

CHRONOLOGY OF THE AGENDA ITEM
Guaranteed Maximum Price and Amendment Request
Toney Elementary School HVAC Systems Replacement and Renovations –
Ajax Building Company, LLC, and Croft & Associates
Final GMP, Budget Reallocation, and Amendment No. 2 – A/E Fee
Adjustment

Scope:

Approval of the Guaranteed Maximum Price (GMP) for the previously awarded Construction Management at Risk (CM@Risk) contract to Ajax Building Company, LLC, and Budget Reallocation from Program Contingency to fund the GMP.

Additionally, approval of Amendment No. 2, the Architectural & Engineering (A/E) fee increase to Croft & Associates for additional scope and additional Construction Administration Services.

Specific details regarding the scope supporting the above approvals can be found in the following documents:

- Exhibit M – CM@Risk contract to Ajax Building Company, LLC
- Fee Reconciliation Request Document – Croft & Associates

Background:

After the May 24, 2016, approval of the 2017-2022 E-SPLOST V referendum by DeKalb voters, the Dekalb County School Board (“the Board”) approved an E-SPLOST V list of projects on December 5, 2016, for \$561 million to include various capital renewal, renovations, and classroom addition projects throughout the Dekalb County School District. On May 9, 2022, the Board approved an E-SPLOST V Major Program Adjustment which included the HVAC Systems Replacement and Renovations at Toney Elementary School.

A formal Request for Qualifications (RFQu) For CM@Risk Services for the Pre-Construction Fee at **Toney Elementary School HVAC Replacement and Renovations** project was issued on October 19, 2023. On February 12, 2024, the Board of Education approved the contract award of **Construction Management at Risk Services (CM@Risk) to Ajax Building Company, LLC.** for **pre-construction** services at Toney Elementary School in the amount of **\$50,000.**

This agenda item seeks the establishment and approval of the Guaranteed Maximum Price and budget reallocation which serves to provide adequate funding to allow Ajax Building Company, LLC to perform the general contracting work and completion of the project as outlined by the proposal documents.

The agenda items mentioned, request the approval and budget reallocation for the GMP in the amount of **\$1,784,124 from Program Contingency** for a total project construction budget of **\$7,335,874.00. for Toney Elementary School HVAC Replacement and Renovations Project.**

A formal Request for Qualifications (RFQu) was issued on January 19, 2023, for the **Toney Elementary School HVAC Replacement and Renovations** project for Professional Architectural and Engineering (A/E) Services. On May 9, 2022, the Board of Education approved the contract award for **Professional Architectural and Engineering (A/E) Services to Croft & Associates, Inc.** for design services at Toney Elementary School in the amount of **\$294,346.50**.

The **fee adjustment** in the amount of **\$164,973.50** is to allow Croft & Associates, Inc. to address additional scope and perform construction administration services during the construction phase as outlined by the proposal documents.

These approvals will completion of the **Toney Elementary School HVAC Replacement and Renovations** and provide the staff and students a safe and ideal environment for teaching and learning.