

**CHRONOLOGY OF THE AGENDA ITEM**  
**Guaranteed Maximum Price Budget Reallocation, and Amendment Request**  
**Cross Keys High School New Addition and Modernization**  
**Evergreen Construction Company and Cooper Carry, Inc.**  
**Final GMP, Budget Reallocation, and Amendment No. 8 – A/E Fee**  
**Adjustment**

**Scope:**

Approval of the **Final Guaranteed Maximum Price (“GMP”)** for the previously awarded Construction Management at Risk (CM@Risk) contract to **Evergreen Construction Company (GC)**, and Budget Reallocation from Program Contingency to fund the GMP.

Additionally, approval of **Amendment No. 8**, the Architectural & Engineering (A/E) fee increase to **Cooper Carry, Inc.** for additional scope and design services.

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

- Exhibit M of the CM@Risk Contract for Evergreen Construction Company
- Proposal for Additional Services – Cooper Carry, Inc.

**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, that included a new Addition and Modernization at the Cross Keys High School site.

On July 26, 2018, a formal Request for Qualifications (RFQu) was issued for CM@Risk Services for the Pre-Construction Fee for the **New Cross Keys High School Project**. On November 5, 2018, the Board of Education approved the contract award of Construction Management at Risk Services (CM@Risk) to **Evergreen Construction Company for the Construction Management Contract for Pre-Construction Services** in the amount of **\$90,000**.

On May 6, 2024, the Board of Education approved the Initial Guaranteed Maximum Price of \$44,419,077 for enabling work associated with the construction of the Addition and Modernization of Cross Keys High School SPLOST V project.

Pursuant to that agreement the Design Professional (Cooper Carry), CM@R (Evergreen), Program Manager (ACERM), multiple DCSD Departments and DCSD Operations have collaborated to generate a design, a safe construction phasing plan and a Final GMP in the best interest of the DeKalb County School District. If

approved this will establish a **Final Guaranteed Maximum Price of \$143,484,535.**

This agenda item seeks the establishment and approval of the Final Guaranteed Maximum Price and budget reallocation which serves to provide adequate funding to allow to Evergreen Construction Company (GC) to perform the general contracting work and completion of the project as outlined by the Exhibit M documents.

A formal Request for Qualifications ("RFQu") was issued on October 5, 2017, for a lump sum design contract for **Professional Architectural and Engineering Services** contract for the design of the Cross Keys High School Replacement School Project. On February 13, 2018, The Board of Education approved the award of a Professional Architectural and Engineering Services contract for the design of the the Cross Keys High School Replacement School Project to **Cooper Carry, Inc.** for the lump sum amount of \$3,240,000.

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

These approvals will allow completion of the **Cross Keys High School New Addition and Modernization** and provide the staff and students a safe and ideal environment for teaching and learning.