

# Board Agenda Item

**MEETING DATE: December 9, 2024**

**AGENDA ITEM TITLE: E-SPLOST V Project – Guaranteed Maximum Price, Budget Reallocation, and Amendment Request-#35235- Toney 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 -\$7,335,874.00, 1,784,124, \$164,973.50.**

**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 **\$7,335,874** for the construction of the **Toney 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 **\$1,784,124** 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 **\$164,973.50** 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 \$7,335,874 and budget reallocation of \$1,784,124** for the construction of the **Toney Elementary School HVAC Systems Replacement and Renovations E-SPLOST V project** 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 **\$164,973.50**, 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 of Education approved the award of a Construction Management at Risk (CM@R) contract to Ajax Building Company, LLC for the completion of the Toney ES HVAC Systems Replacement and Renovations and for Pre-Construction Services in the amount of \$50,000.00.

On May 9, 2022, the Board approved the award of a Professional Architectural and Engineering (A/E) Services contract for the design of the Toney ES Major Building System Replacement to Croft & Associates, Inc. in the amount of \$294,346.50.

Pursuant to that agreement the Design Professional (CROFT), CM@R (Ajax), 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 and Contract Time for all the Work set forth in the attached **Toney 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 the **Toney Elementary School HVAC Systems Replacement and Renovations** project in the amount of **\$7,335,874.00** will be allocated from the general contractor construction cost code **SP5FACCON.35235.GENCONTR** under the voter-approved E-SPLOST V program and will require a budget reallocation of **\$1,784,124.00** from E-SPLOST V program contingency to fund this project.

The total contract amount for the **Toney Elementary School HVAC Systems Replacement and Renovations project** in the amount of \$498,020.00 will be allocated from the Architect cost code **SP5FACCON.35235.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. Toney ES GMP Amendment – 10-16-24

2. Chronology of the Agenda Item

## **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 contract