

CHRONOLOGY OF THE AGENDA ITEM
Redan Middle School Major Building System Replacement - Owner Requested Changes, Unforeseen Conditions and Extended General Conditions (Extended Construction Schedule)
Change Order No. 3

Scope:

Approval of Change Order No. 3 for expanded scope of work for Owner requested items, unforeseen conditions, **and Extended General Conditions (Extended Construction Schedule) to Construction Works, Inc. Redan Middle School Major Building Systems Replacement project** in the amount of **\$180,798.15**.

Specific details regarding the expanded scope can be found in the following documents:

- Construction Contract Change Order
- Supporting Documents to the Change Order submitted by **Construction Works, Inc.**

Background

After the May 24, 2016, approval of the 2017-2022 E-SPLOST V referendum by DeKalb voters, the Board approved an E-SPLOST V list of projects on December 5, 2016, for \$561 million to include various capital renewal, renovations, and classroom addition projects throughout Dekalb County School District. The Redan Middle School, Fairington Elementary School, and Salem Middle School Major Building Systems Replacement projects were included in that list.

The Redan Middle School Major Building Systems Replacement project had an awarded construction budget of \$4,997,155 with a budget reallocation of \$2,356,281.

A formal Request for Proposals ("RFP") was issued on April 14, 2022, to provide General Contractor Services for the Redan Middle School, Fairington Elementary School, and Salem Middle School Major Building System Replacement Project. On September 21, 2022, the Board of Education approved the award of project RFP 22-752-020 with a firm fixed price contract to Construction Works Inc.

The Board of Education also approved an additional request for a budget reallocation of \$9,763,187.37 from Program Contingency for the Redan Middle School, Fairington Elementary School, and Salem Middle School Major Building System Replacement Project for a total construction budget of \$18,104,706.37.

This agenda item requests a budget reallocation in the amount of \$180,798.15 from Program Contingency for a total project construction budget of \$5,414,872.10 for the Redan Middle School Major Building System Replacement Project.