

525 East Taylor Street
Griffin, Georgia 30223
Phone: 770-227-5473
PBK.com

December 23, 2025

VIA: E-Mail



Mr. Artis Johnson
Program Director
DeKalb County School District
Operations Division
Sam A. Moss Service Center
1780 Montreal Road
Tucker, Georgia 30084-6705

**Re: Druid Hills High School Modernization
Proposed Amendment No. 2 – Phase II Services**

Dear Mr. Johnson:

On behalf of the entire PBK team, we would like to thank the DeKalb County School District (DCSD) for the opportunity to provide professional A/E design services.

SCOPE AND INTENT

This amendment proposal to the Standard Form of Contract for Architectural Services for Druid Hills High School Modernization shall incorporate Phase II services as outlined in Request for Qualifications (RFQu) No. 23-752-016.

GENERAL SCOPE OF SERVICES – Phase II:

PBK shall provide professional services for the full design and construction administration of the project as outlined in Section 2 of RFQu No. 23-752-016 utilizing deliverables from Phase I services for the development of a Modernization Report, Site Utilization Study and Conceptual Design options at Druid Hill High School.

FEE

Our proposed lump sum fee for Phase II services is \$7,591,500.00 as allocated in the attached Fee Proposal. Hourly rates indicated in Section 11.2 of the Standard Form of Agreement shall remain the same.

We appreciate the opportunity to provide services to the DeKalb County School District.

Sincerely,

A handwritten signature in black ink that reads "Brett R. McIver".

Brett R. McIver, AIA
Managing Senior Principal - Georgia

A. Preliminary Design Consultation/Examination Report	\$ <u>379,575.00</u>
B. Schematic Design Phase	\$ <u>1,138,725.00</u>
• Provide three (3) potential schemes	
• Provide schematic design drawings per Appendix B	
• Provide project specifications per Appendix B	
• Provide cost estimate per Appendix B	
• Space and functional program Appendix B	
• Life cycle analysis	
• Other items identified in Appendix B	
C. Design Development Phase	\$ <u>1,138,725.00</u>
• Provide design development drawings per Appendix B	
• Provide project specifications per Appendix B	
• Provide detailed cost estimate per Appendix B	
• Geotechnical & surveys per Appendix B	
• Final life cycle analysis	
• Submittal to GaDOE	
• Other items identified in Appendix B	
D. Construction Document Phase:	\$ <u>759,150.00</u>
30% Complete CD phase	
• 30% complete drawings	
• Detailed project manual	
• Detailed cost estimate	
80% Complete CD Phase	\$ <u>1,138,725.00</u>
• Construction documents per Appendix B	
• Detailed project manual	
• Detailed cost estimate	
• Fire Marshal review	
• Submittal to GaDOE	
100% Complete CD Phase	\$ <u>759,150.00</u>
• Construction documents per Appendix B	
• Detailed project manual	
• Submittal for permitting	
• Fire Marshal review	
• Submittal to GaDOE	
E. Sub-Consultants	\$ <u>Included in Fee</u>
F. FF&E Services	\$ <u>N/A</u>
G. Reimbursable Expenses	\$ <u>Included in Fee</u>
H. Construction Administration Fee (Minimum of 15% of Fee Required)	\$ <u>2,277,450.00</u>
TOTAL LUMP SUM	\$ <u>7,591,500.00</u>