

CHRONOLOGY OF THE AGENDA ITEM

Change Order -Settlement

Evergreen Construction

Montclair ES and Briarlake ES HVAC Projects

Scope:

Approval of the Settlement and Final Payout to Evergreen Company - Change Order No. 2 under the following projects:

- CIP Project: #01630. Montclair Elementary School
- CIP Project -#01430. Briarlake Elementary School

Background:

On April 21, 2025, the DeKalb County Board of Education ("the Board") approved the following change orders to Evergreen Construction:

- **Change Order #1 - Montclair ES HVAC project- Not to exceed - \$549,427**
- **Change Order #1 - Briarlake ES HVAC project -Not to exceed - \$523,709.**

Review

Pursuant to discussions with the Construction Manager and an internal evaluation of project records, DeKalb County School (DCSD) staff conducted a review of outstanding legacy Change Order* requests associated with the Briarlake ES and Montclair ES projects. The review focused on (1) contractual entitlement for the work performed and (2) compliance with DCSD authorization and Change Order Management procedures.

Notwithstanding these procedural deficiencies, DCSD staff's analysis indicates that limited entitlement exists for certain portions of the work reflected in the IOC* requests; to resolve these matters efficiently and in a fiscally responsible manner, staff recommend the following negotiated compromise settlement amounts:

- **Briarlake Elementary School: \$477,121.00**
- **Montclair Elementary School: \$507,627.00**

Resolution

Approval of this settlement will allow DCSD to close out outstanding IOC matters for these projects, maintain accurate financial records, and reinforce proper Change Order Management practices going forward.

****Items of Change (IOC):** refer to specific, documented alterations to the original project scope,, budget, or schedule, commonly formalized through [change orders](#). These adjustments often result from unforeseen site conditions, design revisions, material substitutions, or owner-driven changes to the project requirements*

****Legacy Change Order:** older items (change orders) that are unresolved past changes (outstanding or pending) from earlier stages of a project that were not finalized or approved that are essential for documenting adjustments to the project.*