

CHRONOLOGY OF THE AGENDA ITEM
Final Guaranteed Maximum and Amendment Request
International Student Center HVAC Replacement and Renovations
The Winter Construction Company and Corgan Associates
Final GMP 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 **The Winter Construction Company**.

Additionally, approval of the Amendment No. 2, Architectural & Engineering (A/E) fee increase to **Corgan Associates** for additional scope and added design services.

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

- **International Student Center - Exhibit M – GMP Amendment** document to The Winter Construction Company
- ISC Corgan Amendment 02 Submittal

Background

After the December 22, 2021, approval of the 2022-2027 E-SPLOST VI referendum by DeKalb voters, the Dekalb County School District Board (“the Board”) approved an initial E-SPLOST VI list of projects on February 1, 2023, that included the replacement of major building systems at various schools throughout Dekalb County School District.

A formal Request for Qualifications (“RFQu”) was issued on October 5, 2023, for a **CM@Risk contract** for the **International Student Center HVAC Replacement and Renovations**. On February 12, 2024, the Board approved the award of a Construction Management at Risk (CM@R) contract to **Winter Construction Company** for the completion of the International Student Center HVAC Replacement and Renovations and for Pre-Construction Services in the amount of \$50,000.00.

This agenda item seeks the establishment and approval of the Guaranteed Maximum Price. The approval serves to provide adequate funding allowing Winter Construction Company to perform the general contracting work and completion of the project as outlined by the proposal documents.

A formal Request for Qualifications (“RFQu”) was issued on October 5, 2023, for a lump sum design contract for **Professional Architectural and Engineering Services** contract for the design of the **International Student Center HVAC Replacement and Renovations. Project**. On February 12, 2024, the Board approved the award of a Professional Architectural and Engineering Services contract for the design of the Ashford Park ES HVAC Replacement and Renovations Project to Corgan Associates in the amount of \$900,000 based on an estimated

construction budget of \$15,000,000. This fee was based on 6% of the stated cost limitation (SCL) of \$15,000,000.

The fee adjustment is to allow Corgan Associates, to address additional scope and added design services during the construction phase as outlined by the proposal documents.

The approval of Amendment No. 2 is for a fee increase in line with the increased project cost and increased project duration due to construction phasing of the International Student Center.

These approvals will allow completion of the **International Student Center HVAC Replacement and Renovations Project** and provide the staff and students a safe and ideal environment for teaching and learning.