

Board Agenda Item

MEETING DATE: December 9, 2024

AGENDA ITEM TITLE: E-SPLOST V Project – Guaranteed Maximum Price, Budget Reallocation, and Amendment Request - #35935- Livsey Elementary School HVAC Systems Replacement and Renovations – Ajax Building Company, LLC and Croft & Associates, Inc. - Final GMP Approval, Budget Reallocation, and Amendment No. 2 -A/E Fee Adjustment – Not to Exceed – Respectively - \$7,402,255, \$2,452,255, and \$184,033.

QUICK SUMMARY ABSTRACT:

Presented by: Mr. Erick Hofstetter, Chief Operating Officer, Operations Division

REQUESTED ACTION:

It is requested that the Dekalb County School Board of Education (“the Board”) approve the below:

- Approve the established Guaranteed Maximum Price (“GMP”) of **\$7,402,255** for the construction of the **Livsey Elementary School HVAC Systems Replacement and Renovations E-SPLOST V project** per the terms set forth in the Construction Manager at Risk (“CM@Risk”) contract previously awarded to **Ajax Building Company, LLC**.
- It is also requested to approve a Budget Reallocation of **\$2,452,255** from E-SPLOST V program contingency to fund this project.
- It is further requested that the Board of Education approve **Amendment No. 02 to Croft & Associates, Inc.** in a Not -to-Exceed amount of **\$184,033** for added design services.

Approval of the Guaranteed Maximum Price (GMP), budget reallocation and Amendment No. 02 meets **Strategic Goal Area 6: Organizational Excellence**

RATIONALE:

Approval of the **Guaranteed Maximum Price (GMP) of \$7,402,255 and budget reallocation of \$2,452,255** for the construction of the **Livsey Elementary School HVAC Systems Replacement and Renovations** project as per the CM@Risk contract approved by the Board, February 12, 2024, to **Ajax Building Company, LLC**, ensures the completion of this project supporting a safe and healthy teaching and learning environment for students and staff.

Approval of **Amendment No. 2** to amend the agreement with **Croft & Associates, Inc.** in the amount of **\$184,033**, will provide the necessary funds for the additional scope and construction administration services (“CA”) as outlined in the Fee Adjustment document (s).

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DETAILS:

On February 12, 2024, the Board approved the award of a Construction Management at Risk (CM@R) contract to Ajax Building Company, LLC for the completion of the Livsey ES HVAC Systems Replacement and Renovations and for Pre-Construction Services in the amount of \$50,000.00.

On June 12, 2023, the Board approved the award of a Professional Architectural and Engineering (A/E) Services contract for the design of the Livsey ES Major Building System Replacement to Croft & Associates, Inc. in the amount of \$260,100.

Pursuant to that agreement, the Design Professional (A/E -Croft & Associates), CM@R (Ajax Building Company, LLC), Program Manager (ACERM), multiple DCSD Departments and DCSD Operations have collaborated to generate a design, a safe construction phasing plan, and a GMP in the best interest of the DeKalb County School District.

This action establishes a Guaranteed Maximum Price (GMP) and Contract Time for all the Work set forth in the attached **Livsey ES GMP Amendment 10-16-24**.

SUMMARY:

The **Guaranteed Maximum Price** and **Amendment No. 2** approvals become effective upon Board approval and fully executed contract documents.

Specific details related to the establishment of the **Guaranteed Maximum Price** of the project requested can viewed in Exhibit M of the CM@Risk Contract for Ajax Building Company, LLC.

Specific details related to the additional scope and **fee increase of the Architectural & Engineering Services** can be reviewed in the Fee Reconciliation document submitted by Croft & Associates.

The approval of the Guaranteed Maximum Price (GMP), Budget Reallocation, and Amendment No. 02 meets **COGNIA Standard 5: Using Results for Continuous Improvement**

FINANCIAL IMPACT:

The total contract amount for **Livsey Elementary School HVAC Systems Replacement and Renovations** project in the amount of **\$7,402,255** will be allocated from the general contractor construction cost code **SP5FACCON.35935.GENCONTR** under the voter-approved E-SPLOST V program and will require a budget reallocation of **\$2,452,255** from E-SPLOST V program contingency to fund this project.

The total contract amount for the **Livsey Elementary School HVAC Systems Replacement and Renovations** project in the amount of \$444,133 and will be allocated from the Architect cost code **SP5FACCON.35935.ARCHITECT** under the voter approved E-SPLOST V program.

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CONTACTS:

Mr. Erick Hofstetter, Chief Operating Officer, 678-676-1447

Mr. Hans Williams, Dir. Planning & E-SPLOST Programming, 678-676-1588

SUPPORTING DOCUMENTS:

1. Livsey – Exhibit M
2. Livsey ES Fee Adjustment – 10-16-24
3. Chronology of the Agenda Item
4. Budget Reallocations Worksheet

GOALS:

- Strategic Goal Area 6. Organizational Excellence**

COGNIA STANDARDS:

Standard 5: Using Results for Continuous Improvement

STATUS:

- **Approved by the Office of Legal Affairs**

IMPLEMENTATION DATE:

Upon Board Approval and a fully executed documents