



September 13, 2024

Mr. Atiba Nunnally
Project Manager
DeKalb County Schools
1780 Montreal Road, Tucker, GA 30084

Email: 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.



- 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)

