

# New Early Childhood Learning Center and DHS Expansion Update

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**Student  
Success in All Areas**

**The CSD Student  
Experience: Preparing to  
Lead a Better World**



**Building and  
Sustaining an Engaging  
and Inclusive Culture**

**The CSD Cultural  
Experience: Connections,  
Culture, and Community (C3)**



**Cultivating and  
Retaining High-Quality  
Professionals**

**The CSD Staff Experience:  
From Hire to Retire**



**Organizational  
Effectiveness and  
Excellence**

**The CSD Sustainable  
Experience: Future Ready  
Classrooms**



## Learning Environments & Facility Design:

- What aspects of the Grand Rapids center's design stood out?
- How can we adapt these for our center?

## Curriculum & Instructional Practices:

- What innovative approaches did we observe?
- How do they align with our current early learning goals?

## Family & Community Engagement:

- What effective strategies were used to engage families and the broader community?
- How might these strategies be applied in Decatur?

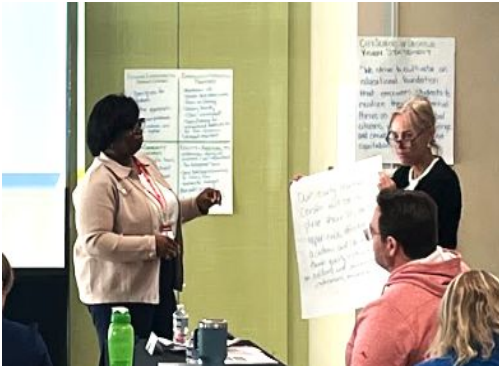
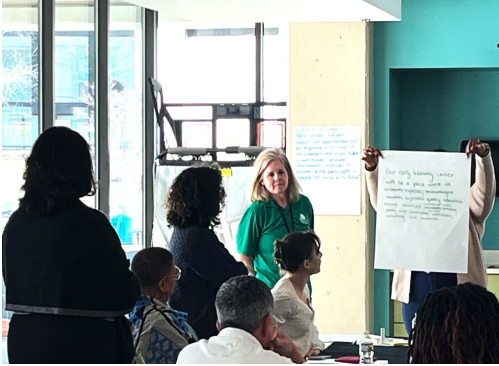
## Equity & Accessibility:

- How did Grand Rapids ensure all children had access to high-quality learning?
- What can we replicate or improve upon?





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- Crafting a vision statement for the new Early Childhood Learning Center
- Recap of the Grand Rapids Community College (GRCC) Early Learning Lab site visit



“The City Schools of Decatur Early Childhood Learning Center will be a place where children feel safe, seen, known, and loved while engaging in high-quality, equitable, play-based learning. Through innovative, developmentally appropriate experiences, meaningful play, and strong family and community partnerships, every child will enter kindergarten with confidence and the readiness to thrive.”

# Why CMaR for the ECLC?



| Construction Model                            | Structure                                                                                                                                                                                                                                     | Pros                                                                                                                                                                                                                       | Cons                                                                                                                                                                                                                |
|-----------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Design-Build</b>                           | <p>Project owner has a single contract with a contractor.</p> <pre> graph TD     OWNER[OWNER] --&gt; CONTR[CONTR.]     CONTR --&gt; ARCH[ARCH]     CONTR --&gt; SUBS[SUBS]                     </pre>                                         | <p>Often the fastest delivery.</p> <p>Often the lowest total cost.</p> <p>Alignment of design and construction.</p> <p>Streamlined communication channels for the owner.</p>                                               | <p>Owner loses direct control over the design and must manage value-cost decisions directly.</p> <p>Requires clear and early decisions on scope.</p> <p>Owner responsible for changes and gaps in scope.</p>        |
| <b>Design-Bid-Build</b><br>(Hard Bid)         | <p>Project owner contracts separately for the design then the construction in a linear process.</p> <pre> graph TD     OWNER[OWNER] --&gt; ARCH[ARCH]     OWNER --&gt; CONTR[CONTR.]                     </pre>                               | <p>Best understood.</p> <p>Owner retains control of the design.</p> <p>Procurement laws (rules) are clear.</p> <p>Low initial cost due to competitive bidding.</p>                                                         | <p>Longest timeline due to linear process.</p> <p>Contractor has no input on design.</p> <p>Budget and schedule overruns due to design conflicts are common.</p> <p>Often leading to litigation.</p>                |
| <b>CMaR</b><br>(Construction Manager at Risk) | <p>Construction management and contractor roles are integrated working open-book on costs towards a Guaranteed Max Price (GMP).</p> <pre> graph TD     OWNER[OWNER] --&gt; ARCH[ARCH]     OWNER --&gt; CMGC[CM+GC]                     </pre> | <p>Owner retains direct control over the design.</p> <p>Contractor and key subcontractors are involved early in the design process.</p> <p>Owner retains flexibility for pricing and design as the project progresses.</p> | <p>Qualification-based selection of the best CM for the project is very difficult.</p> <p>Architect may not take input from the CM.</p> <p>Owner is responsible for scope changes they make during the process.</p> |

Since development of the New ECLC requires many specialized trades and security features, the **CMaR** model was selected as the best-fit construction delivery method for CSD with the following considerations:

- Offers CSD **early collaboration** opportunities
- Provides a **Guaranteed Maximum Price (GMP)** during a period of record uncertainty and risks of cost volatility

# Parrish Construction Group

## A Proven K-12 Partner

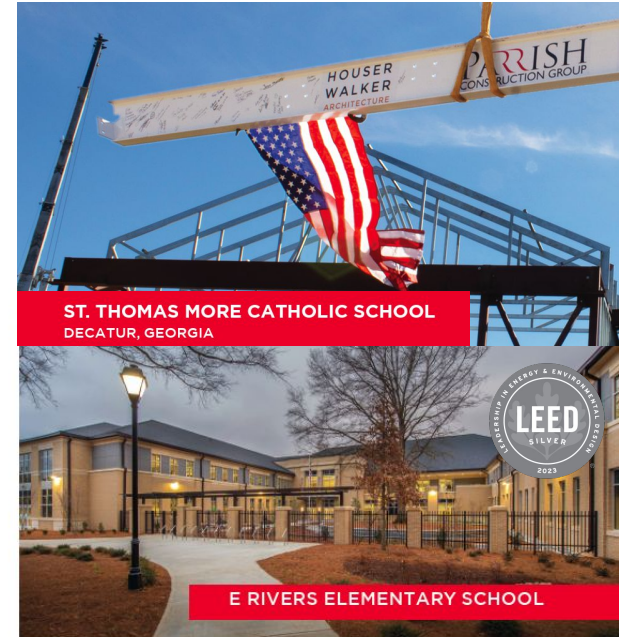


- Selected through CSD's competitive CMaR RFP process ([April 2025](#))
- Extensive K-12 and early learning project portfolio
- Recent project in the City of Decatur: St. Thomas More Catholic School addition and renovation
- Demonstrated experience with City of Decatur planning and permitting
- Successful LEED Silver projects for comparable school facilities

**30** PARRISH  
CONSTRUCTION GROUP  
*Years*  
OF BUILDING **GREAT.**

**67**  
SCHOOL SYSTEMS  
WORKED FOR

**400+**  
EDUCATION PROJECTS  
COMPLETED



# Construction Budget, GMP, and Schedule – What the Numbers Say

## Construction Budget & GMP

Detailed GMP spreadsheet totals \$21,515,892 for construction, general conditions, bonds/insurance, and contingencies.

The GMP cap is \$22,000,000, which includes an additional \$484,108 in overhead and profit – meaning the current construction total is about \$21.5M, or roughly \$484K under the GMP ceiling.

Built-in protections:

- Construction contingency: \$1,100,000
- Owner contingency: \$884,620
- Allowances: \$1,190,000 for items such as tree relocation, emergency responder system, unsuitable soils/rock, solar panels, and indoor play equipment.

**Any unused contingency or allowances are credited back to CSD by deductive change order to the GMP.**



## Independent Review & Schedule

Ascension PM confirmed that the GMP is competitive and inclusive of all necessary scope for the ECLC.

Operations staff are confident in both the GMP and the construction schedule after Ascension's validation.

The GMP construction schedule shows:

- Preconstruction and permitting running through February 2026,
- 406 days of construction from February 2, 2026 through August 23, 2027,
- Close-out, inspections, and licensing aligned with certificate of occupancy and child care licensure requirements.

# State-of-the-Art and Safety by Design



- **Purpose-built** early learning center with observation rooms and flexible spaces
- **Safety-driven layout:**
  - Main public entrance away from West Trinity Place
  - West Trinity Place → Staff Entrance & Emergency Egress Only
  - High windows and controlled glazing help to limit direct sightlines into early learning classrooms
  - Fully enclosed courtyard for secure, supervised outdoor play
- Aligned with **School Building Safety Rule (GaDOE Rule 160-5-4-.15)**
  - Collaboration with local police, fire, and emergency management before occupancy



# Questions?

