

**CHRONOLOGY OF THE AGENDA ITEM**  
**ESPLOST VI – Capital Improvement Project**  
**Guaranteed Maximum Price (GMP)**  
**RFQu No. 24-752-029 – Group 1 Security Vestibules**  
**Upgrades and Installations**

**Scope:**

E-SPLOST VI – Capital Improvement Project – **Group 1 Security Vestibules**  
**Guaranteed Maximum Price (GMP)** -RFQu 24-752-029 -Lefko Development,  
Inc. dba Lefko Construction

**Additional information can be found in the following document:**

- **Exhibit M -GMP Amendment to Agreement between Owner and Constructor Contractor**

**Contract Terms:**

Pursuant to the CM@Risk (Construction Management at Risk) contract and **Exhibit M -GMP Amendment to Agreement between Owner and Constructor Contractor**, the not to exceed amount for the **Group 2 Security Vestibules (GMP)** is \$18,457,627.24 and is effective upon Board Approval and fully executed Exhibit M.

**Background**

On February 1, 2023, The Board approved an initial E-SPLOST VI list of projects on that included the installation or upgrade of security vestibules at various schools throughout the district. These security vestibule projects were broken into “Groups” for easier procurement of design and construction services.

**Design services** for Security Vestibules Group 1 was awarded by the Board to LS3P Associates, LTD Inc. on July 8, 2024.

**Construction services** for Security Vestibules Group 1 were awarded by the Board via a Construction Management at Risk contract to Lefko Construction on August 12, 2024.

Pursuant to that agreement the Design Professional (SSOE), Construction Manager (Lefko), Program Manager (HPM), and DCSD Operations have collaborated to generate a design, a safe construction phasing plan, and a GMP in the best interest of the DeKalb County School District for each of the 25 security vestibules included in “**Security Vestibules Group 1**”:

- |  |                                      |
|--|--------------------------------------|
| • Avondale ES - \$473,949.35               | • Chamblee HS - \$1,899,565.93       |
| • DeKalb School of the Arts - \$802,170.26 | • Chamblee MS - \$735,044.05         |
| • Brockett ES - \$640,612.05               | • Columbia HS - \$671,582.20         |
| • Browns Mill ES - \$476,756.15            | • Coralwood Education - \$800,454.22 |
| • Canby Lane ES - \$496,913.00             | • Dunaire ES - \$430,797.62          |
| • Cedar Grove HS - \$807,333.86            | • Dunwoody HS - \$685,163.49         |

- Flat Shoals ES - \$608,971.46
- Hightower ES - \$483,602.09
- Jolly ES - \$590,118.95
- Kingsley ES - \$962,660.30
- Lithonia HS - \$1,047,350.38
- Margaret Harris Comp School - \$676,169.00
- McLendon ES - \$532,752.90
- Panola Way ES - \$1,005,186.05
- Robert Shaw Theme ES - \$936,707.87
- Salem MS - \$618,788.00
- Stone Mountain MS - \$801,799.17
- Tucker MS - \$733,298.81
- Woodward ES - \$539,880.06

The requested action establishes the Guaranteed Maximum Price and Contract Time for all the Work set forth in the attached "Exhibit M" for each school.

Each site is funded as a separate project in the E-SPLOST VI capital improvement fund. This approval increases the budget of the general contractor cost code in each project and funds the approved GMP out of the general contractor cost code in each project.