

**CHRONOLOGY OF THE AGENDA ITEM**  
**Final Guaranteed Maximum Price and Amendment Request**  
**Murphey Candler Elementary School HVAC Systems Replacement and**  
**Renovations**  
**Balfour Beatty Construction, LLC, and Cooper Carry, Inc.**  
**Final GMP, and Amendment No. 7 – 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 **Balfour Beatty Construction, LLC**.

Additionally, approval of the Amendment No. 7, Architectural & Engineering (A/E) fee increase to **Cooper Carry, Inc.** for additional scope and additional Construction Administration Services.

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

- Exhibit M – CM@Risk contract to **Balfour Beatty Construction, LLC**.
- Proposal for Additional Service -Letter – **Cooper Carry, Inc.**

**Background:**

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 HVAC Systems Replacement and Renovations at Idlewood Elementary School and **Murphey Candler Elementary School**.

A formal Request for Qualifications (RFQu) was issued on October 5, 2023, for **Murphey Candler Elementary School HVAC Systems Replacement and Renovations**. On February 12, 2024, the Board of Education approved the contract award for **Construction Management at Risk Services to Balfour Beatty Construction, LLC** for pre-construction services in the amount of \$50,000.

Additionally, on February 10, 2025, the Board approved the **Phase 1 Guaranteed Maximum Price for Construction Management** to Balfour Beatty Construction, LLC. at Murphy Candler Elementary School in the amount of \$3,377,033.00

This agenda item seeks the establishment and approval of the Final Guaranteed Maximum Price which serves to provide adequate funding to allow **Balfour Beatty Construction, LLC** to perform the general contracting work and completion of the project as outlined by the proposal documents.

The agenda items mentioned, request the approval for the Final GMP.

A formal Request for Qualifications (RFQu) was issued on October 5, 2023, for **Murphey Candler Elementary School HVAC Systems Replacement and Renovations for Professional Architectural and Engineering Services**. On

February 12, 2024, the Board of Education approved a lump sum contract for **to Cooper Carry, Inc.** for design services in the amount of \$780,000.

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

This approval will allow for work to be conducted Summer 2025 for both interior renovations, HVAC replacement and exterior site improvements, which will create space for the students and staff to conduct normal activity while supporting the progress of construction and upgrades at the facility.

**If approved this will establish a Final Guaranteed Maximum Price of \$32,864,610.00.**