



DeKalb County School District

DESIGN & CONSTRUCTION
1780 Montreal Road
Tucker, GA 30084-6705
(678) 676-1345

Mrs. Cheryl Watson-Harris
SUPERINTENDENT

Routing/Transmittal Form

Project: Stoneview Elementary School - Facility Improvement
Contractor: N/A
Originator: Carl Henry

Project No: 355-35
Architect: CDH Partners, Inc.
Date: August 23, 2021

DOCUMENT ATTACHED

Design/Construction Phase

- ☐ Contract Award Package: (Reason Below)
☐ Notice of Award ☐ Notice to Proceed ☐ Original Contract
- ☐ Mandatory Addendum to Owner Architect Agreement - State Capital Outlay
- ☐ Work Authorization
- ☐ Request for Proposal/Invitation to Bid Package
☐ Review ☐ Signature
- ☐ Design Contract Additional Services Request
- ☐ Change Order
- ☐ Change Order Request: (Reason Below) COR Amount _____
- ☒ Amendment Amendment Amount \$98,625.38
- ☒ Owner Request ☐ Errors/Omissions ☐ Unforeseen Conditions ☐ Regulatory Change Other (Specify): _____
- ☐ Review of Drawings or Specifications
- ☐ Finish Board/Color Boards
- ☐ Plaque Dedication Authorization
- ☐ Project Close-Out: (Reason Below)
☐ Release of Retainage ☐ Recommendation of Acceptance
☐ Report of Substantial Completion ☐ Certificate of Substantial Completion
- ☐ Other: _____

Owner's request, provide professional design services:
1. Design roof replacement for all low slope roofing.
2. Include sealcoating of all existing parking lots.
3. Design fire protection sprinkler system for the entire campus.

Notes:

REVIEWERS & APPROVALS

Please Fill In Appropriately and Forward to the Next Approver

Review	Approve		
☐	☐	Project Manager	☒ Carl Henry <u>8/23/21</u>
☐	☐	Program Director	☒ Mel Butler <u>8/24/21</u>
☐	☐	Interim Chief CIP Operations Officer	☒ Richard Boyd <u>8/25/21</u>
☐	☐	Accounting Department	☒ Nikki Marshall <u>8.25.21</u>
☐	☐		
☐	☐		
☐	☐		

The DeKalb County Board of Education
Project Name
Amendment to Contract for Architectural Services

Project Name: Stoneview Elementary School
Project #: 355-423
Amendment #: 002
Date: August 19, 2021

Architect: CDH Partners, Inc.
3330 Cumberland Blvd Suite 100 Phone: 770-423-0016
Atlanta, GA 30339 Fax:
(hereinafter, "the Architect")

Project Description: Facility Upgrades

Reason for Amendment: Owner Directed Scope Additions

Scope of Work: (for this Amendment)

1. Adjusted fee for the original scope of work based on the updated SCL.
2. Design roof replacement for all low slope roofing.
3. Include sealcoating of all existing parking lots.
4. Design fire protection sprinkler system for the entire campus.

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Required Submissions / Deliverables: Construction Documents (provided electronically)

Owner Selections Construction Documents
And Approvals Required: Owner Approved upon submittal

Cost Breakdown (for this Amendment):	PD -	\$4,931.27	(5% fee)
	SD -	\$14,793.81	(15% fee)
	DD -	\$19,725.08	(20% fee)
	30% CD -	\$13,314.43	(13.5% fee)
	80% CD -	\$22,190.71	(22.5% fee)
	100% CD -	\$8,876.28	(9% fee)
	CA -	\$14,793.80	(15% fee)

Arch/Engr. Fee for Additional Design work - \$98,625.38 (7.5% of \$4,923,551.75 minus original fee)

Total Cost for this Amendment - \$98,625.38

Contract Amount:	Original Contract Amount:	\$ 270,641.00
	Previous Amendments:	\$ 12,500.00
	Current Contract Amount (with Amendment(s)):	\$ 283,141.00
	Amount of this Amendment:	<u>\$ 98,625.38</u>
	Revised Contract Amount:	\$ 381,766.38

Attachments (Incorporated by Reference):

Signatures are included on the following page.

All terms and conditions of the Standard Form of Contract for Architectural Services between the Architect and the DeKalb County Board of Education for the Stoneview Elementary School Upgrade Project remain in full force and effect as amended hereby.

Agreed to by the Architect:



Melissa Cantrell
Principal

August 19, 2021

Date

Recommended for Acceptance by Program Manager & Owner:



Mel Butler
Program Director

8/24/21

Date



Richard Boyd
Interim Chief Operations Officer

8/25/21

Date

Approved by The DeKalb County Board of Education:



Cheryl Watson-Harris
Superintendent

10/8/2021

Date

Board of Education Approval: Date:
(Required Over \$100,000)

Item No.:



SCOPE OF PROFESSIONAL SERVICES

Proposal For:	DeKalb County School District Stoneview Elementary School 2629 Huber Street Lithonia, GA 30058	Date:	8/19/2021
Project:	Stoneview Elementary School Facility Upgrade #355-423	CDH Proposal No.:	
		Client Contact:	Carl Henry
		Revision No.:	2

Scope of Services

Scope of the work for this project is to provide professional services for the scope as outlined below:

1. Adjusted fee for the original scope of work based on the updated SCL.
2. Design roof replacement for all low slope roofing as an add alternate.
3. Include sealcoating of all existing parking lots as an add alternate.
4. Design fire protection sprinkler system for the entire campus as an add alternate.

The scope of work excludes:

1. Multiple or phased permitting and construction

Design Development Services

The CDH design team will provide the services within the deliverables of the scope of work per the contract.

Fee Proposal

CDH proposes to perform basic services based on a percentage of construction cost same as the original fee:

- New Stated Cost of Limitation including the alternate scope = \$4,923,551.75
- The Original Stated Cost of Limitation was \$3,608,550.00
- Original Fee = \$270,641.00. (7.5%)

Arch/Engineer fee for this add service amendment is to be ninety-eight thousand six hundred twenty-five dollars and thirty-eight cents (\$98,625.38) which is 7.5% of the new SCL minus the original fee.

Total Fee = \$4,923,551.75 x 7.5% = \$369,266.38
\$369,266.38 - \$270,641.00 (Original Fee) = \$98,625.38

Total Fee for this Amendment: **\$98,625.38**

Reimbursable Expense

The following expenses to the Architect shall be reimbursed at 1.0 times the original invoiced amount:

- Permitting fees
- Flow test

The intent of our proposal is based upon providing all professional services required for the prescribed scope of work in accordance with this proposal and the Continuing Contract for Professional Services Between the DeKalb County Board of Education and CDH Partners for RFQu 21-752-003 on February 2, 2021.

If the above fee proposal and outline of services meets your approval, please sign, date and return one copy for our files.

CDH Partners, Inc.

Accepted by: Melissa Cantrell

Date: August 19, 2021

DeKalb County School District

Accepted by: _____

Date: _____

Stoneview ES Opinion of Probable Cost - Schematic Design

7/13/2021

		SF	Unit Cost	Subtotals	Total
#	ADDITIONS & RENOVATIONS:				\$ 3,028,849.70
2.00	Div. 02 - EXISTING CONDITIONS				\$ 25,800.00
2.01	Demo ceilings	60,000 SF	\$ 0.43	\$ 25,800.00	
3.00	Div. 03 - CONCRETE				
4.00	Div. 04 - MASONRY				\$ 19,789.40
4.01	Exterior wall Patching	140 SF	\$ 34.21	\$ 4,789.40	
4.02	Support for Roof Equipment	1 LS	\$ 15,000.00	\$ 15,000.00	
5.00	Div. 05 - METALS				
6.00	Div. 06 - WOOD, PLASTICS & COMPOSITES				
7.00	Div. 07 - THERMAL & MOISTURE PROTECTION				\$ 14,430.00
7.01	Built-up Roofing system (Patching)	1,500 SF	\$ 6.72	\$ 10,080.00	
7.02	Modified Bit Cap Sheet (Patching)	1,500 SF	\$ 2.90	\$ 4,350.00	
8.00	Div. 08 - OPENINGS				
9.00	Div. 09 - FINISHES				\$ 240,616.00
9.01	Int. Paint (Primer, 2 Coats)	1,000 SF	\$ 3.50	\$ 3,500.00	
9.02	Gypsum Ceiling on metal framing (patching)	300 SF	\$ 4.68	\$ 1,404.00	
9.03	ACT System	60,000 SF	\$ 3.91	\$ 234,600.00	
9.04	Interior walls (MS & Gypsum Bd. patching)	200 SF	\$ 5.56	\$ 1,112.00	
10.00	Div. 10 - SPECIALTIES				
11.00	Div. 11 - EQUIPMENT				
12.00	Div. 12 - FURNISHINGS				
21.00	Div. 21 - FIRE SUPPRESSION				
22.00	Div. 22 - PLUMBING				\$ 70,308.75
22.01	Plumbing System	56,247 SF	\$ 1.25	\$ 70,308.75	
23.00	Div. 23 - HVAC				\$ 1,723,970.55
23.01	HVAC Demolition	56,247 SF	\$ 0.65	\$ 36,560.55	
23.02	FCU Replacement	56,247 SF	\$ 30.00	\$ 1,687,410.00	
26.00	Div. 26 - ELECTRICAL				\$ 535,000.00
26.01	Site Lighting	1 EA	\$ 80,000.00	\$ 80,000.00	
26.02	Interior Lighting (LED)	70,000 SF	\$ 4.50	\$ 315,000.00	
26.03	Electrical (Mechanical Coordination & Upgrades)	70,000 SF	\$ 2.00	\$ 140,000.00	
27.00	Div. 27 - COMMUNICATIONS				
28.00	Div. 28 - ELECTRONIC SAFETY & SECURITY				
31.00	Div. 31 - EARTHWORK				\$ 70,000.00
31.01	Earthwork	1 LS	\$ 60,000.00	\$ 60,000.00	
31.02	Erosion Control Measures - Allowance	1 LS	\$ 10,000.00	\$ 10,000.00	
32.00	Div. 32 - EXTERIOR IMPROVEMENTS				\$ 128,435.00
32.01	Curb & Gutter	450 LF	\$ 13.00	\$ 5,850.00	
32.02	Asphalt Paving	1,200 SY	\$ 40.00	\$ 48,000.00	
32.03	Concrete Walks	1,130 SF	\$ 6.50	\$ 7,345.00	
32.04	Handicap Curb Ramps - Allowance	4 EA	\$ 950.00	\$ 3,800.00	
32.05	Landscaping - Allowance	1 LS	\$ 12,000.00	\$ 12,000.00	
32.06	Fencing - Allowance	1 LS	\$ 3,000.00	\$ 3,000.00	
32.07	Storm Line	210 LF	\$ 34.00	\$ 7,140.00	
32.08	Gravel Bedding	250 TN	\$ 46.00	\$ 11,500.00	
32.09	Headwall	1 EA	\$ 1,200.00	\$ 1,200.00	
32.10	Storm Structures	3 EA	\$ 1,200.00	\$ 3,600.00	
32.11	Bio-Retention Area	1 EA	\$ 15,000.00	\$ 15,000.00	
32.12	Restripe all existing parking lots	100,000 SF	\$ 0.10	\$ 10,000.00	
33.00	Div. 33 - UTILITIES				\$ 500.00
33.01	Pothole Water Line	1 LS	\$ 500.00	\$ 500.00	
A.00	Allowances				\$ 200,000.00
A.01	Unforeseen	1 LS	\$ 200,000.00	\$ 200,000.00	
Subtotal					\$ 3,028,849.70
Sales Tax			7.4%		\$ 224,134.88
General Requirement / Conditions			6%		\$ 181,730.98
GC Fee			6%		\$ 181,730.98
Bonds, Insurances and Fees			2%		\$ 60,576.99
Contingency			5%		\$ 151,442.49
Design/Market Contingency			10%		\$ 302,884.97
TOTAL					\$ 4,131,350.99
SCL					\$ 3,608,550.00
Overage / (Under)					\$ 522,800.99

14%

Alternative bid items (not within scope)					
ALT.#1	Complete Roof replacement	65,815 SF	\$ 14.00	\$ 921,410.00	\$ 1,256,803.24
ALT.#2	Sealcoat existing parking lots	100,000 SF	\$ 0.30	\$ 30,000.00	\$ 40,920.00
ALT.#3	Sprinkler System (If Required)	76,108 SF	\$ 3.50	\$ 266,378.00	\$ 363,339.59
Total Alternates					\$ 1,661,062.83
TOTAL w/ Alternates					\$ 5,792,413.82