



REQUEST FOR QUALIFICATIONS and PROPOSALS for
CONSTRUCTION MANAGEMENT SERVICES AT-RISK
for
SALEM HIGH SCHOOL RE-ROOFING AND HVAC UPGRADES,
MEMORIAL MIDDLE SCHOOL RENOVATIONS AND HVAC UPGRADES
AND
HVAC UPGRADES AT VARIOUS RCPS FACILITIES

INVITATION

Sealed qualifications and proposals from General Contractors for Construction Management At-Risk for the upgrade/renovation work relative to 3 separate projects: the re-roofing of Salem High School and a HVAC Upgrade (Project A), a HVAC Upgrade at Memorial Middle School plus additional renovation work (Project B), and HVAC Upgrades At Various RCPS Facilities (Project C), will be received by the Rockdale County Board of Education no later than **1:00 PM on June 7, 2021** at the following address:

**Rockdale County Public Schools (RCPS)
1062 North Street, Facilities Office
Conyers, GA 30012
Attn: Bruce Stuart**

A mandatory pre-proposal conference will be held on May 24, 2021 at 11:45AM.
Prospective CM's must notify Owner ASAP of their interest prior to this meeting. The meeting will be held in the Technology Training Room, Rockdale County Public Schools Central Office, 960 Pine Street, Conyers, GA, 30012

OWNER: **Rockdale County Board of Education**
960 Pine Street
Conyers, Georgia 30012
Bruce Stuart, Exec. Director of Facilities
Phone: 770-860-4215

ARCHITECTS/ENGINEER: **Raymond Engineering-GA, Inc.**
1224 Royal Drive
Conyers, Georgia 30094
Phone: 770-483-9592

A. SCOPE OF PROJECTS

The scope of work associated with this Request for Qualifications and Proposals (RFQ & RFP) is delivery of construction services for:

Project A:

The Re-Roofing and HVAC upgrade to Salem High School, 3551 Underwood Road, Conyers, GA 30013. At this time, it is anticipated that RCPS will contract with the selected firm for construction services for the description noted. However, RCPS reserves the right to consider other contracting strategies at any time during this process.

Construction services will consist of two main scope items:

The first scope item includes a TPO re-roofing of the original building, and the theater addition performed in 2000. The original building consists of approximately 150,000 SF, and the theater addition is approximately 20,000 SF. Work will include demolition, additional insulation as required to meet energy codes, new TPO roofing system, new copings, etc., all as indicated by contract documents. This phase of the work is to be complete by October 15, 2022. RCPS expects it will be necessary for work to occur on roofing during the operational school year. As part of the RFP process, prospective firms will present with their proposal a plan for proceeding with the re-roofing scope utilizing the school system's calendar for the 2021-2022 school year. The plan cannot interfere with school operations and should outline the storage of materials, staging, etc. RCPS will consider a plan which involves work during school hours, if the CM can demonstrate the school could continue operations without disruption or major inconvenience.

The second scope item includes a complete upgrade of the original building and theater addition HVAC WSHP's, RTU's, and associated mechanical room equipment as identified on the contract documents. This phase of the work is to be complete by October 15, 2022. Work to be performed in this scope includes (but is not limited to) removal and replacement of equipment, new ductwork connections, possible curb adapters, associated electrical work, fire/alarm related work, the addition of needlepoint bipolar ionization on 24volt power at all units (to include adding this to all equipment in additions and fieldhouse (built post 2006), removal and proper disposal of existing equipment, and a full replacement of the energy management system. Also, to be included would be the demolition and replacement of the corridor ceilings in all areas where work will need to be performed above ceiling, and the upgrade of existing ceiling light fixtures to LED fixtures. As part of the RFP process, prospective firms will present with their proposal a plan for proceeding with the work during the active school year. This plan should outline how they would proceed with replacing WSHP's on a night shift, having new equipment operational for the next school day. RCPS will only consider allowing replacement of RTU's during breaks in the school system's calendar where the CM can demonstrate that the replaced equipment will be operational upon the resumption of school operations.

Project B:

The HVAC upgrade and selective renovation to Memorial Middle School, 3205 Underwood Road, Conyers, GA 30013. At this time, it is anticipated that RCPS will contract with the selected firm for construction services for the description noted. However, RCPS reserves the right to consider other contracting strategies at any time during this process.

Construction services will consist of two main scope items, all scopes of the work are to be complete by October 15, 2022.

The first scope item includes a complete upgrade of the original building HVAC WSHP's, RTU's, and associated mechanical room equipment as identified on the contract documents. Work to be performed in this scope includes (but is not limited to) removal and replacement of equipment, new ductwork connections, possible curb adapters, associated electrical work, fire/alarm related work, the addition of needlepoint bipolar ionization on 24volt power at all units, removal and proper disposal of existing equipment, and a full replacement of the energy management system. Also, to be included would be the demolition and replacement of the corridor ceilings in all areas where work will need to be performed above ceiling, and the upgrade of existing ceiling light fixtures to LED fixtures. As part of the RFP process, prospective firms will present with their proposal a plan for proceeding with the work during the active school year. This plan should outline how they would proceed with replacing WSHP's on a night shift, having new equipment operational for the next school day. RCPS will only consider allowing replacement of RTU's during breaks in the school system's calendar where the CM can demonstrate that the replaced equipment will be operational upon the resumption of school operations.

The second scope item includes renovation work that will also most likely have to be done within the school calendar. This work will include the replacement of ceilings, replacement of lighting upgrading to all LED, replacement of some floor finishes, etc. Again, RCPS requests a plan for addressing this work with the submitted proposal. RCPS will consider allowing this work to proceed during the active school year provided the CM has a plan which does not interrupt the school operating normally.

Project C:

The HVAC Upgrades At Various RCPS Facilities for the Rockdale County Board of Education (RCPS). At this time, it is anticipated that RCPS will contract with the selected firm for construction/renovation services for a select HVAC upgrade at multiple facilities. However, RCPS reserves the right to consider other contracting strategies at any time during this process.

Construction/renovation services will include all elements related to upgrading the Indoor Air Quality (IAQ) of various RCPS facilities, and all scopes of the work are to be complete by December 31, 2021. Work will include, but is not limited to, the accessing of return air ductwork for all air handling units in the facility for the purpose of installing needlepoint bipolar ionization units and connecting to the low voltage side of the air handler's power. Floor plans identifying unit locations within a facility will be provided. Units will be sized based on air flow and tonnage. The facilities and an estimate of the number of units per facility is as follows:

FACILITY	ESTIMATED UNITS	FACILITY	ESTIMATED UNITS	FACILITY	ESTIMATED UNITS
ROCKDALE CAREER ACADEMY	162	CJ HICKS ES	111	GEN RAY DAVIS MS	133
BARKSDALE ES	52	SIMS ES	56	HIGHTOWER TRAIL ES	56
SHOAL CREEK ES	56	FLAT SHOALS ES	26	HERITAGE HS	74
OLD JH HOUSE ES	12	HONEY CREEK ES	29	PEEK'S CHAPEL ES	81
TRANSPORTATION	9	BLDGS/GROUNDS	4	CONYERS MS	65
EDWARDS MS	65				

During the course of the execution of the Construction Manager at Risk contract, all of the projects will be addressed separately on a stand-alone basis as far as management, procurement, billing, etc.

The construction manager will prepare bid packages/quotes for the entire work. Competitive bids will be received at a public opening by the Construction Manager, Owner, and Architect/Engineer as appropriate for each construction package at the successful contractor's offices, or other agreed upon location.

B. SCOPE OF SERVICES

The Construction Management services shall include a Pre-construction Design Phase, Bidding and Award Phase, Construction Phase, and a Warranty Phase. Any costs associated with these phases of services will be covered by the Proposal Fee and/or General Conditions fee. The CM will provide comprehensive administration and management of all aspects of the construction of the project and will work in concert with the Owner and the respective A/E towards the successful completion of the project(s) on schedule, at or less than budgeted costs, meeting or exceeding standards stipulated by the construction documents, and in adherence with standards required by local authorities and other agencies having jurisdiction.

The CM, either through in-house staff, or Owner/A/E approved outside consultant/contractors, will serve as a construction manager/contractor and provide all construction services and respective activities as appropriate and necessary.

The services described in this Request are representative of the services that will be required. The Architect's Schematic Design Drawing(s) are available upon request as noted.

Construction Management Services to be Provided

Pre-Construction Design Phase Services

Pre-Construction Design Phase Services shall include, but not be limited to the

following:

- Validate preliminary construction budget in regard to the approved program.
- Evaluate the design during development; providing analysis of alternate construction methods and materials for potential quality, cost and schedule enhancements.
- Evaluate construction documents for constructability, maintainability, potential problems, errors and compliance with the construction budget.
- Document design and document evaluation process.
- Develop a construction schedule, coordinating activities to accomplish the completion of the project by the earliest date possible within the stipulated construction budget.
- Provide cost estimating, cost management, value analysis, value engineering and peer review.
- Provide cost estimating for alternative means, methods, materials or configurations of the design, construction within specific trades, specific systems and individual construction packages.
- Develop a construction budget to be maintained throughout design and construction.

Bidding and Award Phase Services

Bidding and Award Phase Services shall include, but not be limited to the following:

- Provide input on division of construction activities into separate bid packages.
- Pre-qualification of potential contractors and vendors.
- Provide a provisional construction schedule (CPM) for issuance with bid packages.
- Develop bidding requirements necessary to assure time, cost, and quality control during construction.
- Advertise and distribute bidding documents.
- Schedule and conduct pre-bid conferences in conjunction with the Owner/ Architect.
- Monitor bidder activity to insure adequate contractor and vendor participation.
- Receive and analyze bids for presentation to the project team.
- Verify adherence of bids with construction budget.
- Contract with successful bidders for construction.
- Establish final GMP upon substantial completion of documents.

Construction Phase Services

Construction Phase Services shall include, but may not be limited to the following:

- Develop requirements for safety, quality assurance, and schedule adherence.
- Maintain on-site staff for construction management.
- Maintain a system for tracking the timely submittal, review and approval of shop drawings.
- Coordinate, conduct, and document regular construction meetings on site, with one meeting a month being in the Owner's office.
- Prepare and submit change order documentation for approval of the Architect and the Owner.
- Maintain on-site records and submit progress reports to Architect and the Owner.
- Maintain quality control and ensure conformity to contract documents.
- Administration of the construction contract and reconciliation with construction budget.
- Develop and maintain a detailed design and construction schedule (CPM) indicating

methods and sequencing of construction activities and milestones necessary for completion of the project by the targeted date.

- Documentation of activities associated with the administration, management and construction of the project.
- Monthly invoicing of all work in place and approval of all subcontractor and vendor payment requests.
- Develop record documents for presentation to the Owner upon project completion

Warranty Phase Services

Warranty Phase Services shall include, but may not be limited to the following:

- Resolution of remaining “punch-list” items.
- Coordinate post-completion activities, including, but not limited to, the assembly of guarantees, manuals, closeout documents, training, and Owner’s final acceptance.
- Monitor, coordinate and resolve all warranty complaints to the satisfaction of the Owner during the one-year general warranty period, and any extended warranty periods.

B. PROJECT TIMELINE

RFQ and RFP

Issue RFQ and RFP	April 30, 2021
Mandatory Pre-Proposal Conference	May 24, 2021 @ 11:45 am
Final questions due	May 28, 2021 by 11:00 am
Final Addenda issued	June 2, 2021 by 2:00 pm
RFP and RFQ Responses due	June 7, 2021 by 1:00 pm
Interviews	June 15, 2021
Final Selection	June 16, 2021
Board Approval	June 17, 2021
Contract Date	June 18, 2021

Project “A” Salem HS Re-Roofing and HVAC Upgrades

Issue Re-Roofing Bid Documents to CM	June 21, 2021
Issue HVAC Upgrades Bid Documents to CM	June 21, 2021
(This package includes drawings reflecting ceiling and light replacements coinciding with HVAC work)	
CM Issuance of Re-Roofing Bid Documents	July 1, 2021
CM Issuance of HVAC Upgrades Bid Documents	July 15, 2021
(Including ceiling and lights)	
CM Receive Re-Roofing Bids	July 15, 2021
CM Receive HVAC Upgrades Bids	July 30, 2021
(Including ceiling and lights)	
Start Re-Roofing Construction ASAP	NLT August 16, 2021
Start HVAC Upgrades Construction ASAP	NLT August 31, 2021

Final Completion	October 15, 2022
<u>Project “B” Memorial MS Renovations and HVAC Upgrades</u>	
Issue HVAC Upgrades Bid Documents to CM	June 23, 2021
Issue Renovation Upgrades Bid Documents to CM	June 23, 2021
CM Issuance of HVAC Upgrades Bid	July 2, 2021
CM Issuance of Renovation Upgrades Bid	July 2, 2021
CM Receive HVAC Upgrades Bids	July 22, 2021
CM Receive Renovation Upgrades Bids	July 22, 2021
Start HVAC Upgrades ASAP	NLT August 16, 2021
Start Renovation Upgrades Construction ASAP	NLT August 31, 2021
Final Completion	October 15, 2022

Project “C” HVAC Upgrades At Various RCPS Facilities

Issue HVAC Upgrades Bid Documents to CM	July 1, 2021
CM Issuance of HVAC Upgrades Bid	July 8, 2021
CM Receive HVAC Upgrades Bids	July 22, 2021
Start HVAC Upgrades ASAP	NLT August 16, 2021
Final Completion	December 31, 2021

C. CONTRACT DOCUMENTS

The architectural and engineering contract documents for both projects are in progress. All documents, unless noted otherwise, will originate with Raymond Engineering-GA, the attention of Larry Preiss, larry.preiss@raymondllc.com. Only firms attending the Pre-Proposal Conference will be eligible to submit an RFQ/RFP.

D. SEALED COMPETITIVE PROPOSALS

This procurement is being conducted as a competitive sealed proposal in accordance with State of Georgia Code Sections 36-91-20 and 36-91-21. Proposals will be received and evaluated accordingly.

E. SELECTION PROCESS and SELECTION CRITERIA

Responses to this Request will be reviewed by the RCPS selection committee, scored, and a selected number of firms with the highest scores will be invited to interview. The number of firms that will be invited is expected to be no more than three. Interviews will last for a maximum of one and one-half hours; they are tentatively scheduled for June 15, 2021.

F. EVALUATION OF PROPOSALS

The following evaluation factors and relative weights will be used to rate each proposal for qualifications. The selection committee will rate each firm according to the points listed below. The numerical value will be totaled to achieve the total rating of qualifications of each Proposal.

- | | |
|------------------------------|----|
| 1. Firm History & Capability | 10 |
| 2. Relevant Experience | 25 |
| 3. Project Personnel | 20 |
| 4. Financial Information | 5 |
| 5. Project Approach | 30 |
| 6. Fee Proposal | 10 |

G. ORAL INTERVIEW / PRESENTATION

After reviewing, evaluating, and rating the information submitted in the evaluation of proposals, the owner will allow three (max. of four) of the highest ranked firms an opportunity to participate in the oral interviews/presentations.

After each “short listed” firm’s presentation and interview, the selection committee will rate each firm to achieve the total rating according to the points listed below.

- | | |
|-----------------------------------|----|
| 1. Methodology Presented | 45 |
| 2. Committee’s Overall Impression | 45 |
| 3. Fee Proposal | 10 |

H. REQUIREMENTS FOR PROPOSALS

Proposals should be provided in the following order, with each section clearly identified:

1. Firm History and Capability

Provide the following basic company information (please limit to two pages):

- a) Address of corporate and branch offices. State which office location would be responsible for the management of this project. Responsible office must be within a 150-mile radius of Rockdale County.
- b) Form of ownership and number of years in business (corporate and responsible branch office). Office performing the work shall have been in existence for no less than 5 years.
- c) Number of employees by professional discipline and location
- d) Litigation history for the past five years
- e) Safety record and experience ratings for the past five years
- f) Organizational chart of the company indicating structure and depth of resources

2. Relevant Experience

Each Offeror shall submit three (3) public school projects of \$3,000,000 - \$10,000,000 construction value completed by the Contractor in the last 5 years (more recent projects will be given more consideration than older projects). Each selected project should be similar in size, budget, and scope to these projects. Projects should also be representative of team member experience. Offerors that have not completed three (3) \$3,000,000 - \$10,000,000 school system construction projects should submit the three (3) most similar projects. For each project, the following information shall be submitted:

- a) Name of the project
- b) Telephone number, fax number and e-mail of the representative of the architect in charge of construction contract administration
- c) Name, telephone number, fax number and e-mail of the representative of the Owner
- d) Square Foot Area of the project
- e) Construction cost of the project
- f) Schedule Information including contract execution date and substantial completion
- g) Contract Delivery Method
- h) Proposed team members that participated on each project and their respective roles

Each Offeror shall also list all projects in excess of \$2,500,000 that the proposer has completed in the last five years. For each project, the following information shall be submitted:

- a) Name and description of the project
- b) Telephone number, fax number and e-mail of the representative of the architect in charge of construction contract administration
- c) Name, telephone number, fax number and e-mail of the representative of the Owner
- d) Proposed team members that participated on each project and their respective roles

Each Offeror shall list all projects currently under contract, including value and size.

- a) Name and description of the project
- b) Telephone number, fax number and e-mail of the representative of the architect in charge of construction contract administration
- c) Name, telephone number, fax number and e-mail of the representative of the Owner
- d) Proposed team members are participating on each project and their respective roles

3. Project Personnel

- a) Organizational chart of the team with titles and roles of key team members
- b) Resumes of each key team member indicating relevant experience. At a minimum, positions should include Executive in charge, Preconstruction services manager, Construction Project Manager, Chief Estimator, and Construction Superintendent(s) (Should your company be selected as a finalist, the individuals submitted as your key team members will be expected to participate in the selection committee interviews.)
- c) Current and planned availability for each proposed team member, percentage of time each will spend on the project, and length of commitment for each.

4. Financial Information

a) Bonding Company Information

Provide contact information for your bonding company, a letter from the surety indicating bonding capacity, and the A.M. Best rating for the surety. Inability to bond the project will mean disqualification of respondents.

b) Insurance

Provide a current certificate of insurance detailing the firm's present coverage and limits. Insurance agent shall certify that you are licensed to perform business in the State of Georgia. The certificate of insurance should be addressed to RCPS and be dated within 30 days of the proposal date.

c) Provide last 3 fiscal years of financial statements and current Dunn & Bradstreet report. If you want your financial information to remain confidential, please mark "confidential".

5. Project Approach

a) Preconstruction Services

Provide a brief description of your approach to managing preconstruction services for this project. Your description should include the following at a minimum:

- a) Examples of successful management tools and techniques
- b) Process for budgeting and estimating costs
- c) Examples of input your team has provided on other projects during preconstruction that enhanced budget, quality and/or schedule
- d) Schedule development and adherence
- e) Process for establishing the GMP
- f) Any issues of special concern for this project

b) Construction Services

Provide a brief description of your approach to managing construction services for this project to ensure that the project will be completed on time within the prescribed budget and quality levels. Your description should include the following at a minimum:

- a) Role of home office
- b) Budget Control
- c) Quality Control
- d) Schedule Control
- e) Project Accounting
- f) Safety
- g) Change management
- h) Subcontractor procurement

c) Demonstrated Ability to meet this Project Schedule

The proposers should include a detailed Project Schedule which clearly shows the steps necessary to accomplish the substantial completion on schedule. This schedule should accompany the Proposal. Substantial completion is to be achieved on or before October 15, 2022 for both Project "A" and "B", and December 31, 2021 for Project "C". A project schedule and completed project examples which demonstrate the Offerors' ability to complete Project "A", Project "B", and Project "C" within this time frame of construction are requested.

6. Fee Proposal

Offerors shall submit proposed fee in a sealed envelope at the time of the submission. The lowest cost proposal will receive the highest score and the highest cost proposal the lowest score.

The construction manager shall be compensated for the cost of the work plus a fee. The fee shall be based on the scope of work included in the schematic documents and an owner budget numbers of \$4,500,000 for Project "A", \$2,500,000 for Project "B", and \$1,500,000 for Project "B", all of which include a 1.5% owner contingency as well as all costs and construction manager's fees and general conditions costs associated with the construction. The proposal shall also state a not-to-exceed percentage for general conditions. General Conditions may be negotiable prior to contract execution. The proposal should include a list of all items to be included/covered under the General Conditions fee. This RFQ/RFP includes a schedule of the minimum items (for each project) that the Owner considers could be a part of construction general conditions. Part of the contract documents will be the Owner's standard General Conditions, and they will be provided to all valid proposers prior to submission of Proposals. It should be noted that the Owner acknowledges they are dealing with existing sites which may have unforeseen conditions or requirements by outside agencies which may delay the noted completion dates. Due to that knowledge, the proposal form has provisions for the Proposers to provide a percentage increase in the general conditions fee on a per month should the Owner delay any of the respective completion dates. Note also that no Reimbursables will be allowed.

The Owner reserves the right to reject any and all proposals and to waive technicalities and formalities, and to award the contract in the best interest of the Owner. The Owner will evaluate each proposal, interview the short-listed firms, make a final evaluation of the evaluation factors and make a contract award decision prior to disclosing the contents of the proposals in accordance with Georgia State law. The Owner expects to execute the following attached documents with the successful offeror:

AIA Document A133, "Standard Form of Agreement Between Owner and Construction Manager as Constructor".

Exhibit A to AIA Document A133, "Guaranteed Maximum Price Amendment".

Submissions shall be submitted with 10 bound copies and one electronic copy on a CD in PDF format: Submittals must be confirmed to have been received by, no later than 1:00 P.M. on June 7, 2021 at the following address:

**Rockdale County Board of Education
Facilities Department
1062 North Street
Conyers, GA 30012**

J. QUESTIONS ABOUT THE REQUEST

Questions about this Request/Projects will be welcomed via E-mails through May 28, 2021, received by 11:00 AM. Any questions should be emailed to Raymond Engineering-GA, the attention of Larry Preiss, larry.preiss@raymondllc.com and the Owner, to the attention of Bruce Stuart, bstuart@rockdale.k12.ga.us. The most appropriate individual will respond to the questions, and all the questions and answers will be compiled in a final addendum to be issued to all prospective proposers attending the mandatory Pre-Proposal Meeting. Written responses to questions will be distributed via addendum by June 2, 2021, 2:00 PM. It is the responsibility of each respondent to provide a contact person who will receive any addenda and distribute them to their respective teams.

K. MANDATORY SUBMITTALS

All of the following mandatory submittals must be included in all responses to this Request. Responses that do not include these documents will be considered non-responsive and will not receive further consideration.

1. Acknowledgement of Addenda
Responses to this Request shall include acknowledgment of receipt of addenda (if any) in their sealed proposal.
2. Non-Collusion Affidavit
Responses to this Request must include the signed Non-Collusion Affidavit.

L. USE OF SUBMISSIONS and COMPENSATION

All qualifications and accompanying materials will become the property of RCPS and will not be returned. Neither reimbursement nor compensation will be made to Offerors for submissions.

*SALEM HIGH SCHOOL RE-ROOFING AND HVAC UPGRADES, MEMORIAL MIDDLE SCHOOL RENOVATIONS AND HVAC UPGRADES,
AND HVAC UPGRADES AT VARIOUS RCPS FACILITIES
Construction Management Services At-Risk Qualifications and Proposal*

Dr. Terry O. Oatts, Superintendent
Rockdale County Public Schools

Bruce R. Stuart, Exec. Director of Facilities
Rockdale County Public Schools



ROCKDALE COUNTY BOARD OF EDUCATION

REQUEST for
CONSTRUCTION MANAGEMENT SERVICES AT-RISK
for
SALEM HIGH SCHOOL RE-ROOFING AND HVAC UPGRADES,
MEMORIAL MIDDLE SCHOOL RENOVATIONS AND HVAC UPGRADES
AND
HVAC UPGRADES AT VARIOUS RCPS FACILITIES

ACKNOWLEDGEMENT of ADDENDA

The undersigned hereby acknowledges receipt of the following Addenda: *[Insert the number and date of each Addendum; if none, insert "None"]*.

[COMPANY NAME]

[NAME AND TITLE OF AUTHORIZED INDIVIDUAL]

[SIGNATURE]

[DATE]



ROCKDALE COUNTY BOARD OF EDUCATION

REQUEST for
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NON – COLLUSION AFFIDAVIT

COMPLIANCE WITH LAWS OF GEORGIA

The undersigned hereby certifies that this proposal is in compliance with O.C.G.A. 36-91-21(e)

[SUBMITTING COMPANY NAME]

[AUTHORIZED INDIVIDUAL NAME AND TITLE]

[SIGNATURE]

[DATE]



ROCKDALE COUNTY BOARD OF EDUCATION

REQUEST for
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MEMORIAL MIDDLE SCHOOL RENOVATIONS AND HVAC UPGRADES
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HVAC UPGRADES AT VARIOUS RCPS FACILITIES

PROPOSAL FORM

DATE: June 7, 2021

TO: Dr. Terry O. Oatts, Superintendent
Rockdale County Board of Education
960 Pine Street
Conyers, GA 30012

Proposer's name and address _____

State of Georgia GC License Number _____

Acknowledgement of Addenda _____ thru _____

The undersigned proposes to furnish and deliver all Construction Management At-Risk Construction Services for the scope of work associated with this Request for Qualifications and Proposals, for the Salem High School Re-roofing and HVAC Upgrades at 3551 Underwood Road, Conyers, GA 30013,

the Memorial Middle School Renovations and HVAC Upgrades at 3205 Underwood Road, Conyers, GA 30013, and the HVAC Upgrades at Various RCPS Facilities for the Rockdale County Board of Education, for the following:

SALEM HIGH SCHOOL RE-ROOFING AND HVAC UPGRADES:

A Construction Manager's Fee of _____ % (_____ Percent) of the Cost of the Final GMP, and General Conditions shall not exceed _____ % (_____ Percent).

A per month percent increase of General Conditions, should the Owner make the decision to delay a completion date beyond dates noted in this RFQ/RFP, not to exceed _____ % (_____ Percent).

MEMORIAL MIDDLE SCHOOL RENOVATIONS AND HVAC UPGRADES:

A Construction Manager's Fee of _____ % (_____ Percent) of the Cost of the Final GMP, and General Conditions shall not exceed _____ % (_____ Percent).

A per month percent increase of General Conditions, should the Owner make the decision to delay a completion date beyond dates noted in this RFQ/RFP, not to exceed _____ % (_____ Percent).

HVAC UPGRADES AT VARIOUS RCPS FACILITIES:

A Construction Manager's Fee of _____ % (_____ Percent) of the Cost of the Final GMP, and General Conditions shall not exceed _____ % (_____ Percent).

A per month percent increase of General Conditions, should the Owner make the decision to delay a completion date beyond dates noted in this RFQ/RFP, not to exceed _____ % (_____ Percent).

Attach the breakdowns for fees for each of these projects to this proposal.

The total Contract Sum, including Construction Manager's Fees and General Conditions, shall not exceed \$8,500,000.

[SUBMITTING COMPANY NAME]

[AUTHORIZED INDIVIDUAL NAME AND TITLE]

[SIGNATURE]

[DATE]

[CORPORATE SEAL]

SALEM HIGH SCHOOL RE-ROOFING AND HVAC UPGRADES				
ITEM NO.	DESCRIPTIONS OF WORK	%		SCHEDULED VALUE
1	CONSTRUCTION MANAGER'S FEE			
2	CM PAYMENT & PERFORMANCE BONDS			
3	INSURANCE			
	Liability Insurance			
	Builder's risk			
4	GENERAL CONDITIONS			
A.	Salaries - project management & supervision			
B.	Bus. License, AGC Fee, OSHA			
C.	Mobilization			
D.	Travel			
E.	Schedule			
F.	Surveying/ Layout			
G.	Job Office			
H.	Storage trailers			
I.	Temporary Utilities-power, water, toilets, tel, internet			
J.	Computers, Phones, fax, copier			
K.	Small Tools			
L.	Tractor			
M.	Gas & Oil			
N.	Dumpster & Truck Fees			
O.	Misc. Office Expense			
P.	Scaffolding & Platform			
Q.	Temporary fencing			
R.	Security & Safety, Fire Protection			
S.	Periodic Cleanup			
T.	Final Cleaning			
U.	Partnering Meetings			
V.	Temporary Heat			
W.	Drinking Water			
X.	Weather Protection			
Y.	Punchlist			
Z.	Blueprints/Document Reproduction			
AA.	Aerial Photographs			
BB.	Job Sign			
CC.	12 Month Warranty			
DD.	Subcontractor Bonds/Insurance			
	ADDITIONAL GENERAL CONDITIONS INCLUDED			
EE.				
FF.				
GG.				
HH.				
	TOTAL GENERAL CONDITIONS %			
	TOTAL			
TOTAL GENERAL CONDITONS EQUAL LINES 2 - 4				
SCHEDULED VALUE EQUALS % TIMES BUDGET				

MEMORIAL MIDDLE SCHOOL RENOVATIONS AND HVAC UPGRADES				
ITEM NO.	DESCRIPTIONS OF WORK	%		SCHEDULED VALUE
1	CONSTRUCTION MANAGER'S FEE			
2	CM PAYMENT & PERFORMANCE BONDS			
3	INSURANCE			
	Liability Insurance			
	Builder's risk			
4	GENERAL CONDITIONS			
A.	Salaries - project management & supervision			
B.	Bus. License, AGC Fee, OSHA			
C.	Mobilization			
D.	Travel			
E.	Schedule			
F.	Surveying/ Layout			
G.	Job Office			
H.	Storage trailers			
I.	Temporary Utilities-power, water, toilets, tel, internet			
J.	Computers, Phones, fax, copier			
K.	Small Tools			
L.	Tractor			
M.	Gas & Oil			
N.	Dumpster & Truck Fees			
O.	Misc. Office Expense			
P.	Scaffolding & Platform			
Q.	Temporary fencing			
R.	Security & Safety, Fire Protection			
S.	Periodic Cleanup			
T.	Final Cleaning			
U.	Partnering Meetings			
V.	Temporary Heat			
W.	Drinking Water			
X.	Weather Protection			
Y.	Punchlist			
Z.	Blueprints/Document Reproduction			
AA.	Aerial Photographs			
BB.	Job Sign			
CC.	12 Month Warranty			
DD.	Subcontractor Bonds/Insurance			
	ADDITIONAL GENERAL CONDITIONS INCLUDED			
EE.				
FF.				
GG.				
HH.				
	TOTAL GENERAL CONDITIONS %			
	TOTAL			
TOTAL GENERAL CONDITONS EQUAL LINES 2 - 4 SCHEDULED VALUE EQUALS % TIMES BUDGET				
HVAC UPGRADES AT VARIOUS RCPS FACILITIES				

ITEM NO.	DESCRIPTIONS OF WORK	%	SCHEDULED VALUE
1	CONSTRUCTION MANAGER'S FEE		
2	CM PAYMENT & PERFORMANCE BONDS		
3	INSURANCE		
	Liability Insurance		
	Builder's risk		
4	GENERAL CONDITIONS		
A.	Salaries - project management & supervision		
B.	Bus. License, AGC Fee, OSHA		
C.	Mobilization		
D.	Travel		
E.	Schedule		
F.	Surveying/ Layout		
G.	Job Office		
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	ADDITIONAL GENERAL CONDITIONS INCLUDED		
EE.			
FF.			
GG.			
HH.			
	TOTAL GENERAL CONDITIONS %		
	TOTAL		
TOTAL GENERAL CONDITONS EQUAL LINES 2 - 4 SCHEDULED VALUE EQUALS % TIMES BUDGET			