Additional Services Request
- Change Order
- Change Order Request: *(Reason Below)* COR Amount \_\_\_\_\_
- Amendment Amendment Amount \$1,825,000.00
  - Owner Request
  - Errors/Omissions
  - Unforeseen Conditions
  - Regulatory Change
  - Other (Specify): \_\_\_\_\_
- Review of Drawings or Specifications
- Finish Board/Color Boards
- Plaque Dedication Authorization
- Project Close-Out: *(Reason Below)*
  - Release of Retainage
  - Recommendation of Acceptance
  - Report of Substantial Completion
  - Certificate of Substantial Completion




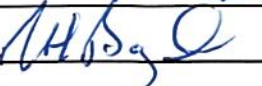
Other:

The Architect is requesting a fee increase request due to the increase in project scope and extended duration of the design phase. The backup information is attached for your review and approval.

Notes:

### REVIEWERS & APPROVALS

Please Fill In Appropriately and Forward to the Next Approver

Review	Approve		
<input type="radio"/>	<input checked="" type="radio"/>	<u>Project Manager</u>	Atiba Nunnally  10/10/2024
<input type="radio"/>	<input type="radio"/>	<u>Deputy Program Director</u>	Brian Albanese  Brian Albanese
<input type="radio"/>	<input type="radio"/>	<u>Program Director</u>	Mel Butler  10/11/24
<input type="radio"/>	<input type="radio"/>	<u>Director of Design and Construction</u>	Richard Boyd  10/11/24
<input type="radio"/>	<input type="radio"/>	<u>Chief Operating Officer</u>	Erick Hofstetter
<input type="radio"/>	<input type="radio"/>	_____ <input type="checkbox"/>	
<input type="radio"/>	<input type="radio"/>	_____ <input type="checkbox"/>	

**The DeKalb County Board of Education**  
**Change Order to Contract for Architectural Services**

**Project Name:** Dresden Elementary School  
**Project #:** 362-423  
**Amendment #:** 001  
**Date:** September 13, 2024

**Architect:** BRPH  
 2727 Paces Ferry Rd SE #1 Phone: 770-933-9242  
 Atlanta, GA 30339  
 (hereinafter, "the Architect")

**Project Description:** Total School Replacement

**Reason for Amendment:** Additional design fee increase is needed to include the substantial increase in effort and project duration.

**Scope of Work: (for this Amendment)**

Original Stated Cost of Limitations = \$38,000,000.00  
 Revised Stated Cost of Limitations = \$72,323,774.00

Difference in SCL = \$34,323,774.00  
 Increase in Design Fee  $\$34,323,774 * 5.3\% = \$1,825,000.00$

Total = \$1,825,000.00

**Required Submissions / Deliverables:** N/A  
**Date:**

**Owner Selections  
 And Approvals Required:** N/A

**Cost Breakdown (for this Amendment):** See above scope of work - \$1,825,000.00

<b>Contract Amount:</b>	Original Contract Amount:	\$ 2,280,000.00
	Previous Amendments:	\$ 0.00
	Current Contract Amount (with Amendment(s)):	\$ 2,280,000.00
	Amount of this Amendment:	<u>\$ 1,825,000.00</u>
	Revised Contract Amount:	\$ 4,105,000.00

**Attachments (Incorporated by Reference):**

*Signatures are included on the following page.*

All terms and conditions of the Standard Form of Contract for Architectural Services between the Architect and the DeKalb County Board of Education for the Midvale Elementary School Project remain in full force and effect as amended hereby.

Agreed to by the Architect:

  
\_\_\_\_\_  
Bill Row PE  
Senior Vice President

10/11/24  
Date

Recommended for Acceptance by Program Manger & Owner:

  
\_\_\_\_\_  
Mel Butler  
Program Director

10/11/24  
Date

  
\_\_\_\_\_  
Richard Boyd  
Director of Design and Construction

10/11/24  
Date

\_\_\_\_\_  
Erick Hofstetter  
Chief Operating Officer

\_\_\_\_\_  
Date

Approved by The DeKalb County Board of Education:

\_\_\_\_\_  
Dr. Devon Q. Horton  
Superintendent

\_\_\_\_\_  
Date

**Board of Education Approval: Date: N/A**  
**(Required Over \$100,000)**

**Item No.: N/A**



September 13, 2024

Mr. Atiba Nunnally  
Project Manager  
DeKalb County Schools  
1780 Montreal Road, Tucker, GA 30084  
Email: [atiba\\_nunnally@dekalbschoolsga.org](mailto:atiba_nunnally@dekalbschoolsga.org)

**RE: PROPOSAL FOR ADDITIONAL DESIGN FEE–  
Dresden Elementary School (BRPH Project #C09003.001)**

Dear Mr. Nunnally,

BRPH is requesting a fee increase for the Dresden Elementary School Project due to the substantial increase in effort and duration on the project. The itemized list of items is outlined below:

- Extensive effort working with the CM to identify cost savings at each phase of the design based upon their estimated pricing. A summary of these items are as follows:
  - Modification of exterior building materials at every phase to reduce costs, ultimately resulting in the reduction of exterior metal panel material replaced by brick.
  - Removed as much CMU as possible to reduce the tonnage of steel required for the structural framing.
  - Reduced footprint and square footage of building multiple times.
  - Combined break out learning areas into corridors to reduce building square footage and increase the building utilization efficiency.
  - Reduced the size and changed the materials of the Learning Stair outside the Media Center.
  - Changed the canopy design and materials to reduce costs.
  - Interior finishes were reduced and multiple paint colors were used to create the design effect.
  - Reduced exterior glazing as much as possible.



- Worked closely with CM to select specific materials and quantities of products to get the very best pricing.
  - Reduced the amount of sunshades on the building and replaced with a more cost effective solution.
- The phased construction of the school required us to provide design scenarios for access, utilities and building connections for each phase of the work. In addition, the modular classroom buildings required us to design road and utility extensions to accommodate the temporary classrooms that will need to be removed at later phase of the project.
- Working with Dekalb County Schools to acquire additional parking and driveway access off Shallowford Drive. This required several design scenarios for review to all parties involved.
- Assisting Dekalb County Schools by working with Kinder Care to provide additional staff parking during the construction phase of the project.
- Revised Construction Budget of \$73 million up from \$38 million.
- Construction timeline has increased, now a full 3 years and will require Construction Administration Services for the entire duration.
- Design modifications to expedite the construction process including breaking out the modular classrooms into an early work phase which also required early work Land Disturbance Permitting (LDP) as well as Building Review by the City of Chamblee and Dekalb County. While this allowed the construction to begin to meet critical schedule milestones it doubled the permitting effort for the project and required additional design and coordination efforts.
- City of Chamblee DCI Board Review and Planning and Zoning permitting process. BRPH is currently finalizing this effort. Typically, school districts do not go before the Development Review or Planning and Zoning boards. There are several items the City has requested that we are currently working through to get permitting approval for the project. One of the items the City is requiring is for DCSB to improve the existing Right of Way East of the school during the construction process. DCSB does not own this Right of Way and does not have permission to modify it. We are working through the negotiation of this item.
- As a result of the Development Review Board, BRPH was required to make several site and building design modifications including Parking lot modifications, Drive way modifications, additional landscaping and increased landscape areas along the Dresden Drive ROW.
- The DCI Board also required us to conduct a Traffic Impact Assessment and make all design improvements recommended in the assessment.





2727 Paces Ferry Road SE    **MAIN** 770-933-9242  
Building One, Suite 1900    **FAX** 770-933-9246  
Atlanta, GA 30339    **BRPH.com**

- Modified the gymnasium to provide bleacher seating for sports activities.

BRPH is requesting **\$1,825,000** for the above-outlined additional services. BRPH will bill you for any reimbursable costs according to the original contract agreement.

Thank you for this opportunity to continue to collaborate with you on the Dresden Elementary School project. We look forward to continuing to work with the Dekalb County Schools team. Please contact us should you have any questions or require additional information.

Sincerely,

**BRPH ARCHITECTS ENGINEERS, INC.**

A handwritten signature in blue ink that reads "Bill H. Row".

**Bill Row PE**

**SR. VICE PRESIDENT, PRINCIPAL**

Cc: Marjorie Canty (BRPH)

