

Answers to questions received regarding ATLANTA CLASSICAL ACADEMY REQUEST FOR PROPOSAL FOR ARCHITECTURAL/ENGINEERING DESIGN SERVICES dated November 20, 2024

12/16/2024

1. What is the structural system for the existing building which is to be renovated?

The owner is unable to answer this question without further research.

2. Is a new second floor to be constructed within the existing gymnasium? If so, what is the square footage of the new floor area?

Yes. The new floor area itself would be approximately 4,600 sq ft.

3. What sports are to be accommodated in the new gymnasium and the new play fields?

The gymnasium will be used for all physical education needs, including basketball and volleyball.

4. [Regarding the proposed agreement,] There appears to be a potential conflict with State of Georgia statute. Does the Atlanta Classic Academy School Board share this concern or have a different interpretation?

Please note any concerns in your redline submissions.

5. The draft contract stipulates AUTOCAD 2025. [Is this a mandate?]

Please note any concerns in your redline submissions.

6. What is the target completion of construction phases?

Our original target construction timeline was as follows,
**June 2026 - June 2027 Academic Wing Construction
June 2027 - June 2028 South Building Major Renovations
June 2028 - July 2028 Field and parking

** However, we are trying to see if we could lean into a Dec 2025 start as a way to accelerate the project.

7. When do you anticipate awarding the contract and anticipated date releasing the architect to begin design?

January 2025.

8. Questions / Concerns regarding risk insurance for subconsultants.

Please note any concerns in your redline submissions.

9. Does the budget listed include FFE items?

FFE is a separate budget.

12/13/2024

1. Are you wanting to see our fee rates or a full fee breakdown of the project?

Both, please.

2. Under Content of Proposal, "Related School Experience", can you tell me if you want 3+ list of school projects completed within the past five (5) years and in addition, another 3 most recently completed CMAR projects, or include the CMAR projects in with the 3+ list of school projects within the past five (5) years?

More information is better. We are looking for related experience in general, with an emphasis on school projects.

3. Does ACA anticipate substantive changes to the concept designs attached with the RFQ/P ?

We do not.

4. Is ACA intending to occupy existing modular buildings throughout construction ?

We hope to occupy the modulares as shown in the phasing diagram.

5. Is ACA exempt from the City of Atlanta zoning ordinance ?

As a public school, we have received flexibility in zoning ordinances in previous projects. Of course, all work must be approved by the appropriate city offices.

6. In the proposed Owner/Architect Agreement, please provide Appendix B describing Services.

That appendix is to be agreed upon by owner and architect.

7. In the proposed Owner/Architect Agreement, there are several portions that are uninsurable as written. Is Owner willing to modify this agreement ?

Please provide any requested redlines to the agreement with your proposal.

8. Please share the proposed CMAR Agreement so we may see the agreement and its provisions Architect will be tasked with administering.

That document is not available at this time.

12/6/2024

1. Do we need to carry construction cost estimating?

The architect should provide budgetary construction estimates, but we intend to hire a CMAR as soon as possible to drive a quick GMP (guaranteed max price).

2. Do we need to get an updated Survey with trees?

We can likely obtain our most recent survey from the last rounds of construction, but we expect the city will require them to be updated with trees and otherwise.

3. Will the A/E firm be involved in the review and approval process of the GMP provided by the CMAR?

Yes, the A/E firm will be involved in the review and approval process of the GMP.

12/2/2024

1. Please confirm that hard costs of the project does not include Architectural/Engineering design fees.

Confirmed: hard costs of the project do not include Architectural/Engineering design fees.

2. Will there be any public / school presentation that we will need to be a part of to the school board or any stakeholders?

While we do not anticipate a requirement for participation in public presentations at this time, it would be a plus to know our architect would be willing to attend a limited number of public meetings if needed.

3. Do you all have existing drawings that will be available at the start of the project? Architectural, Structural, MEP etc.

We cannot guarantee we can provide existing drawings. We will do our best to provide anything we can locate.

4. Do you foresee wanting the construction document set to include all phasing or separate permitting sets for each construction phase?

We intend to occupy the addition (phase 1) upon completion. Therefore we will likely need two

permit sets (phase 1, and phase 2-3).

5. Should the Construction Administration Fee be broken out by construction phase?

It is preferable for fees to be broken out by construction phase.

6. Should the design team include geotechnical?

Yes, the design team should include geotechnical resources, or identify the anticipated contractor.

7. Do you anticipate any need for rezoning, variance, and/or neighborhood meetings.

We are not currently aware of the need for rezoning, variance, and/or neighborhood meetings, however the permitting process will ultimately dictate this requirement.

8. Confirm that furniture procurement will be completed by the contractor, furniture dealer or owner.

Confirmed. Owner will procure furniture with input from the architect and CMAR.