

**COMPETITIVE SEALED PROPOSALS FOR:
CONSTRUCTION MANAGEMENT AT RISK SERVICES
FOR THE
ADDITIONS AND RENOVATIONS TO ROAN SCHOOL**

Prepared for the:
DALTON PUBLIC SCHOOLS BOARD OF EDUCATION



By:
KRH Architects Inc.
855 Abutment Road
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REQUEST FOR PROPOSALS

RENOVATIONS AND ADDITIONS TO ROAN SCHOOL

COMPETITIVE SEALED PROPOSALS FOR: CONSTRUCTION MANAGEMENT AT RISK SERVICES

THE DALTON PUBLIC SCHOOLS, BOARD OF EDUCATION (the “Board”), herein seeks Competitive Proposals from Construction Management Firms / General Contractors (the “Contractor”) for Construction Management at Risk services for the: “Renovations and Additions to Roan School” located at 1116 Roan Street, Dalton, GA 30721 (the “Project”).

The Contract will be actual cost-plus fee not to exceed Guaranteed Maximum Price (GMP). The Project will be “open book”. The forms of agreement will be AIA A133-2019, AIA A133-2019 Exhibit A. & AIA A201-2017 as amended by the Owner herein.

The successful Contractor will be required to provide all services as described in AIA A133-2019. Once a GMP is agreed upon between the Owner and Contractor, a subsequent contract for construction will be issued, at the Owner’s discretion, with the successful Contractor.

In general, the project includes renovations to the existing elementary school facility (approximately 68,000 S.F.) including, but not limited to, new lighting, electrical panels, HVAC equipment, kitchen hood/equipment, ceilings, restroom modifications, finishes, roofing, and the construction of an eight-classroom addition. The scope also includes a new parent drive, canopies, school sign and site lighting and related sitework. When procuring subcontractors, the Contractor shall endeavor to use local subcontractors and materials. A minimum of three bids shall be obtained for each trade. The Owner’s construction budget for the project is limited to a range of \$12,000,000 - \$14,000,000 which includes all Contractor’s overhead/profit/fees, construction costs and contingencies. All allowances and contingencies shall be used only as directed by the Owner and Architect for additional work that is not already included in the contract documents. The Owner will assume full control of these funds throughout the project. At the conclusion of the project, the contract value will be reduced by the amount of any unused allowances.

It is the Owner’s desire to begin sitework in June of 2023 and achieve substantial completion of the entire project by December, 2024. The site development documents may be completed prior to the building construction documents. The successful Contractor shall not be eligible to bid or enter into contract or subcontract for any of the construction or other services of any nature on the project without the specific approval of the Owner. No direct Contractor labor may be billed as Cost of Work without prior written approval by the County.

The successful Contractor will be required to work closely with the School District’s Architect, KRH Architects Inc., 855 Abutment Road Ste 4, Dalton, GA 30721, 706-529-5895, Attn: Kenneth Harless. The Owner has contracted separately with the Architect.

The successful Contractor shall provide a (One) 1-year warranty on the entire project starting on the date of Final Acceptance.

Prior to the award of a GMP Contract, the Contractor shall provide the Owner with a 100% Performance and Payment Bond for its faithful performance. Bonding for subcontractors will not be allowed without written acceptance from the Architect and the Owner.

To protect the interests of the Owner, provide and maintain in effect during the life of the agreement, the following insurance coverings:

- a. Comprehensive or Commercial form General Liability Insurance – Limits of Liability.
 - i. \$2,000,000.00 General Aggregate
 - ii. \$1,000,000.00 Each Occurrence – combined single limit for bodily injury and property damage.
- b. Business Automobile Liability Insurance – Limits of Liability
 - i. \$1,000,000.00 Each Accident – combined single limit for bodily injury and property damage to include uninsured and underinsured motorist coverage.
- c. Worker’s Compensation:
 - i. Worker’s Compensation Statutory Limits
 - ii. Employer’s Liability:
 1. Bodily Injury by Accident – 100,000 each accident
 2. Bodily Injury by Disease - \$500,000 policy limit
 3. Bodily Injury by Disease - \$100,000 each employee
- d. Course of Construction Insurance – 100% of the completed value of the work.

Any Proposal submitted in response to this Request should comply strictly with all requirements set forth in the Request for Proposals. Any such Proposal must include all information listed in the Contractor’s Qualification / Instructions section and any additional information demonstrating the contractor’s experience with similar projects. In a separate envelope, include the Contractor’s Proposal Form (Exhibit “B”&”C”) setting forth the proposed lump sum price for Pre-Construction Services, lump sum price for General Conditions and the Contractor’s Fee for Construction Phase Services. Also, include the Contractor’s project-specific approach to Construction Management at Risk Services.

In evaluating Proposals, the Owner may seek additional information from any Contractor concerning such Contractor’s Proposal. The Owner may elect to short-list firms and conduct interviews prior to making a selection.

The Owner intends to award the contract to the responsible and responsive Contractor whose Proposal is determined in writing to be the most advantageous to the Owner, taking into consideration the following evaluation factors:

- A. General Background / Firm History (5 Points)
- B. Financial Status and Bonding (5 Points)
- C. Proposed Project Personnel (15 Points)
- D. Company Experience (20 Points)
- E. Legal Proceedings (5 Points)
- F. Project Specific Approach (10 Points)
- G. Project Specific / Company Safety Plan. (5 Points)
- H. Local Participation (5 Points)
- I. Exceptional Qualifications (5 Points)
- J. The Contractor’s proposed lump sum fee for General Conditions and Contractor’s fee for Construction Phase Services. (20 Points).
- K. The completeness and accuracy of proposal. (5 Points)

Any Contractor who intends to submit a Proposal is required to attend a Pre-Proposal Meeting, which will be held on the 10th day of January 2023, at 10:00 a.m. at 412 S. Hamilton Street, Dalton, GA 30720. Any contractor arriving more than 5 minutes late will not be permitted to attend.

Proposals must be submitted in a sealed envelope/box, plainly labelled as “Renovations and Additions to Roan School” and received by the Board, in the Office of the Dalton Public Schools Maintenance and Operations Dept., located at 412 S. Hamilton Street, Dalton, GA 30720, **no later than 2:00 p.m. local time on the 30th day of January, 2023.** A total of 5 hard copies and one PDF on a storage device are required. Please tab each section/form individually. The Board will receive such Proposals at such time and place. Proposals received after said time will not be accepted. At the discretion of the Board, and in conformity with the applicable provisions of Georgia Law, the Board may afford contractors an opportunity for subsequent discussion, negotiation, and revision of Proposals. The Board reserves the right to reject any or all Proposals and to waive any technicalities or formalities.

Contractors are responsible for ensuring Proposals comply with Georgia law, including but not limited to all state and local laws, rules, regulations, ordinances, and policies. Any Proposal must include an affidavit meeting all requirements of O.C.G.A. § 13-10-91 verifying compliance with applicable Federal work authorization program. The form for such affidavit is attached as an exhibit to the Instructions to Proposers.

Any Proposal submitted in response to this Request shall remain open for acceptance by the Board, and same shall be honored by the contractor, for a period of sixty (60) days from the date set forth hereinabove for the receipt of Proposals.

Receipt of all addenda to this RFP must be acknowledged on the proposal form.

Any questions or comments concerning this Request for Proposals should be addressed in writing to the Architect at kharless@krharchitects.com . Any questions should be submitted at least five (5) business days prior to the time set to receive Proposals. Questions will be answered via addendum and emailed to all contractors attending the mandatory pre-proposal meeting. Proposers shall not contact any elected officials or employees of the Dalton Public Schools Board of Education from the date of this advertisement until the contract is awarded. Such contact could be grounds for the rejection of the proposer’s proposal.

The Contractor must have Worker’s Comp and General Liability Insurance in full force and effect. No proposal will be considered unless it is accompanied by satisfactory evidence that the Bidder holds any and all necessary or required Federal, State or local licenses and/or permits. Pursuant to O.C.G.A. § 13-10-91, all contractors and sub-contractors performing work within the State of Georgia on a contract with a public employer must register and participate in a federal work authorization. The Board will require certification for contractor that this requirement has been met. Each Respondent shall submit with its proposal a copy of current Business License &/or Occupational Tax Certificate issued in the state it resides. If the bidder cannot provide this License, it will be required to obtain one from the City of Dalton if it is the Awarded Respondent.

DALTON PUBLIC SCHOOLS, BOARD OF EDUCATION

CONTRACTOR'S QUALIFICATIONS / INSTRUCTIONS

RENOVATIONS AND ADDITIONS TO ROAN SCHOOL

NAME OF PROJECT: RENOVATIONS AND ADDITIONS TO ROAN SCHOOL

NAME OF OWNER: DALTON PUBLIC SCHOOLS, BOARD OF EDUCATION

INSTRUCTIONS

- A. All questions are to be answered in full, without exception. Answer all information by attaching tabbed sheets into the contractor's proposal as listed below.
- B. The Owner, the The Dalton Public Schools, Board of Education, (hereinafter "Owner"), its agents and representatives, shall be entitled to contact each and every reference listed in response to this questionnaire, and each entity referenced in any response to any question in this questionnaire. The Contractor, _____, (hereinafter "Contractor"), by completing this questionnaire, expressly agrees that any information concerning the Contractor in possession of said entities and references may be made available to the owner.
- C. Only complete and accurate information shall be provided by the Contractor. The Contractor hereby warrants that, to the best of its knowledge and belief, the responses contained herein are true, accurate, and complete. The Contractor also acknowledges that the owner is relying on the truth and accuracy of the responses contained herein. If it is later discovered that any material information given in response to a question was provided by the Contractor, knowing it was false, it shall constitute grounds for immediate termination or rescission by the Owner of any subsequent agreement between the Owner and the Contractor. The Owner shall also have and retain any other remedies provided by law.
- D. If there are any questions concerning the completion of this information, the Contractor is encouraged to contact the Project Architect,
- F. This form, its completion by the Contractor, and its use by the Contractor, and its use by the Owner, shall not give rise to any liability on the part of the Owner to the Contractor or any third party or person.

A. GENERAL BACKGROUND – Include response as Tab "A"

- a. Current Name and
Address of Contractor:

- b. Previous Name or Address of Contractor, if any:
- c. Current President or Chief Executive Officer:
Years in that Position
- d. Number of Employees:
(Permanent)
- e. Name and Addresses of Current Affiliated Companies (Parent, Subsidiary, Divisions):
- f. Any additional information about the history of the firm the contractor wishes to include.

B. FINANCIAL STATUS AND BONDING– Include response as Tab “B”

- a. Please attach Financial Statements for the past three (3) years for which they are complete. If such statements are not available, please furnish the following information:
 - 1. Last Three Fiscal Years:
 - a. Revenues (Gross)
 - b. Expenditures (Gross)
 - c. Overhead & Admin. Cost (Gross)
 - d. Profit (Gross)
- b. Bankruptcies
 - 1. Has the Contractor, or any of its parents or subsidiaries, ever had a Bankruptcy Petition filed in its name, voluntarily or involuntarily? (If yes, specify date, circumstances, and resolution).
 - 2. Has any Majority Shareholder ever had a Bankruptcy Petition filed in his/her name, voluntarily or involuntarily? (If yes, specify date, circumstances, and resolution).
- c. Loans
 - 1. Is this Contractor currently in default on any loan agreement or financing agreement with any bank, financial institution or other

entity? (If yes, specify details, circumstances, and prospects for resolution).

d. Bonding

1. What is the Contractor's current bonding capacity with a contract surety company?
2. Please identify the Contractor's surety company and the current line of bonding credit that company has extended to the Contractor.
3. Please give the name, address, and telephone number of your current surety agent or underwriting contact.
4. Have Performance or Payment Bond claims ever been made to a surety for Contractor on any project, past or present?
5. If the answer to 4 (above) is yes, please describe the claim, the name of the company or person making the claim, and the resolution of the claim.
6. In the past five (5) years, has any surety company refused to bond the Contractor on any project? (If answer is yes, specify the reasons given for such refusal, and the name and address of the surety company that refused to bond).
7. In the past five (5) years, has any surety company refused to bond the Contractor's parent, or subsidiaries, on any project? (If answer is yes, please specify the reasons given for such refusal, and the name and address of the surety company that refused to bond).

e. Mergers and Acquisitions

1. State whether or not the Contractor has been the subject of a corporate merger within the preceding three (3) years. If so, please identify all parties to such merger, provide the date of same, and a brief description of the transaction.
2. State whether or not the Contractor has acquired any other companies or entities in the preceding three (3) years. If so, please identify all companies or entities acquired, provide the date of acquisition, and a brief description of the business of the company or entity acquired.

C. PROPOSED PROJECT PERSONNEL – Include response as Tab “C”

List the Name, Qualifications, and background of your proposed management team for this Project. (Include the Names and Addresses of Companies he/she has been affiliated with in the

last five (5) years). Include current resumes listing relevant project experience. For purposes of this factor, the referenced projects are preferred to be less than \$10,000,000 and not more than \$25,000,000 in scope. Please identify the person who will serve as the principal point of contact throughout the entire project. Provide the following information for each project along with any additional information that would be useful to demonstrate the qualifications of the proposed personnel.

- a. Project Name and Description
- b. Location
- c. Contract Price
- d. Project Schedule – also include if the project was completed on time.
- e. Construction Delivery Type CM, Design/Build, Design/Bid/Build, etc. Note: A construction firm that has not utilized construction management services prior to this project will not preclude the construction firm from being considered.
- f. Owner Representative (with contact information)
- g. Design Professional (with contact information)

D. COMPANY EXPERIENCE - SIMILAR PROJECTS - Include response as Tab “D”

List projects of reasonably similar (K-12) nature, scope, and duration (similar to the Owner’s Project) performed by your company in the last ten (10) years. Inclusion of at least five (5) but no more than ten (10) projects is preferred. For purposes of this factor, the referenced projects are preferred to be no less than \$10,000,000 and not more than \$25,000,000 in scope. Provide the following information for each project along with any additional information that would be useful to demonstrate the Contractor’s Qualifications.

- a. Project Name and Description
- b. Location
- c. Contract Price
- d. Project Schedule – also include if the project was completed on time.
- e. Construction Delivery Type CM, Design/Build, Design/Bid/Build, etc. Note: A construction firm that has not utilized construction management services prior to this project will not preclude the construction firm from being considered.

- f. Owner Representative (with contact information)
- g. Design Professional (with contact information)

Of the projects listed in response to Subsection (A), identify any which was the subject of a substantial claim or lawsuit by, or against, the Contractor. Please identify in your response the nature of such claim or lawsuit, the court in which the case was filed, and the details of its resolution.

E. LEGAL PROCEEDINGS - Include response as Tab "E"

a. Arbitrations

List all construction arbitration demands filed by, or against, the Contractor in the last five (5) years, and identify the nature of the claim, the amount in dispute, the parties, and the ultimate resolution of the proceeding.

b. Lawsuits

List all construction-related lawsuits (other than labor or personal injury litigation) filed by, or against, the Contractor in the last five (5) years, and identify the nature of the claim, the amount in dispute, the parties, and the ultimate resolution of the lawsuit.

c. Other Proceedings

Identify any lawsuits, administrative proceedings, or hearings initiated by the National Labor Relations Board or similar state agency in the past seven (7) years concerning any labor practices of the Contractor. Identify the nature of any proceeding and its ultimate resolution.

Identify any lawsuits, administrative proceedings, or hearings initiated by the Occupational Safety and Health Administration concerning the project safety practices of the Contractor in the last seven (7) years. Identify the nature of any proceeding and its ultimate resolution.

Identify any lawsuits, administrative proceedings, or hearings initiated by the Internal Revenue Service, or any state revenue department, concerning the tax liability of the Contractor (other than audits) in the last seven (7) years. Identify the nature of any proceeding and its ultimate resolution.

Have any criminal proceedings or investigations been brought against the Contractor in the last ten (10) years? (If the answer is yes, please attach a complete and detailed report of the facts and circumstances concerning all such proceedings or investigations with your responses to this Questionnaire)

F. PROJECT SPECIFIC APPROACH - Include response as Tab “F”

- a. Describe your firm’s approach to Pre-Construction services for this project, including, but not limited to, budgeting, value engineering, scheduling, plan etc. specifically addressing current issues with supply-chain, increasing material costs and labor shortage.
- b. Describe your firm’s approach to Construction Services for this project, including procurement of subcontractors, quality assurance, dispute resolution, communication, cost management, schedule management and management of sub-contractors.

G. COMPANY / PROJECT SPECIFIC SAFETY PLAN - Include response as Tab “G”

- a. Please describe your company’s approach to project safety.
- b. Please describe your approach to ensure the safety of students, staff and parents throughout this project. Please reference the attached preliminary site plan.
- c. Please provide a copy of your Worker’s Compensation: Experience Modification Rate (EMR) on your Insurance Provider’s letterhead for the past three years.

H. LOCAL PARTICIPATION Include response as Tab “H”

- d. Please describe your plan to encourage and include participation by local suppliers and subcontractors into the project.

I. EXCEPTIONAL QUALIFICATIONS Include response as Tab “I”

- e. Please list any additional information that you believe would assist the Owner in establishing your company as the most qualified firm for this project.

J. PROPOSAL FORM / EXHIBIT “a” - Include forms and response as Tab “J”

- a. Please list any additional information that you believe would assist the Owner in establishing your company as the most qualified firm for this project.

End of Section

PROPOSAL FORM - COST-PLUS-FEE (SINGLE-PRIME CONTRACT)

RENOVATIONS AND ADDITIONS TO ROAN SCHOOL

INCLUDE AS TAB "J" WITH EXHIBIT "a" Attached

1.1 PROPOSAL INFORMATION

- A. Contractor: _____.
- B. Project Name: Renovations and Additions to Roan School
- C. Project Location: 1116 Roan Street, Dalton, GA 30721
- D. Owner: Dalton Public Schools, Board of Education
- E. Architect: KRH Architects Inc
- F. Architect Project Number: 22-001.

1.2 CERTIFICATIONS AND CONTRACTOR'S FEE

- A. Cost-Plus-Fee Contract: The undersigned Bidder, having carefully examined the Procurement and Contracting Requirements, Conditions of the Contract, and all subsequent Addenda, as prepared by KRH Architects Inc., hereby agrees to furnish all services necessary to complete the requirements of the above-named project, according to the Request for Proposals and Form of Agreement, proposes the following fees. The Contractor's fee is the full amount of compensation due to the Contractor as gross profit and for any and all expenses of the project not included and identified as the Cost of the Work as compensated in proportion to the amount of work completed. Cost of the Work includes Trade Contract Cost and Materials incorporated into the work.
 - 1. Contractor's Lump Sum Fee for Pre-Construction Services as described in AIA 133-2019 shall be limited to: Five Thousand Dollars (\$ 5,000.00) provided the GMP is not accepted by the Board. Should the GMP be accepted, the cost of the Pre-Construction Services shall be included the proposed Contractor's Fee as proposed below.
 - 2. Construction Phase Services – **General Conditions** (lump sum – see attached Exhibit "a" spreadsheet):
_____ Dollars (\$ _____).
 - 3. Construction Phase Services – **Contractor's fee:** _____ percent (___%) of the Cost of the Work.

B. The undersigned Bidder acknowledges receipt of and use of the following Addenda in the preparation of this Bid:

1. Addendum No. 1, dated _____.
2. Addendum No. 2, dated _____.
3. Addendum No. 3, dated _____.
4. Addendum No. 4, dated _____.

1.3 CONTRACTOR'S LICENSE

A. The undersigned further states that it is a duly licensed General Contractor, for the type of work proposed, in the State of Georgia, and that all fees, permits, licenses, etc., pursuant to performing this work and submitting this proposal have been paid in full.

1.4 SUBMISSION OF PROPOSAL

A. Respectfully submitted this ____ day of _____, <Insert year>.

B. Submitted By: _____ (Name of Bidding Firm or Corporation).

C. Authorized Signature: _____ (Handwritten signature).

D. Signed By: _____ (Type or print name).

E. Title: _____ (Owner/Partner/President/Vice President).

F. Street Address: _____.

G. City, State, Zip _____.

H. Phone: _____.

I. License No.: _____

I certify to the Owner that the information and responses provided in this proposal are true, accurate and complete. The Owner, or its designated representative, may contact any entity or reference listed in this Questionnaire. Each entity or reference may make any information concerning the Contractor available to the Owner or its designated representative.

Sworn to and subscribed
before me this ____ day of _____, 2023.

Notary Public

My Commission Expires _____

RENOVATIONS AND ADDITIONS TO ROAN SCHOOL
 MAXIMUM ALLOWABLE GENERAL CONDITIONS
 EXHIBIT "a"

ITEM	DURATION	UNIT COST	TOTAL COST
Project Director		\$ -	\$ -
Superintendent		\$ -	\$ -
Assistant Superintendent		\$ -	\$ -
Senior Project Manager		\$ -	\$ -
Project Manager/Project Engineer		\$ -	\$ -
Field Engineering		\$ -	\$ -
MEP/BIM Coordination		\$ -	\$ -
In-House Accounting		\$ -	\$ -
On Site Safety Engineer		\$ -	\$ -
Safety Materials Program		\$ -	\$ -
Field Office Rental, Setup and Removal		\$ -	\$ -
Storage Trailer Rental		\$ -	\$ -
Temporary Toilets		\$ -	\$ -
Continuous site and building cleanup and final cleaning		\$ -	\$ -
NPDES Monitoring		\$ -	\$ -
Job Signs		\$ -	\$ -
Copier, Fax Machine		\$ -	\$ -
Telephone and Internet Costs and Setup		\$ -	\$ -
Drinking water and other provisions		\$ -	\$ -
Office Supplies		\$ -	\$ -
Office Furniture		\$ -	\$ -
Jobsite Computers and Technology		\$ -	\$ -
Postage and Couriers		\$ -	\$ -
Progress Photographs		\$ -	\$ -
Final Photographs		\$ -	\$ -
Plan Printing and Copying		\$ -	\$ -
Cellphones and Radios		\$ -	\$ -
Supervision Vehicles		\$ -	\$ -
Project Management Vehicles and Travel		\$ -	\$ -
Gas, Oil and Maintenance		\$ -	\$ -
Contractor's Insurance		\$ -	\$ -
Payment and Performance Bond		\$ -	\$ -
Any additional cost required to perform the work of the Contractor - not included in Cost of the Work		\$ -	\$ -

Total Allowable General Conditions Cost: \$ -