

**Chronology of the Agenda Item  
Final Guaranteed Maximum Price, Budget Reallocation, and Amendment  
Request -New Sequoyah Middle and High School Replacement  
The Gilbane Building Company, and Goodwyn, Mills, Cawood, LLC  
Final GMP, Budget Reallocation  
and Amendment No. 2 – 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 **Gilbane Building Company**, and Budget Reallocation from Program Contingency to fund the Final GMP.

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

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

- Exhibit M – CM@Risk contract to **Gilbane Building Company**
- Amendment to Contract for Architectural Services – **Goodwyn, Mills, Cawood, LLC**

**Background Chronology**

After the December 22, 2021, approval of the 2022-2027 E-SPLOST VI referendum by DeKalb voters, the Board approved an initial E-SPLOST VI list of projects on February 1, 2023, that included a new Middle and High School at the Sequoyah MS site.

**CM@Risk Contract – Gilbane Building Company**

A formal Request for Qualifications (RFQu) For CM@Risk Services for the Pre-Construction Fee at new Middle and High School at the Sequoyah MS site project was issued on March 2, 2023. On June 12, 2023, the Board of Education approved the contract award of Construction Management at Risk Services (CM@Risk) to Gilbane Building Company for **pre-construction** services at Middle and High School at the Sequoyah MS site in the amount of **\$175,000**.

On May 6, 2024, the Board of Education approved the Initial Guaranteed Maximum Price of \$87,044,255.00 for enabling work associated with the construction of a new Middle and High School at the Sequoyah MS site SPLOST VI project

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 Gilbane Building Company to perform the general contracting work and completion of the project as outlined by the proposal documents.

## **Architectural and Engineering Services – Goodwyn, Mills, Cawood, LLC**

A formal Request for Qualifications (RFQu) was issued on August 11, 2022, for New Sequoyah Middle and High School Project for Professional Architectural and Engineering (A/E) Services. On November 14, 2022, the Board of Education approved the contract award for **A/E Services to Goodwyn, Mills, Cawood, LLC** for design services at New Sequoyah Middle and High School in the amount of **\$9,000,000**.

The **fee increase** in the amount of **\$4,686,585.78** is to allow **Goodwyn, Mills, Cawood, LLC** to address the additional scope and added design services during the construction phase as outlined by the proposal documents.

Pursuant to that agreement the Design Professional (Goodwyn, Mills, Cawood, LLC), CM@R (Gilbane Building Company), Program Manager (ACERM), multiple DCSD Departments and DCSD Operations have collaborated to generate and 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 Component 02 Guaranteed Maximum Price of \$228,661,425.00.